

**Committee Name and Date of Committee Meeting**

Cabinet – 13 October 2025

**Report Title**

Householder Design Guide Supplementary Planning Document

**Is this a Key Decision and has it been included on the Forward Plan?**

Yes

**Strategic Director Approving Submission of the Report**

Andrew Bramidge, Strategic Director of Regeneration and Environment

**Report Author(s)**

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**Ward(s) Affected**

Borough-Wide

**Report Summary**

Rotherham's Local Plan provides the framework for determining planning applications. Supplementary Planning Documents (SPD) provide additional detail and guidance to support policies in the Local Plan. Once adopted, they are a material consideration which can be taken into account when determining planning applications. Supplementary Planning Documents help improve planning applications, which in turn can speed up the planning process and produce better outcomes for the community. The Householder Design Guide SPD was last revised in 2019 and has been updated to account for the latest guidance on boundary treatment and renewable energy considerations.

**Recommendations**

That Cabinet approves the adoption of the Householder Design Guide Supplementary Planning Document.

**List of Appendices Included**

- Appendix 1 Householder Design Guide SPD
- Appendix 2 Consultation Statement
- Appendix 3 PART A - Initial Equality Screening Assessment
- Appendix 4 Carbon Impact Assessment

**Background Papers**

[National Planning Policy Framework](#)

[The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)

[Rotherham Local Plan 2013 – 2028](#)

[Adopted Statement of Community Involvement](#)

[Cabinet approval to consult on the draft SPD \(Cabinet 14/04/2025, minute 149 refers\)](#)

**Consideration by any other Council Committee, Scrutiny or Advisory Panel**

N/A

**Council Approval Required**

No

**Exempt from the Press and Public**

No

## **Householder Design Guide Supplementary Planning Document**

### **1. Background**

- 1.1 Rotherham's Local Plan provides the framework for determining planning applications. Supplementary Planning Documents (SPDs) provide additional detail and guidance to support Local Plan policies. Once adopted, they are a material consideration which can be taken into account when determining planning applications. The documents also offer further assistance and clarification to applicants when preparing planning applications. SPDs provide detailed guidance to householders, agents and developers to help improve the quality of submitted planning applications, which in turn can speed up the planning process and produce better outcomes for the community.
- 1.2 Following adoption of the Local Plan Core Strategy (2014) and Sites and Policies documents (2018), the Householder Design Guide SPD was revised in 2019. It has now been updated to account for the latest guidance on boundary treatment and renewable energy considerations.

### **2. Key Issues**

- 2.1 Consultation on the draft SPD was undertaken in line with The Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's adopted Statement of Community Involvement. In response to the consultation, the Council received 6 representations. All representations received have been considered and Appendix 2 'Consultation Statement' provides a summary of the issues raised, the Council's response and how the SPD has been amended as a result.
- 2.2 The SPD has been revised in order to give the most up to date guidance to residents, planning agents and developers. The revisions include updates to general wording throughout the document, and:
  - Design Guidance 2.10, which includes changes to the wording for boundary walls and fences to be more concise on the design principle of boundary treatment on domestic dwellings.
  - Section 2.13, Renewable Energy Technology, where further guidance has been added to include more renewable energy types that could be incorporated into domestic development. Options for reducing CO2 emissions on domestic dwellings have become more wide ranging in recent years and the guidance is updated to reflect this.
- 2.3 Once adopted, the SPD can be taken into account when determining planning applications.

### **3. Options considered and recommended proposal**

- 3.1 **Option 1: Adopt the SPD with the amendments**  
Adopting the revised SPD will provide clear guidance to applicants, helping

speed up the planning process by minimising the time-consuming amendments or negotiations often necessary following submission of planning applications. Adoption of the SPD will ensure that it has more weight in planning decision-making and support for the Council to refuse non-compliant planning applications. This will give more certainty for the community and prospective developers on the Council's preferred approach to the subjects covered by the SPD.

- 3.2 The amendments detailed in Appendix 2 'Consultation Statement' are considered necessary to ensure the guidance contained in the SPD is robust, clear, relevant and appropriate.

3.3 **Option 2: Adopt the SPD without amendments**

The amendments detailed in Appendix 2 'Consultation Statement' are considered necessary to ensure the guidance contained in the SPD is robust, clear, relevant and appropriate. Not incorporating these amendments into the final documents would make the guidance less robust and reduce the ability to withstand challenge (for example at planning appeal) and may result in the need to revise the SPD in the near future.

3.4 **Option 3: Decline to take forward the adoption of the SPD**

There is no requirement that the Council must produce Supplementary Planning Documents. However, they provide valuable additional guidance to applicants providing clarity on Local Plan policy requirements and enable the Council to refuse non-compliant planning applications.

- 3.5 Should the Council decide not to adopt the SPD, it would have limited weight when determining planning applications, which would be less than if it was adopted.

- 3.6 Option 1 is the recommended option, to ensure that the SPD is robust and has appropriate weight when making planning decisions.

**4. Consultation on proposal**

- 4.1 Consultation has been undertaken via the Council's planning consultation website, in line with the Council's Statement of Community Involvement. A hard copy of the SPD was also available to view on request at Riverside Library.
- 4.2 Preparation of the final SPD has been undertaken by, or in conjunction and in consultation with, other relevant services. The Council's Development Management service within the Planning Service has also reviewed the SPD.

**5. Timetable and Accountability for Implementing this Decision**

- 5.1 Subject to approval by Cabinet, the final SPD and the accompanying Consultation Statement will be published on the Council's website and be used for pre-application advice and decision making on planning applications. All those providing comments on the SPD will be notified.

- 5.2 To achieve consistency with the Council's document style, minor changes to numbering, formatting and images may be made prior to publication of the adopted SPD.

## **6. Financial and Procurement Advice and Implications**

- 6.1 The consultation was carried out via the Council's planning consultation website and therefore the costs associated with this work were limited to minimal printing and advertising costs. These costs have been managed within the Service's approved revenue budget.
- 6.2 There are no direct procurement implications in this report.

## **7. Legal Advice and Implications**

- 7.1 The adoption of the SPD will ensure that decision-making is more robust by providing detail and guidance to support existing policies in the Local Plan since it will be a material planning consideration. Furthermore, since the SPD is very informative, it will be very helpful for applicants in the pre-application stage, making the process even more transparent and open.

## **8. Human Resources Advice and Implications**

- 8.1 There are no direct Human Resources implications arising from the recommendations contained in this report.

## **9. Implications for Children and Young People and Vulnerable Adults**

- 9.1 The SPD is intended to assist in delivering the Council's strategy and policies set out in the Local Plan. This includes promoting and delivering sustainable patterns of development and sustainable communities, reducing pollution and conserving and enhancing the quality of the built and natural environment.

## **10. Equalities and Human Rights Advice and Implications**

- 10.1 The SPD is intended to assist in delivering the Council's strategy and policies set out in the Local Plan. SPDs provide guidance on the strategic policies of the Local Plan.
- 10.2 The published Integrated Impact Assessments (IIA) that supported the preparation, examination and adoption of the Rotherham Local Plan provide a comprehensive Equalities Assessment of all the strategic policies of the Local Plan. Community and stakeholder consultations were undertaken at various stages of Local Plan preparation, and this resulted in further refinements to policy wording. At each stage of Local Plan preparation an IIA, including an Equalities Assessment, was prepared and refined to reflect the most up to date policies that emerged following consultation.
- 10.3 An equalities screening assessment has been carried out and is attached in Appendix 3. The screening found that there will be no adverse equalities implications because of the SPD.

## **11. Implications for CO2 Emissions and Climate Change**

- 11.1 A carbon impact assessment has been carried out and is attached at Appendix 4. (Ref. CIA 521)
- 11.2 There are no implications for CO2 emissions and climate change associated with adopting the SPD.

## **12. Implications for Partners**

- 12.1 The implications for partners or other directorates are mainly associated with the additional guidance provided within the SPD, regarding the implementation of Local Plan policies.

## **13. Risks and Mitigation**

- 13.1 The Council may be open to legal challenge should the SPD not be produced in accordance with The Town and Country Planning (Local Planning) (England) Regulations 2012. Legal advice will be sought as necessary.

## **14. Accountable Officers**

Simon Moss, Assistant Director of Planning, Regeneration & Transport

Approvals obtained on behalf of Statutory Officers: -

	<b>Named Officer</b>	<b>Date</b>
Chief Executive	John Edwards	22/09/25
Strategic Director of Finance & Customer Services (S.151 Officer)	Judith Badger	22/09/25
Assistant Director of Legal Services (Monitoring Officer)	Phil Horsfield	22/09/25

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This report is published on the Council's [website](#).