



Full Council (Extraordinary)	Tuesday, 16 June 2026	Matter for Decision
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Report Title: Residential Development Supplementary Planning Document (SPD)

Report Author(s): Peter Heath (Senior Planning Policy Officer)

Purpose of Report:	To seek Member approval to adopt this SPD which provides guidance to those seeking planning permission for work to their property.
Report Summary:	<p>At its meeting on 24 March 2026, the Policy, Finance and Development Committee approved a draft of the SPD for 6-week public consultation with a view to its adoption by Full Council.</p> <p>Nine responses to the consultation were received, these are shown in Appendix 4. Considering the comments made, some minor amendments were made to the SPD.</p> <p>If approved, the amended SPD and the accompanying adoption statement (Appendix 2), will be made available on the Council's website.</p>
Recommendation(s):	That the Residential Development Supplementary Planning Document (as set out at Appendix 1 to this report) be approved for adoption.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Teresa Neal (Strategic Director) (0116) 257 2642 teresa.neal@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of Built Environment) (0116) 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Jamie Carr (Planning Policy & Development Manager) (0116) 257 2652 jamie.carr@oadby-wigston.gov.uk</p> <p>Peter Heath (Senior Planning Policy Officer) (0116) 257 2732 peter.heath@oadby-wigston.gov.uk</p>
Strategic Objectives:	<p>Our Council (SO1)</p> <p>Our Communities (SO2)</p> <p>Our Economy (SO3)</p> <p>Our Environment (SO4)</p> <p>Our Partners (SO5)</p>
Vision and Values:	<p>Respect - We treat everyone with dignity and respect (V1)</p> <p>Excellence - We strive to work to a high standard and deliver high quality services (V2)</p> <p>Accountability - We do what we say and take responsibility for our</p>

	actions (V3) Customer Focused - We do the best for our customers (V4) Teamwork - We achieve more by working together (V5)
Report Implications:-	
Legal:	If adopted the Residential SPD will remain in place until a new related DPD is adopted.
Financial:	There are no implications arising from this report.
Corporate Risk Management:	No corporate risk(s) identified.
Equalities and Equalities Assessment (EA):	There are no implications directly arising from this report.
Human Rights:	There are no implications directly arising from this report.
Health and Safety:	There are no implications directly arising from this report.
Statutory Officers' Comments:-	
Head of Paid Service:	The report is satisfactory.
Chief Finance Officer:	The report is satisfactory.
Monitoring Officer:	The report is satisfactory.
Consultees:	None.
Background Papers:	<ul style="list-style-type: none"> • Policy, Finance and Development Committee Agenda - Tuesday, 24 March 2026
Appendices:	<ol style="list-style-type: none"> 1. Residential Development Supplementary Planning Document 2. Response to Consultation Residential Development SPD 3. Equality Assessment Screening

1. Background

- 1.1 The purpose of this Supplementary Planning Document (SPD) is to provide further guidance and clarity on what the authority will seek from planning applications that involve works to and around properties, known as householder development.
- 1.2 The Levelling Up and Regeneration Act 2023 is changing how the land use planning system will operate in England. One of the changes it is introducing is that after 30 June 2026 authorities will no longer be able to adopt supplementary planning documents. Authorities will be able to adopt supplementary plans, but their content is currently proposed to be limited to either a borough wide design code or detailed guidance for a specific site. The residential development SPD is neither of these as it provides general borough wide advice for householder developments.
- 1.3 Given the possible uncertainty over the status of supplementary planning documents officers recommended that the residential development SPD was amended, consulted upon and then adopted by the Council before the June deadline so it can continue to be used for development management purposes.

- 1.4 The Supplementary Planning Document (SPD) (attached as **Appendix 1**) has now been consulted upon and finalised. If adopted, it will be a material consideration when determining planning applications and should be treated as a starting point for stakeholders to understand the approach the Local Planning Authority will take in regard to householder applications. If adopted, this Supplementary Planning Document would replace the Council's current Residential Development Supplementary Planning Document (adopted April 2019).

2. Consultation

- 2.1 Public consultation was undertaken for 6 weeks from 27 March to 8 May 2026. Emails and letters were sent to those on our consultation database, and paper copies were placed in the three public libraries and the Brocks Hill Council Offices. The Communications team highlighted the SPD on social media. A total of nine responses were received.
- 2.2 The Public Consultation Statement attached as **Appendix 2**, highlights the comments received and the officer response to those comments. As a result of the comments made two minor changes were made to the SPD. One provides greater clarity around the definition of a room and the other adds an extra criterion when considering the design of box dormers.

3. Conclusion

- 3.1 In line with the relevant regulations, there has been 6 weeks public consultation on the draft SPD. It was publicised in line with the Council's Statement of Community Involvement. Minor changes have been made to the SPD reflecting comments made on the SPD.