

Print Form.

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2008

CERTIFICATE A, B, C OR CERTIFICATE D
MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than ~~myself~~ **THE APPLICANT** was owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application. ☒
- (2) None of the land to which the application relates constitutes or forms part of agricultural land. ☒

Signed: 

On behalf of: **MR & MRS ROMANIS (THE APPLICANT).**

Date: **28/08/12**

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land ☐

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

- (1) I have been unable to serve notice on **every** person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. ☐

or

- (2) I have been unable to serve notice on **any** person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates. ☐

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. ☐

or

- (5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

- (6) I have taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have been unable to do so.

Steps taken:

--

CERTIFICATE D
Certificate D

Certificate D is for use where the application is for mineral development.

- (1) No person other than myself _____ was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application. ☐

or

- (2) I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding. ☐

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant. ☐

- (5) Notice of the application as set out below has been published and displayed by public notice ☐

Signed:

On behalf of:

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act

Morris, John

From: hillis, alfred
Sent: 19 September 2012 11:51
To: adm1dmbscorr
Subject: P/12/0537/FUL - 8 South Broomage Avenue, Larbert

Contaminated Land

In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.

Environmental Health

Noise need not be considered as a determining factor in considering this application.

Informative - The builder shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:

Monday to Friday	08:00 - 18:00 Hours
Saturday	09:00 - 17:00 Hours
Sunday / Bank Holidays	10:00 - 16:00 Hours

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Unit.

Alf Hillis
 Environmental Health Officer
 01324 501024

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The views and opinions expressed in this e-mail are the senders own and do not necessarily represent the views and opinions of Falkirk Council.

PLANNING APPLICATION DETERMINED BY DIRECTOR OF DEVELOPMENT SERVICES UNDER DELEGATED POWERS – REPORT OF HANDLING

PROPOSAL : Extension to Dwellinghouse to Form Garage With Storage Loft, Orangery and Utility Room
LOCATION : 8 South Broomage Avenue, Larbert, FK5 3LF
APPLICANT : Mr & Mrs Romanis
APPN. NO. : P/12/0537/FUL
REGISTRATION DATE : 4 September 2012

1. SITE LOCATION / DESCRIPTION OF PROPOSAL

The application site consists of a semi-detached property located in a residential area. The property is stone built with a slate roof and has been extended in the past with a variety of extensions. These include a single storey flat roofed garage building to the side of the property, the side elevation of this forms part of the boundary wall. In addition to this, there is a free standing garden building with a pitched roof, constructed with pebbledash rendered elevations and a slate roof, this building also forms part of the boundary wall. The rear elevation has been amended with the addition of a flat roofed dormer and a first floor extension above the original single storey rear element. This rear extension is pebble dash rendered with a slate roof.

The applicant seeks planning permission for a large side and rear extension to provide a garage with storage space above, a utility and a large garden room/orangery. The side extension would have a pitched roof while the utility and garden room would be flat roofed, set behind a parapet wall with a small lantern above the garden room.

2. SITE HISTORY

05/1026/FUL Permitted Development 22 November 2005 Alterations to Dwellinghouse.
 P/10/0477/FUL Detail - Granted 2 August 2010 Extension to Dwellinghouse (Formation of Dormer to Rear).

3. CONSULTATIONS

The following responses to consultation were received:

Environmental Protection Unit Contaminated land condition and noise informative.

Where the local Community Council requested consultation, their comments appear above.

4. PUBLIC REPRESENTATION

During consideration of the application, no letters of objection or representation were received.

5. THE DEVELOPMENT PLAN

The proposed development was assessed against the undernoted Development Plan(s):

Falkirk Council Structure Plan.

There are no relevant policies within the Falkirk Council Structure Plan.

Falkirk Council Local Plan

The proposed development was assessed against the following policy or policies:

EQ01 - Sustainable Design Principles

SC09 - Extensions and Alterations to Residential Properties

5A. MATERIAL CONSIDERATIONS

The following matters were considered to be material in the consideration of the application:
Falkirk Council Supplementary Guidance

Falkirk Council Supplementary Guidance

6. PLANNING ASSESSMENT

The Development Plan

The proposal raises no strategic issues and was therefore assessed against the Falkirk Council Local Plan alone.

Local Plan Policies

The development is considered against policy EQ1 and SC9 in the Falkirk Council Plan. Policy SC9 has an associated Supplementary Planning Guidance Note on House Extensions and Alterations (SPG) which is considered in more detail below. As both policies consider design they are discussed together in the SPG section.

Parking

The proposed development is not providing an additional bedroom and as such only 2 off-street parking spaces are required. These can be retained on the frontage and the side extension would not have an impact on the ability to provide adequate parking.

Environmental Protection

The Environmental protection team have recommended a condition on contamination and an informative on noise during the construction process should permission be granted.

Falkirk Council Supplementary Guidance

Design

Policy EQ1 requires that the scale, siting and design of new development should respond positively and sympathetically to the site's surroundings and create buildings that are attractive, safe and easy to use. Policy SC9 reiterates this, with specific focus on extensions and alterations to residential properties.

The associated supplementary guidance states that in relation to side extensions to 2 storey houses, these should generally only be single storey. Discreet rooflights or dormers and hipped ends may allow this to rise to 1½ storeys, where the pattern of spaces between the houses remains essentially undisturbed. It adds that 2 storey extensions are only permitted where they do not disturb the street pattern or are 4m from any adjacent gable.

In addition to this, extensions should be no closer to the side boundary than 1m to ensure that the extension can be constructed and its parts maintained in the future without encroaching on the neighbours land or privacy. In addition to this, access from the front to the back of the house should be retained e.g. for refuse bin access.

The proposed extension would have a reduced ridge height and be set back from the front of the property. The proposed materials would include a small level of stone detailing and pebbledash rendered elevations. The extension would appear subservient to the original house and is therefore considered acceptable in this regard. The extension would run along the boundary of the property, while this is

generally considered contrary to the Council's design guidance, there is an existing garage at the property which also runs along the boundary. Given this, proposal is considered acceptable on design grounds.

Falkirk Council Supplementary Guidance

The proposed rear extension would have a flat roof and the SPG provides guidance in relation to this type of development. The SPG advises that flat roofs will generally be discouraged. It advises that a flat roofed extension is not permitted on a street front but may be considered at single storey only where the following criteria are met;

- creating an incidental and well integrated element to the rear (maximum 6 square metres).
- forming a plateau concealed by pitched roofs
- a pitched roof cannot be accommodated.
- concealed behind a parapet,
- a characteristic feature of the original house.

The proposed flat roof extension would measure 3.332m high, 7.4m deep at its deepest and 5.2m wide. The extension would incorporate a parapet wall and glass lantern, however it would be well in excess of the maximum size guidance set out in the SPG for flat roofed extensions. In addition to this it would not create an incidental and well integrated extension to the property and flat roofs are not a characteristic feature of the original house. It would have an overbearing impact on the appearance of the original property and would form a bulky and incongruous addition. The extension would have a detrimental impact on the appearance of the property and surrounding area. As such the scheme in its current format is considered contrary to the Council's design policies.

Impact on Neighbours

The proposed extension is set well away from neighbouring properties and would not therefore result in a loss of light or be overbearing on neighbouring properties.

All new windows will look towards the rear garden or the existing side boundary wall and would not therefore have a significant impact on the privacy of neighbouring properties.

Amenity Space

The proposed development would retain an adequate area of amenity space for a dwelling of this size and is considered acceptable in this regard.

7. CONCLUSION

The proposal by reason of its size, design and location would not be sympathetic to the existing building or surrounding area and consequently would have an adverse effect on the appearance of the area. The proposed extension is contrary to Policy EQ1 'Sustainable Design Principles' and SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan and Falkirk Council's Supplementary Planning Guidance 'House Extensions and Alterations'.

8. RECOMMENDATION

Refuse Planning Permission

Refusal is recommended for the following ;

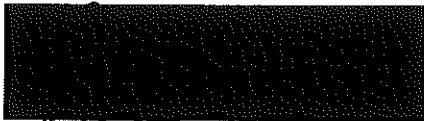
Reason(s):

1. The proposed utility and orangery extension by reason of its size, design and location would form a bulky and incongruous addition to the property which would not be sympathetic to the existing building or surrounding area and consequently would have an adverse impact on the appearance of the original dwelling house and surrounding area. The proposed extension is contrary to Policy

EQ1 'Sustainable Design Principles' and SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan and Falkirk Council's Supplementary Planning Guidance 'House Extensions and Alterations'.

Informatives:

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04 and 05.



Director of Development Services



26/10/12

Date

**Contact Officer : Katherine Chorley
(Assistant Planning Officer) 01324 504704**

Reference No. P/12/0537/FUL



Falkirk Council

**Town and Country Planning (Scotland) Acts as Amended
Issued under a Statutory Scheme of Delegation.**

Refusal of Planning Permission

Agent

Acre Architects
10 Harvey Avenue
Polmont
Falkirk
FK2 0QR

Applicant

Mr & Mrs Romanis
8 South Broomage Avenue
Larbert
FK5 3LF

This Notice refers to your application registered on 4 September 2012 for permission in respect of the following development:-

Development Extension to Dwellinghouse to Form Garage With Storage Loft, Orangery and Utility Room at .

Location 8 South Broomage Avenue, Larbert, FK5 3LF

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online at <http://eplanning.falkirk.gov.uk/online/applicationDetails.do?action=showSummary&caseNo=P/12/0537/FUL>. In accordance with the plans docketted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Detailed Planning Permission

The Council has made this decision for the following:-

Reason(s):-

1. The proposed utility and orangery extension by reason of its size, design and location would form a bulky and incongruous addition to the property which would not be sympathetic to the existing building or surrounding area and consequently would have an adverse impact on the appearance of the original dwelling house and surrounding area. The proposed extension is contrary to Policy EQ1 'Sustainable Design Principles' and SC9 'Extensions and Alterations to Residential Properties' of the Falkirk Council Local Plan and Falkirk Council's Supplementary Planning Guidance 'House Extensions and Alterations'.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04 and 05.

2 November 2012


Director of Development Services

COPY

FILE

Chapter 03 : Environmental Quality

IMPROVING DESIGN QUALITY AND STANDARDS

Sustainable Design Principles

- 3.1 The contribution of good design to quality of life, and the role of planning in delivering it, has been highlighted in the Government's policy statement 'Designing Places', published in 2001. Design quality has also been identified as a key strategic issue by the Structure Plan.
- 3.2 If growth and development are to be sustainable, as the strategy implies, then greater priority needs to be accorded to a range of design factors which influence the development's long-term impact on the environment and quality of life. Policy EQ1 highlights the key areas where attention to good design will be accorded particular importance in assessing development proposals. The accompanying Table 3.1 illustrates how these principles link through to other policies in the Local Plan, and to other local and national guidance.

EQ1 SUSTAINABLE DESIGN PRINCIPLES

New development will be required to achieve a high standard of design quality and compliance with principles of sustainable development. Proposals should accord with the following principles:

- (1) **Natural and Built Heritage**
Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;
- (2) **Urban and Landscape Design**
The scale, siting and design of new development should respond positively and sympathetically to the site's surroundings, and create buildings and spaces that are attractive, safe and easy to use;
- (3) **Accessibility**
Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;
- (4) **Resource Use**
Development should promote the efficient use of natural resources, and take account of life cycle costs, in terms of energy efficient design, choice and sourcing of materials, reduction of waste, recycling of materials and exploitation of renewable energy;
- (5) **Infrastructure**
Infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise; and
- (6) **Maintenance**
Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.

- 3.4 It is important that sustainable design principles are properly integrated at an early stage in the design process. Masterplans and development briefs have a key role to play in this. For specific development sites, the Local Plan indicates whether a current brief, masterplan or development framework exists, or whether preparation of one is an outstanding requirement. General design advice will also be provided through the Council's series of Supplementary Planning Guidance Notes, which is being developed on an ongoing basis. Table 3.1 highlights relevant additional guidance. Pre-application discussions will also be important in determining the key issues.

Infill Development and Plot Subdivision

- 4.30 The quality of residential areas can often be threatened by inappropriate infill development, sometimes termed 'town cramming'. Infill proposals, particularly where they involve the subdivision of the curtilage of existing houses, frequently take little account of the overall grain of the surrounding area, or of the setting and amenity of neighbouring properties. Policy SC8 seeks to prevent insensitive infill whilst allowing development where a legitimate opportunity exists and can be integrated successfully into the urban fabric.

4.31

SC8 INFILL DEVELOPMENT AND SUBDIVISION OF PLOTS

Proposals for the erection of additional dwellinghouses within the curtilage of existing properties or on small gap sites will only be considered favourably where:

- (1) the scale, density, disposition and design of the proposed houses respect the architectural and townscape character of the area;
- (2) adequate garden ground can be provided to serve the proposed houses without an unacceptable impact upon the size or functioning of existing gardens;
- (3) adequate privacy will be afforded to both the proposed houses and neighbouring properties;
- (4) the proposal would not result in the loss of features such as trees, vegetation or walls, such that the character or amenity of the area would be adversely affected;
- (5) the proposed vehicular access and other infrastructure is of an adequate standard; and
- (6) the proposal complies with other Local Plan policies.

Extensions and Alterations to Residential Properties

- 4.32 There is a need to ensure that alterations and extensions to residential properties do not, individually or cumulatively, detract from the environment of residential areas. Policy SC9 sets out the key considerations in determining the acceptability of proposals, dealing with the impact of changes on the integrity of the property itself, on the amenity of neighbouring properties and on the character of the area as a whole. Detailed guidance may be found within the Council's SPG Note on House Extensions and Alterations.

4.33

SC9 EXTENSIONS AND ALTERATIONS TO RESIDENTIAL PROPERTIES

Extensions and alterations to residential properties will be permitted where:

- (1) the scale, design and materials are sympathetic to the existing building;
- (2) the location and scale of the extension or alterations will not significantly affect the degree of amenity, daylight or privacy enjoyed by neighbouring properties; and
- (3) it will not result in overdevelopment of the plot, thereby giving rise to adverse impacts on the functioning of garden ground, or the unacceptable loss of off-street parking.

4.34

Creating and Maintaining Residential Amenity - Actions and Indicators

Actions:

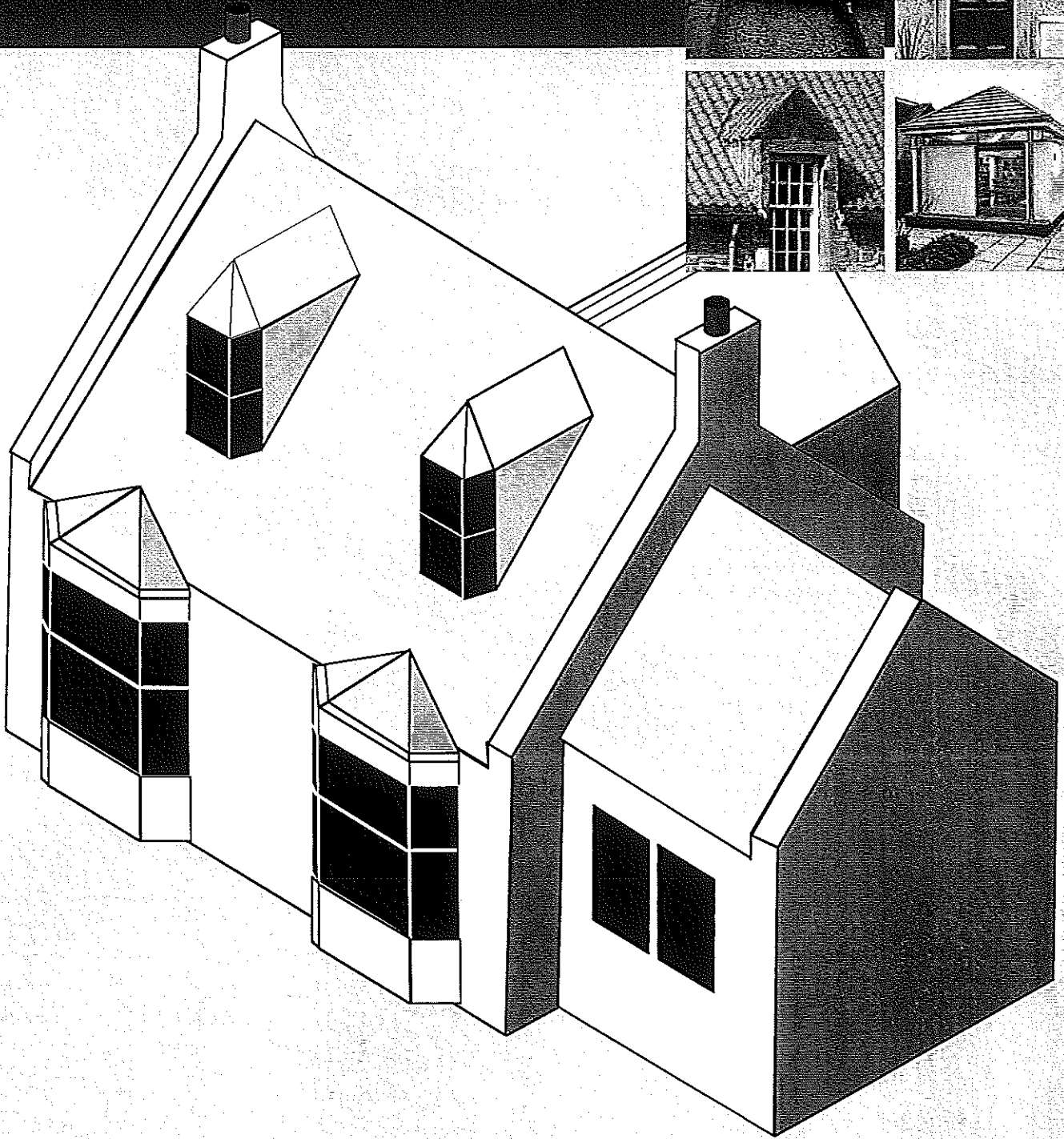
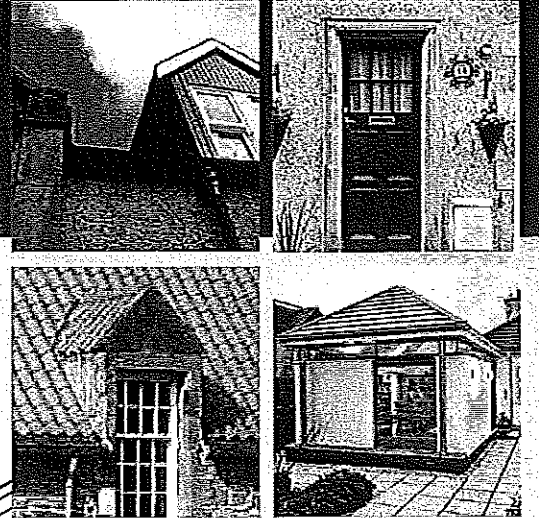
- Prepare development briefs for outstanding housing sites

Indicators:

- Quality as assessed through periodic audit of major built developments against sustainable development principles

House Extensions & Alterations

Supplementary Planning Guidance Note



Falkirk Council
Development Services

Foreword



David Alexander

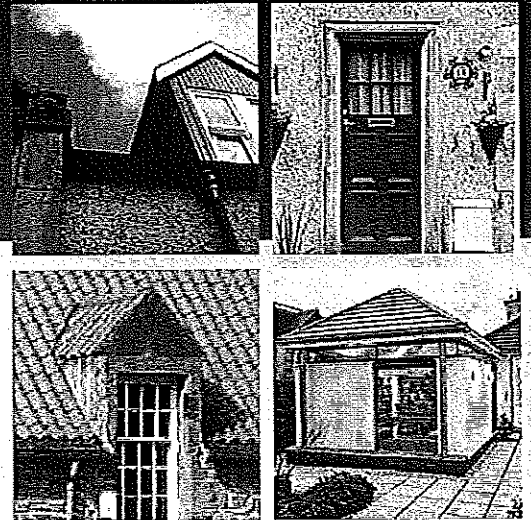
Welcome to this supplementary planning guidance note on the design of House Extensions and Alterations. It is one of a suite of such guides promoting development quality in the built environment and taking forward the Council's commitment to sustainable development as set out in the Development Plan.

The aspiration of householders to extend a property in order to add accommodation is well appreciated. Good design will enhance the character of a house and the surrounding area and protect neighbouring amenity. This guide has been prepared to help householders and their agents to achieve the appropriate level of design quality acceptable to Falkirk Council.

The Council commends the advice set out in this guide.

May 2006

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Introduction

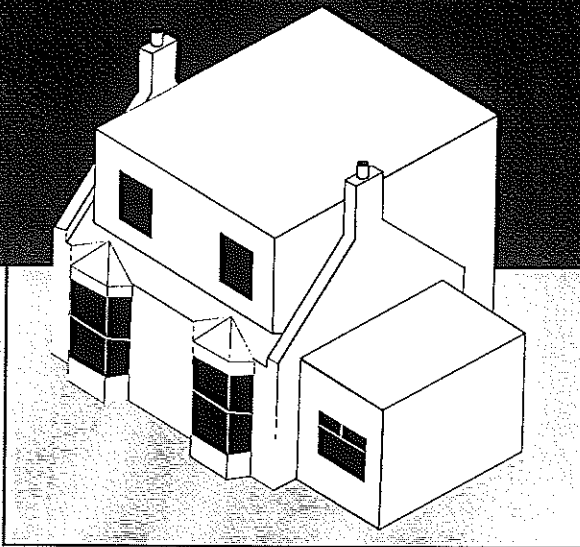


Figure 1a HOUSE EXTENSIONS - Poor

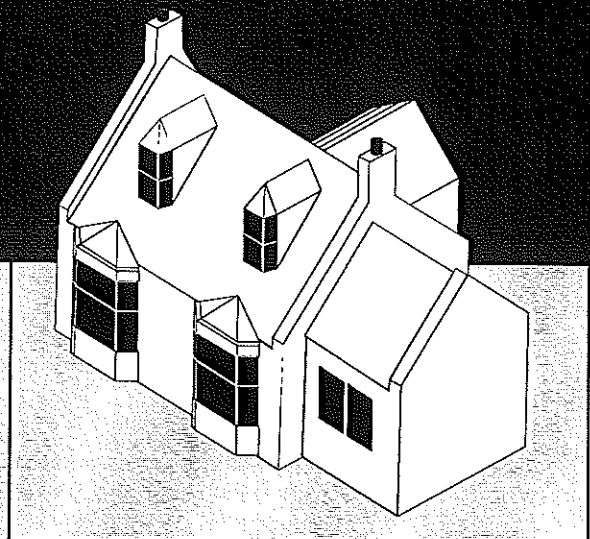


Figure 1b HOUSE EXTENSIONS - Good

1.1 What is the basic issue?

Good design in the built environment creates places with an attractive or picturesque character and has an impact on the economic well being and general quality of life of an area. It is now generally appreciated that poorly considered extensions or alterations to domestic properties can have an adverse impact on the quality of urban areas, contributing to a run-down appearance which, in the longer term, may even have an effect on property values and saleability.

Most people will find little difficulty in recognising a truly poor and intrusive design, e.g. an extension which visually dominates the original house and adversely affects the harmonious character of the street. However not as many are able to explain how good design is achieved. This Guidance Note has therefore been prepared to address the need for design advice in relation to house extensions. (Figure 1)

The advice provided should be applied in conjunction with the council's overarching Supplementary Planning Guidance Note on Sustainable Design.

1.2 Who is the guidance for?

This Guidance Note is primarily intended to assist householders in making a planning application for a house extension to the council's design standards. It will also be useful for appraising a neighbouring development proposal.

1.3 Which areas are covered?

The primary locations addressed are the urban and suburban residential areas within the council area i.e., detached or semi-detached and terraced houses set formally alongside a public roadway. However the principles set down will also apply in general to more informally aligned dwellinghouses within more spacious plots and also to isolated rural developments.

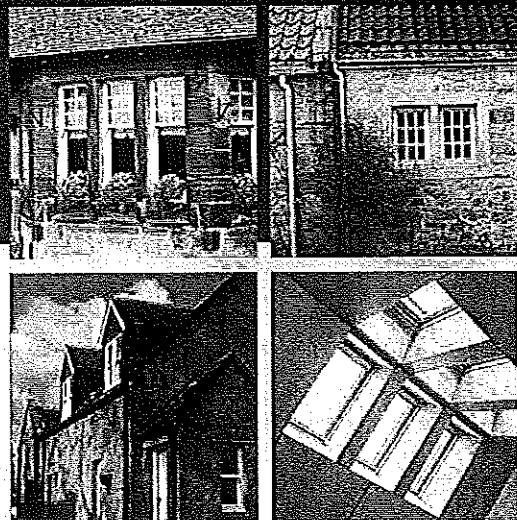
1.4 How strictly will the advice be applied?

The Guidance Note sets out required standards as well as suggesting design options for achieving these. It will be applied generally but most strictly for Conservation Areas and other areas of townscape value and for Listed Buildings (where in certain instances no extension will be permitted). Elsewhere the principles set down may be less strictly applied as the context requires, e.g. where development is concealed from a public street to the rear, where the original character of an area has been almost entirely eroded, where a more stylised "modern" style pervades or where no distinct development pattern is apparent.



Poor Examples

Introduction



1.5 What is the Local Plan Policy background?

The Falkirk Council Local Plan
(Finalised Draft - March 2005):

- ◆ actions the development of a series of Supplementary Planning Guidance Notes to improve Design Quality and Standards, this being one of them.
- ◆ sets out the legal basis for this advice note i.e. Policy SC9 Extensions and Alterations to Residential Properties which requires that such development has a sympathetic architectural character, ensures adequate privacy and garden size, and avoids overshadowing.

1.6 What general planning advice can be found pre- application?

When proposing to build an extension to a house the advice of the council's Development Control Officer for the local area should be sought for information on planning and other permissions, neighbour notification, fees, timescale and any further queries relating to this Guidance Note (see Useful Contacts). The submission of preliminary sketches would be useful to forestall any major redesign at a future date with its consequences for wasted time and money.

1.7 How can a suitable designer be engaged?

It is generally advisable to engage a qualified professional, preferably a chartered architect, to design and oversee the building work for the extension proposed (see Useful Contacts). Even when a proprietary type structure is proposed, e.g. a garage or conservatory, an architect is best able to determine its appropriateness to the house in terms of its physical character, impact on privacy, overshadowing and garden size.

1.8 Will the design requirements mean greater costs?

The design guidance aims generally to create simpler, discreet extensions next to the main house, avoiding over elaborate shapes, materials and details. This approach should, of itself, help to achieve a more economic design. It should also be appreciated that an architect is trained to achieve the most cost effective arrangement of the proposed accommodation overall and has a duty (of care) to recommend the lowest builder estimate.

Certain design features may initially be more costly but will create savings in the longer term e.g. pitched roofs may be more long lasting than flat roofs as well as offering additional accommodation.

Design Guidance

General Approach ■ Side and Forward Extensions

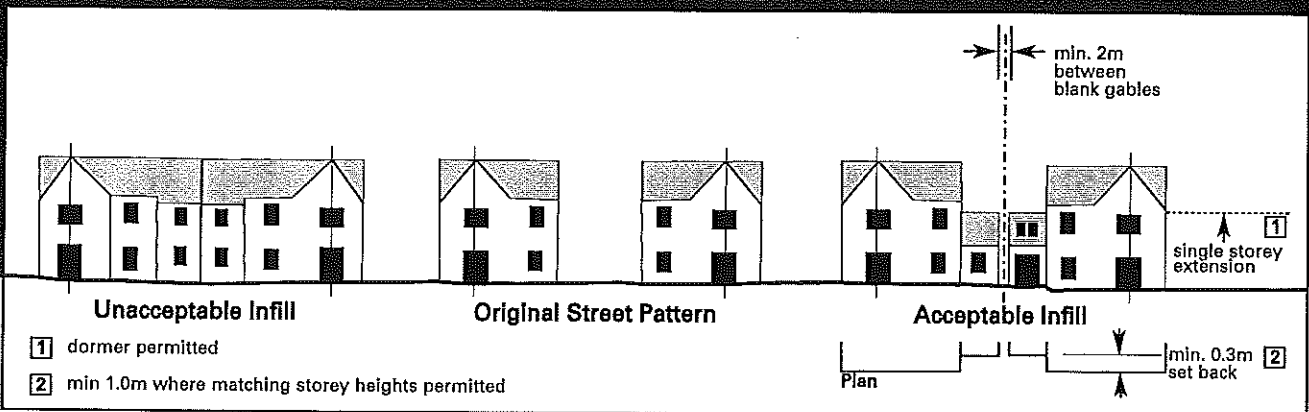


Figure 2 PROTECTING STREET PATTERN

2.1 General Approach

Where a house extension is proposed the external context should be examined as much as the internal relationships i.e. the form and style of the house, the size shape and landscape character of the garden ground, vehicle issues, the streetscape and the neighbour's amenity. Design guidance for this is set out as follows:

DIMENSIONAL information for :

- ◆ Side and Forward Extensions which mainly affect the streetscape pattern and public realm
- ◆ Rear Extensions which mainly affect garden size and amenity and the neighbour issues of privacy/overlooking and overshadowing

BUILDING DESIGN information for :

- ◆ Building and Roof Form and Elevational Composition
- ◆ External Finishes and Detailing (windows and doors)

The key terms "scale" and "character", noted in Local Plan policies, are interpreted in these paragraphs

DORMER EXTENSIONS

2.2 Side and Forward Extensions

PUBLIC REALM/ STREETSCAPE PATTERN

Side Extensions (Figure 2)

In historic urban streets, where buildings butt up against each other naturally, it is appropriate to infill gap sites. However within more recent areas of detached and semi detached houses the spaces between the buildings help to create the character of the street and should be protected as follows:

An extension must be no closer to the side boundary than 1.0 metre to ensure that:

- ◆ the extension can be constructed and its parts (e.g. phone pipes) maintained in the future without encroaching on the neighbour's land or privacy.
- ◆ the access from the front to the back of the house is retained e.g. for refuse bin access.

Side extensions to 2 storey houses will generally be single storey. Discreet rooflights or dormers and hipped ends may allow this to rise to 1½ storeys where the pattern of space between the houses remains essentially undisturbed.

2 storey extensions are only permitted where they do not disturb the street pattern or are 4m. from any adjacent gable.
(see Rear Extension/Privacy and Overlooking)

Design Guidance

Side and Forward Extensions



Figure 3a SIDE EXTENSIONS General Rule : understated and set back



Figure 3b SIDE EXTENSIONS Exception : creates whole new building - re-roof and render

An extension should generally be set back by a minimum of 300 mm from the building line in order to:

- ◆ avoid an unsatisfactory join of existing and new materials on the same plane.
- ◆ reinforce the dominance of the original house by lowering the ridge line where the new roof pitch matches the existing and the extension does not extend beyond the rear face of the house. (Figure 3a)
(see Building Form and Roof Types)

Where an extension is the same storey height as the main house it should be set back by a minimum of 1.0m. A hipped end onto the side extension may be appropriate where the retention of the integrity of the original house is more important than street pattern and continuity.

These set back restrictions will not apply for large detached houses in landscape dominated plots where the extension becomes a complimentary part of the front elevation and the refurbishment of the whole house ensures a seamless joint of existing and new. (Figure 3b)

Design Guidance

Side and Forward Extensions

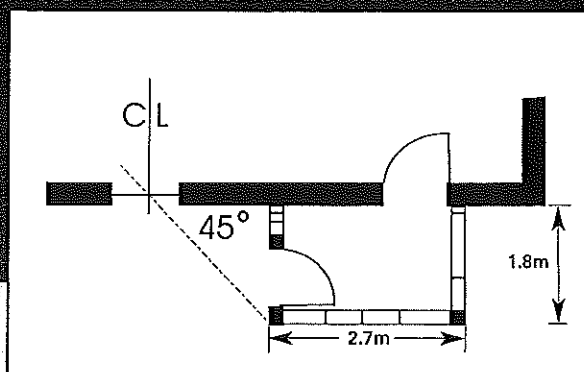


Figure 4a PORCH - Max Dimensions

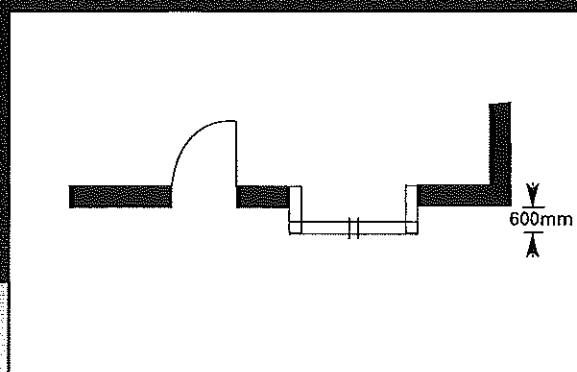


Figure 4b BAY WINDOW - Rectangle preferred unless angle is a feature of street - Max Dimensions

Forward Extensions

The "building line" is the main plane of the building frontage which excludes porches or bay windows on the original house. Any extension forward of this should integrate into the existing house frontage and also into the street pattern. Planning Permission will be required and "individualising" of the elevation will be discouraged. Extensions will be permitted as follows:

Porch extension: projecting no more than 1.8 metres from the wall and no more than 2.7 metres wide.

Bay window: projecting no more than 600mm

A porch or bay window must be light and understated in character and mainly glazed below the roof. Unless an original feature of the house, angled bays will be considered less acceptable than the straight types and vertical proportioned window divisions will be preferred to horizontal. A uniform style will be required in the case of terrace and semi-detached housing. (Figures 4a & 4b)

The above constraints may be reduced where a house is within its own self contained plot and distinct in appearance from its neighbour or where, in a more uniform street scene, a precedent has been set which the proposal seeks to copy.

All front extensions must conform to the 45° rule (see Rear Extension/Overshadowing).

Garages and Pend Access

Roads standards require that curtilage parking be provided at the rate of one space for 2-bed (and less) houses and two for larger properties, in addition to any garage provision. Thus if a garage is proposed on a street frontage any loss of space for parking, access or turning vehicles must be relocated elsewhere within the garden ground. An open car port will count as a parking space as will a pend access below an extension at first floor where (i) it is a minimum of 3.5 metres wide to permit passenger exit and (ii) the planning permission includes a condition that the pend remain open front and back.

Access over the public footway will require Roads Construction Consent.

Design Guidance

Rear Extensions

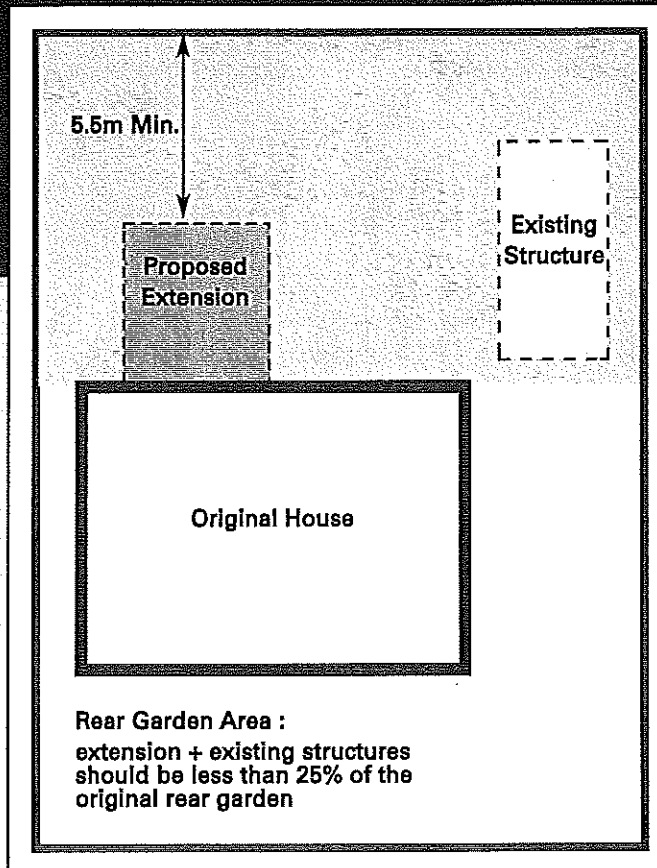


Figure 5 RETAINING GROUND GROUND

2.3 Rear Extensions NEIGHBOUR ISSUES

General

The concealed location of a rear extension means that the main planning concern is with garden amenity, privacy and internal daylighting. The following general points are made :

- ◆ A ground extension may be appropriate where an adequate garden size is retained and the option of a roof extension might result in visually intrusive dormers to the front.
(see Roof Extensions and Dormer Windows)
- ◆ Additional accommodation should not generally be greater than 50% of the existing ground floor area.
- ◆ Any extension should be lower, appear the same or of a smaller scale than the main house, and be set in from any side of it.
- ◆ The proportion of new solid walls to window openings should continue the existing pattern.

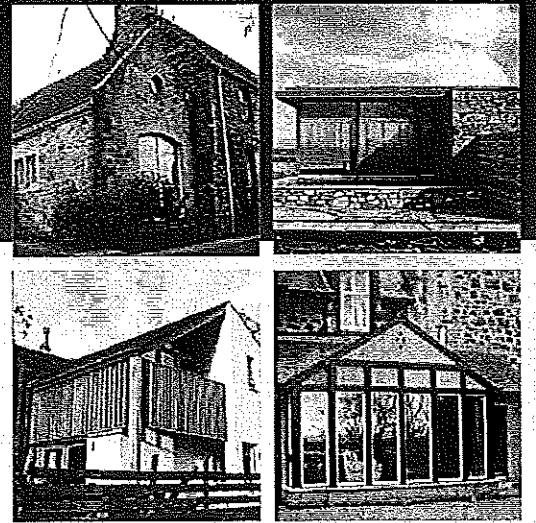
Usable Garden Ground (Figure 6)

Controls relating to overlooking, overshadowing, and the proportional relationship of the extension to the original house will generally ensure that an adequate standard of enclosed private garden area is retained. However, as a general rule any rear extension:

- ◆ together with existing sheds and garages, should not exceed 25% of the original enclosed garden to the rear of the building line.
- ◆ should not encroach beyond 5.5 metres of the rear garden boundary.

Concessions on these standards would be considered where the extension:

- ◆ creates a garden size no less than is the average in the particular area.
- ◆ is required to meet tolerable standards or disability needs.



Design Guidance

Rear Extensions

Minimum distances between window openings

		Angle at window of building to be erected not more than									
		90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
Angle at window of any other building not more than	90°	18	18	18	18	13	9	6	4	3	2
	80°	18	18	18	13	9	6	4	3	2	
	70°	18	18	13	9	6	4	3	2		
	60°	18	13	9	6	4	3	2			
	50°	13	9	6	4	3	2				
	40°	9	6	4	3	2					
	30°	6	4	3	2						
	20°	4	3	2							
	10°	3	2								
	0°	2									

NOTE 1. Angle means the horizontal angle included between :

- the shortest line joining any part of one window opening to any part of the other
- the vertical plane of the opening of the window

2. Distances shall be interpolated for intermediate angles

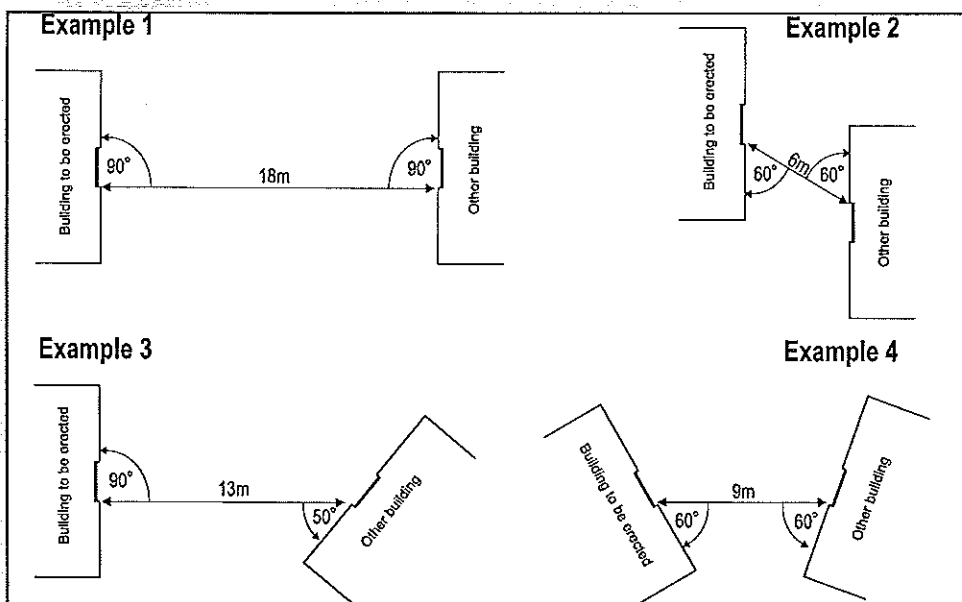


Figure 6: PRIVACY AND OVERLOOKING window to window distances

Privacy and Overlooking (Figure 6)

In establishing measures to prevent overlooking, the privacy of the house is considered of greater importance than that of the garden. The guidelines are:

- ◆ The minimum distance between the windows to "habitable" *rooms and/or conservatories directly facing each other should be 18 metres.
- ◆ This dimension may be reduced where
 - windows do not directly face each other
 - windows are at an angle to each other
 - there is effective permanent screening e.g. a 2 metre high wall or fence defines the mutual boundary.

- ◆ Where an extension is 1 ½ or 2 storey there should not be any side windows to "habitable" rooms to avoid a precedent which may be the cause of neighbour dispute. Windows on the rear frontage or in roof light form could be considered instead.

- ◆ Non-habitable room windows will be encouraged on side elevations to avoid blank walls e.g. bathrooms with opaque glass.

* living rooms and bedrooms

Design Guidance

Rear Extensions

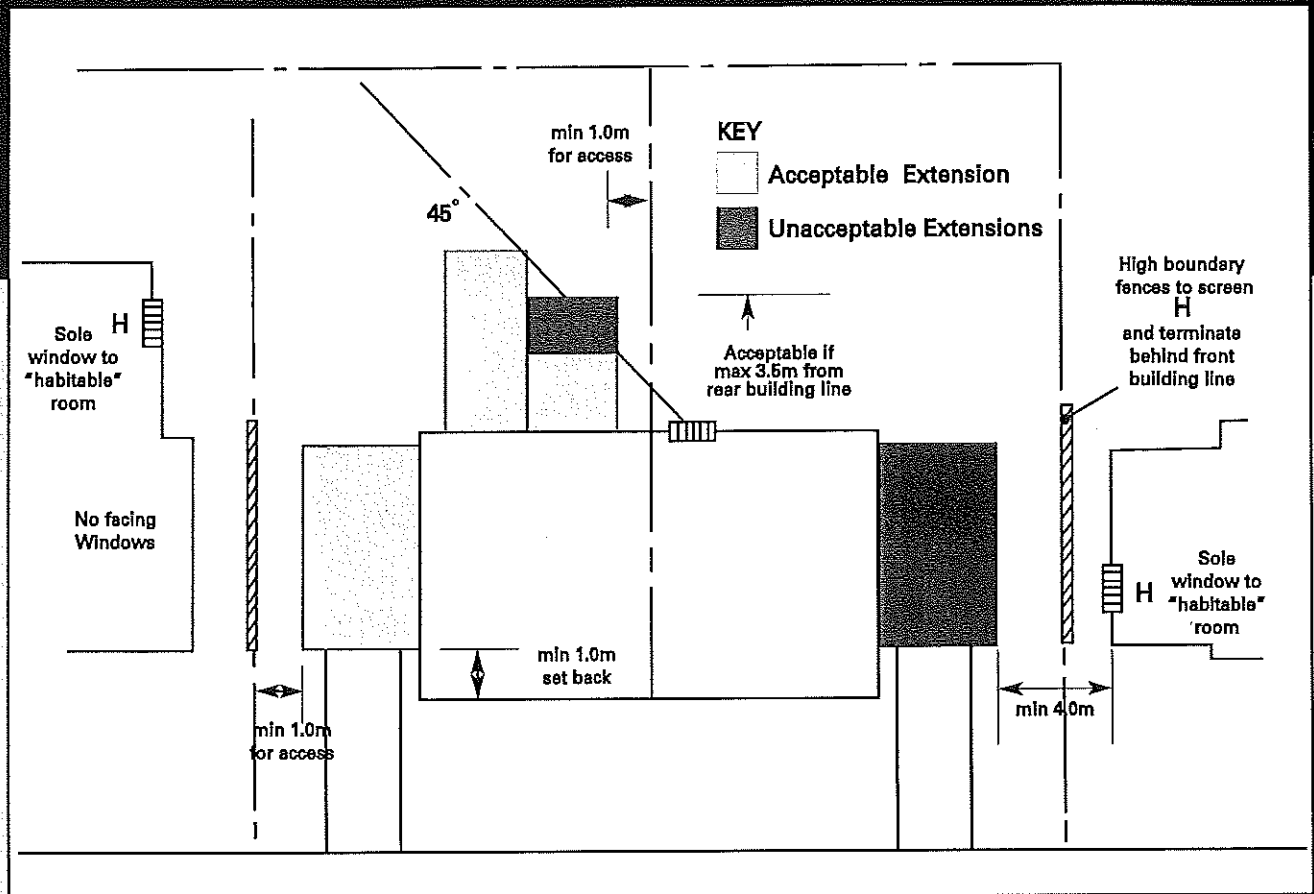


Figure 7 OVERSHADOWING
dimensional criteria for 1½ to 2-storey extension

Overshadowing (Figure 7)

Screen fences and structures resulting from "permitted development" and casting a shadow across the face of a neighbour's window or garden ground cannot be avoided. Therefore advice only applies to a 1½ or 2 storey extension i.e. it should not project from the rear building line beyond either:

- ◆ a line drawn at a 45° from the midpoint of the nearest ground floor window of the adjoining house, on the rear building line or
- ◆ a maximum of 3.5 metres from the rear building line of the house

whichever allows the greatest development.

Where in semi-detached house an existing extension already projects beyond the limits set above, a matching extension in the adjoining house will be accepted.

Any extension whose side faces onto a neighbouring house immediately opposite the only window to a habitable room must be no closer than 4 metres.

It should be noted that the loss of a view or outlook as a result of an extension is not generally deemed a material consideration in determining a planning application.

A 1.8 m. high fence may extend along a side boundary to conceal a window on a gable but should not continue towards the roadway at a height greater than 1.0 m. clear of the building line.

Design Guidance

Rear Extensions

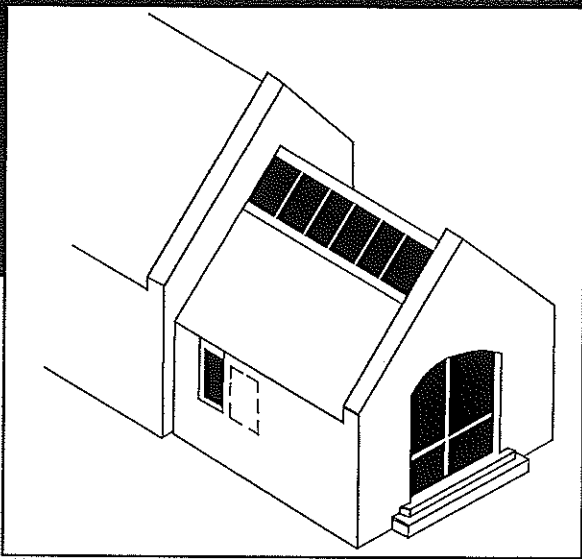


Figure 8 SUNLIT ROOM - alternative to conservatory

Conservatories

All-glazed conservatory extensions are a traditional means of linking house to garden. Issues to be considered are:

- ◆ **Amenity and Privacy:** a solid wall or obscure glazing may be necessary for privacy and a sunlit room might be an appropriate alternative, being more shaded, cooler in summer and warmer in winter. (Figure 8)
- ◆ **Shape:** over ornate shapes and details are to be avoided unless the character of the main house demands it.



Design Guidance

Building Form and Roof Types

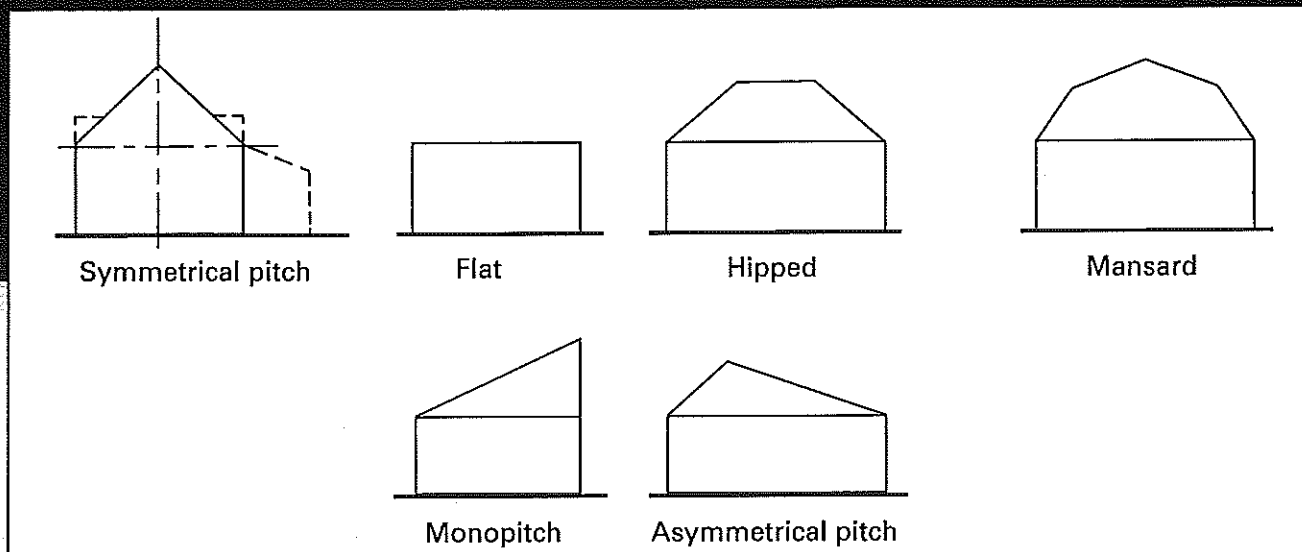


Figure 9 ROOF TYPES

2.4 Building Form and Roof Types (Figure 9)

Roof form determines the appropriate building form. In order to be in scale with the existing house the roof pitch of an extension should exactly match that of any gable to which it abuts. Where at right angles there should at least be a close match of pitch. If a frontage is altered to add a gable feature this should generally be no less than 45°.

A hipped roof may be used in particular situations to create the impression of space between buildings but must always complement the street pattern. It was used traditionally to terminate an extension to the rear (or to the side in a larger plot) disguising the poor visual impact of a lower pitched roof.

Lean-to or cat-slide roofs which continue a pitched roof, at the same or a shallower angle, are acceptable. (Figure 10)

Additional accommodation is made possible where this roof type creates an internal corner infill to a steeper pitched gabled extension to the rear. (Figure 11)

A lean-to roof from a gable end may also be acceptable.

Monopitch roofs have an abrupt, asymmetrical character and do not merge well with traditional pitched roofs. They may be acceptable where symmetry is recreated in groups of 2 or where a monopitch is already a feature of the main house.

Mansard roofs are only acceptable to the rear where an upward extension requires to retain the impression of a single storey building. (see Roof Extensions and Dormer Windows)

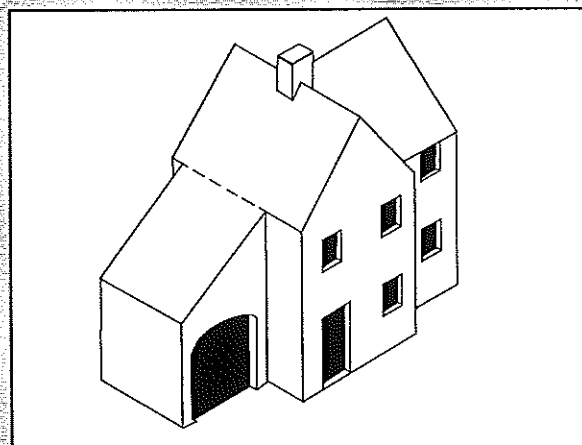


Figure 10 CAT-SLIDE ROOF - extends modern house

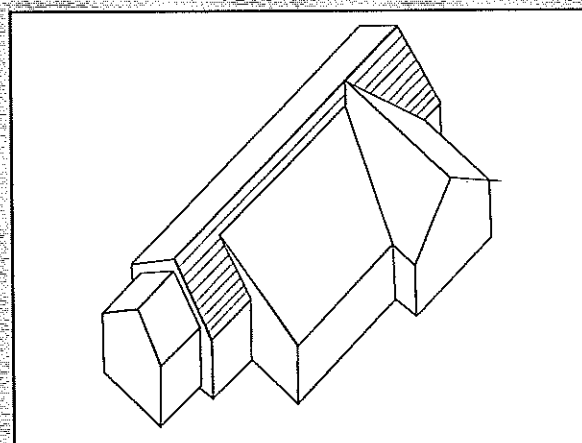


Figure 11 CONTINUITY OF SCALE
Side : reduced size & matching roof pitch
Rear : cat-slide infill absorbs additional accommodation