

Design Guidance

Side and Forward Extensions

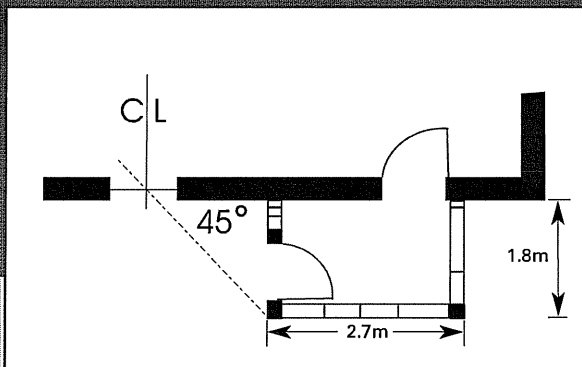


Figure 4a : **PORCH - Max Dimensions**

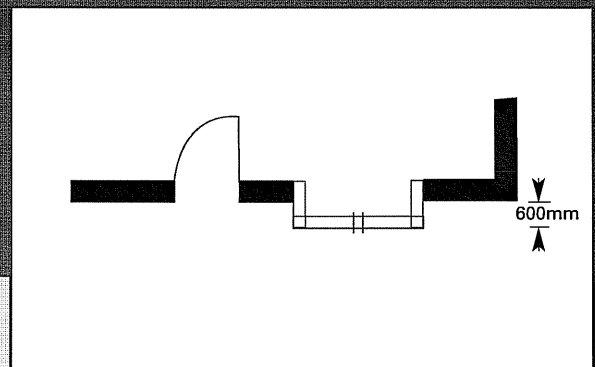


Figure 4b : **BAY WINDOW - Rectangle preferred unless angle is a feature of street - Max Dimensions**

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

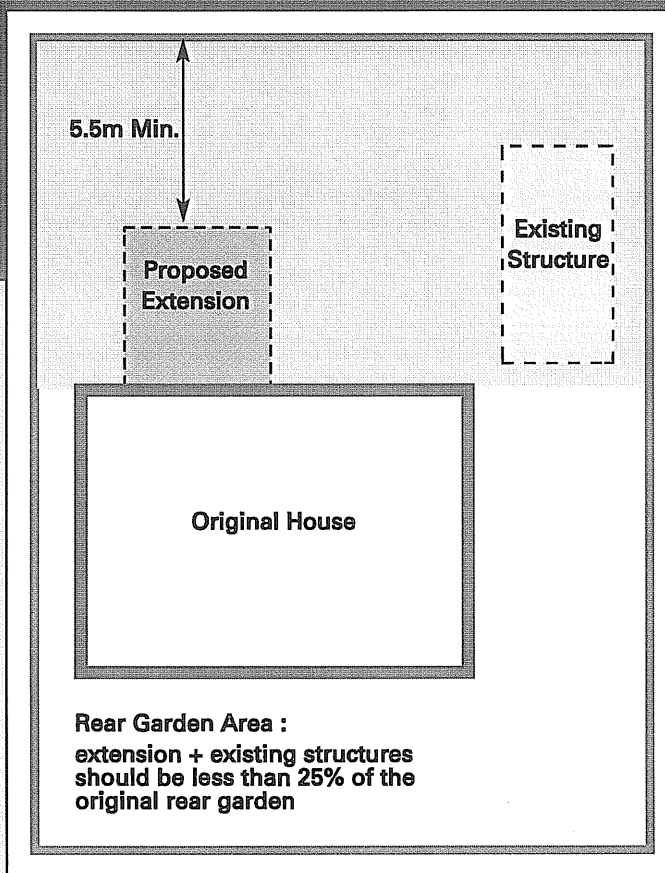


Figure 5 : RETAINING GARDEN GROUND

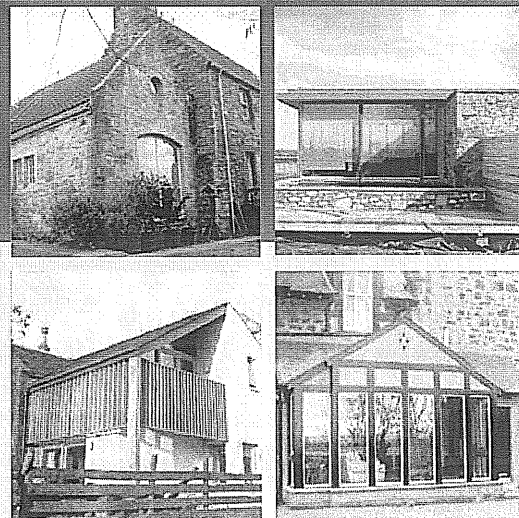
2.3 Rear Extensions

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 5)

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	DISTANCES IN METRES						
	10°	3	2								
	0°	2									

- NOTE 1. Angle means the horizontal angle included between :
 A. the shortest line joining any part of one window opening to any part of the other
 B. the vertical plane of the opening of the window
2. Distances shall be interpolated for intermediate angles

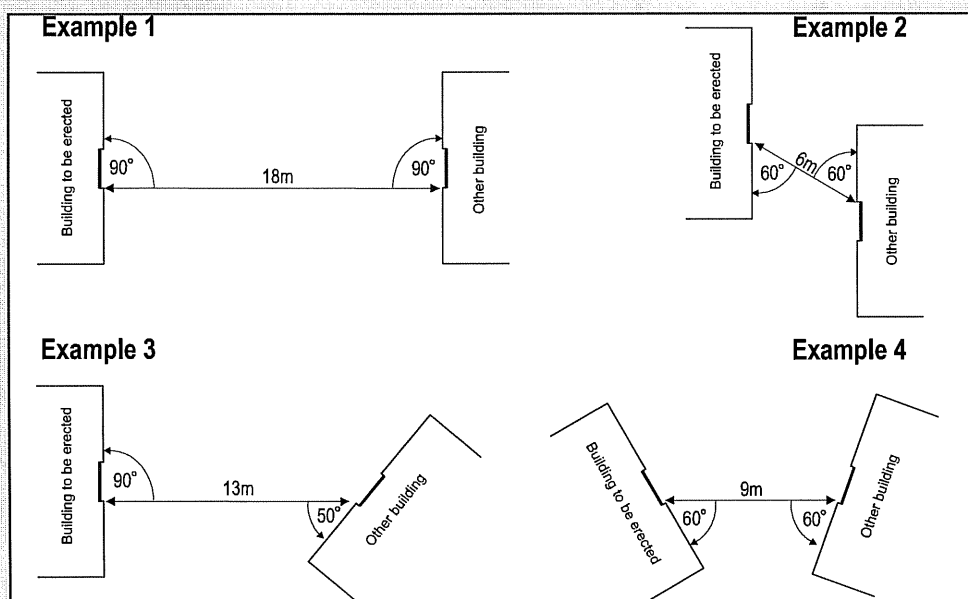


Figure 6: PRIVACY AND OVERLOOKING window to window distances

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
 - (i) windows do not directly face each other
 - (ii) windows are at an angle to each other
 - (iii) 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

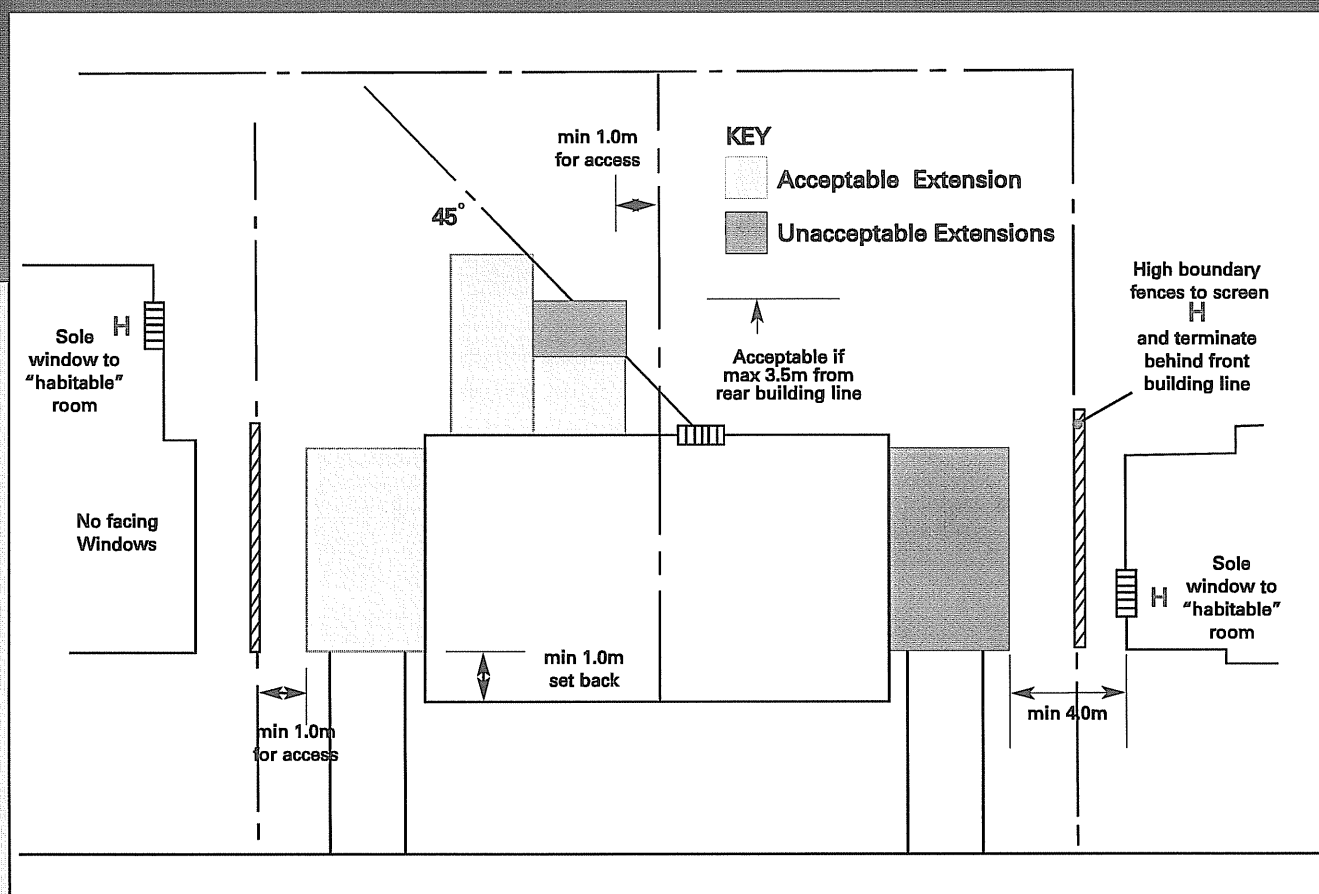


Figure 7 **OVERSHADOWING**
dimensional criteria for 1½ to 2-storey extension

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

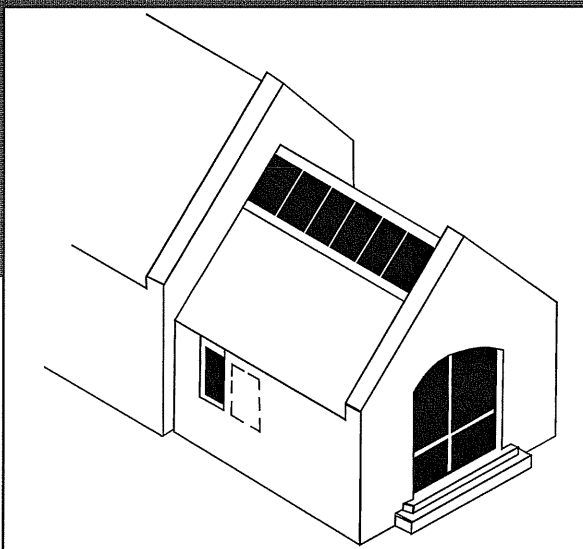


Figure 8: SUNLIT ROOM - alternative to conservatory

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

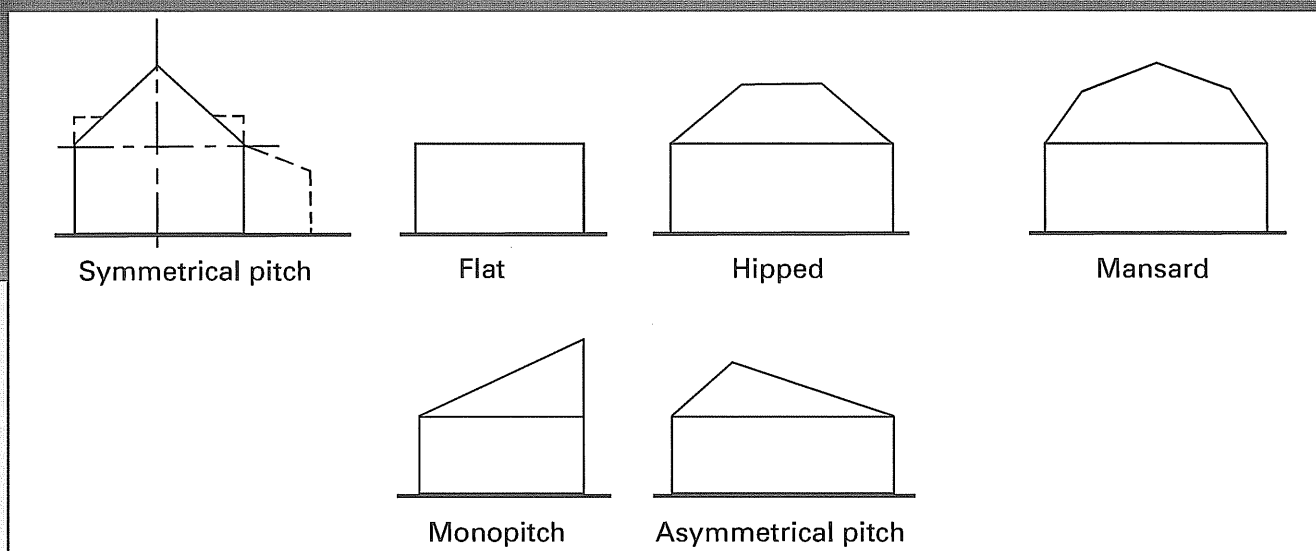


Figure 9: ROOF TYPES

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**)

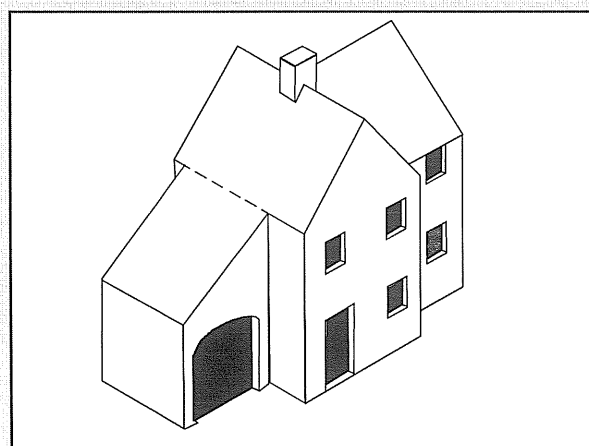


Figure 10: CAT-SLIDE ROOF - extends modern house

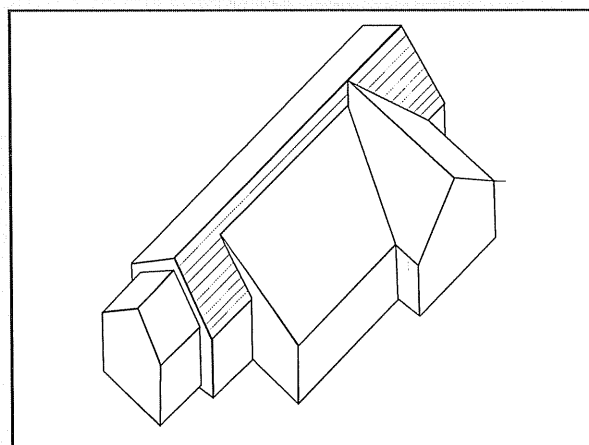


Figure 11: CONTINUITY OF SCALE
Side : reduced size & matching roof pitch
Rear : cat-slide infill absorbs additional accommodation

Design Guidance

Building Form and Roof Types

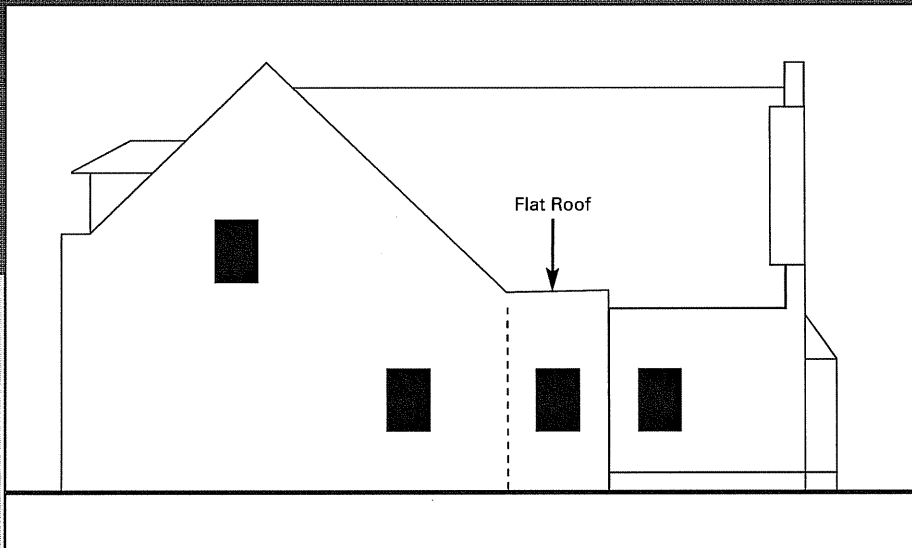


Figure 12 FLAT ROOF - Integrated at rear

Flat roofs will be generally discouraged. Despite technical improvements in recent years they still lack the natural properties of the traditional pitched roof i.e. shedding water and providing storage or additional accommodation, as well as creating a better appearance when seen from higher ground or at a distance. A flat roofed extension is not permitted on a street front but may be considered at single storey only where:

- ◆ creating an incidental and well integrated element to the rear (max. 6 sq. metres).
(Figure 12)
- ◆ 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 possible use of flat roofed **dormers** is noted below.
(see **Roof Extensions and Dormer Windows**)