



Newham's Local Plan Altering and Extending your Home SPD



Newham 2027

Newham's Local Plan Altering and Extending your Home Supplementary Planning Document

Adopted Version February 2018

Foreword

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Newham is home for over 300,000 Londoners; from modern new homes in the Royal Docks to the quiet Victorian residential streets in Forest Gate and Manor Park.

As part of our continuing commitment to ensure Newham is a Borough where our residents choose to live, work and stay, it is important for the Council to work with our homeowners to ensure that the needs of their families can be met by helping to deliver improvements to homes through the planning system.

It will be expected that all proposals for extensions and alterations to homes will be designed to respect the character of the property and to be respectful to neighbours. Extensions must be attractive, work well for residents of the property and for neighbours, promote biodiversity and be of a high quality.

It is important to consider that the value of your property is more likely to be increased by the addition of a high quality extension.

This supplementary planning document (SPD) provides guidance as to how Local Plan policies are translated into practice in assessing household extensions.



Ken Clark

Deputy Mayor (Statutory) - Strategic Delivery and Cabinet Member for Community Neighbourhoods, Regeneration and Planning and Public Affairs

1 | Getting Started

Getting Started

Before spending any money appointing a planning agent or architect, you are advised to discuss initial ideas on how you might like to extend your home with your neighbours. All planning applications are subject to public consultation, so it is best to iron out neighbour concerns at an early stage.

If you are not familiar with the planning process, it is important that you appoint a reputable or accredited professional to assist you. The Royal Town Planning Institute (RTPI) and the Royal Institute of British Architects (RIBA) provide details on their website of all accredited professionals.

A checklist is provided at Appendix 1 of this document to provide guidance on what documents, plans, photographs and details should be submitted as part of a planning application.

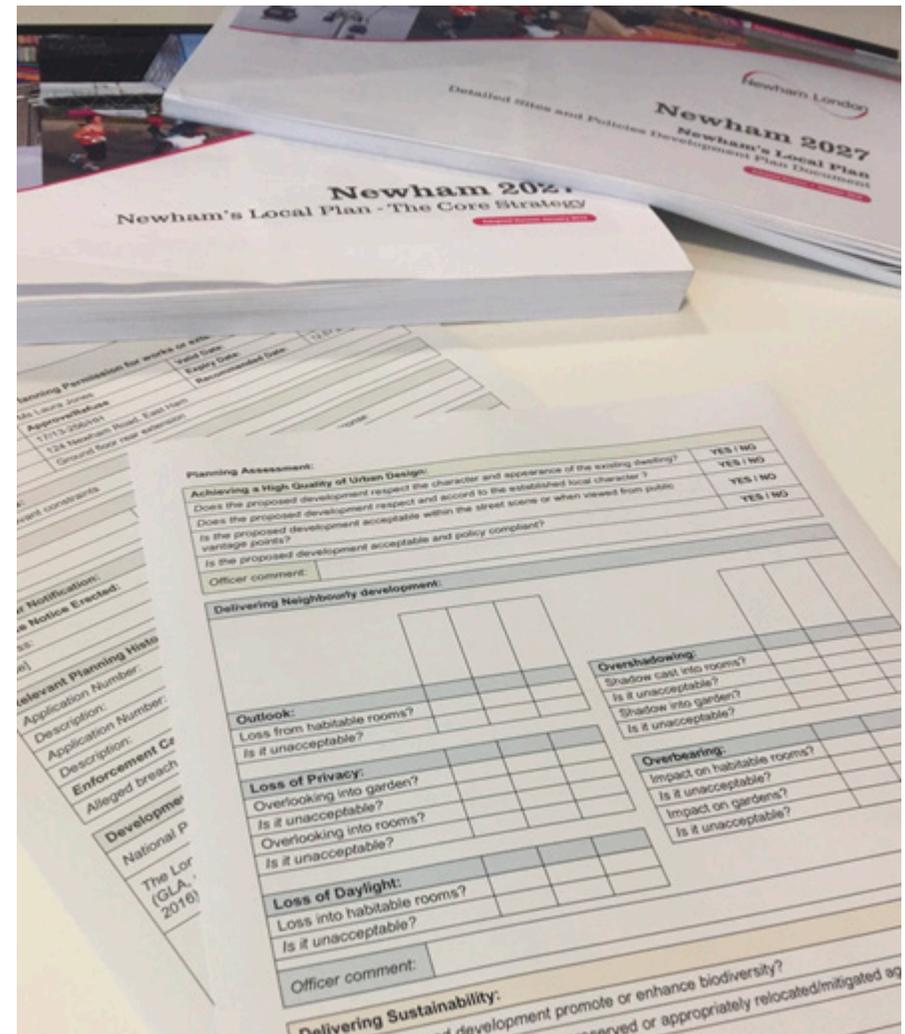
How your application will be assessed

In determining planning applications that seek alterations and extensions to family homes, the Council will make an assessment against adopted planning policies¹, whilst having regard to any other material considerations. The four main considerations outlined by planning policy are:

- Achieving a High Quality of Urban Design
- Neighbourly development
- Delivering Sustainability
- Meeting the needs of Homeowners

Further details on the considerations above are outlined within this Supplementary Planning Document. If you are proposing works significant levels of development to your home, you should consider engaging with the Council prior to submitting your application. (Pre-application advice)

Please note, for developments to homes within conservation areas in the Borough, this supplementary planning document should be read in conjunction to the design guidance for each conservation area.



¹ London Borough of Newham Local Plan: 'Core Strategy' and 'Detailed Sites and Policies Development Plan Document' (regard to 'SP', 'H', 'SC' and relevant 'S' Policies)

2 | Achieving a High Quality of Design

Achieving a High Quality of Urban Design

An extension should be an attractive development which compliments the character and appearance of the original house and the group of buildings of which it forms a part.

We Recommend:

- That any works to the front of your property should seek to complement and enhance the original character of your home and the wider streetscene.
- That new extensions should generally try and replicate the style, design and detailing of the original house. Where original architectural details to the house have been lost, these should be reinstated to enhance the character of the home and the wider streetscene.
- That in some instances, particularly where the street scene will not be affected, high quality contemporary extensions design solutions may be appropriate.
- That all new extensions, whether of traditional or contemporary design, should be constructed from materials of the highest quality to complement or appropriately contrast to the original house
- That any new extension should be subservient to the original house and demonstrate clear set backs from existing elevations.
- That roof pitches and slopes on new extensions should match the original house where practicable.
- That an alteration at roof level should seek to preserve the character of the original house by maintaining street facing roof slopes, ridge lines and chimneys. In addition all parapet walls and eaves should be retained where practicable.
- That all outbuildings should be small in scale, built from high quality materials and maintain the openness and outlook of the rear garden.



3 | Neighbourly Development

Neighbourly Development

Neighbours have the right to enjoy their home without intrusion from inappropriate development at adjoining properties. Extensions will be expected to be designed to be respectful of neighbouring privacy, daylight and outlook.

We Recommend:

- All new extensions should ensure that reasonable levels of sunlight and daylight to neighbours' rooms and outdoor garden/amenity space are maintained.
- All new extensions should ensure that the privacy and outlook of neighbouring amenity is not harmfully compromised.
- Where a proposed extension shares or forms a common boundary with a neighbouring property, special consideration of the points outlined above will need to be demonstrated.



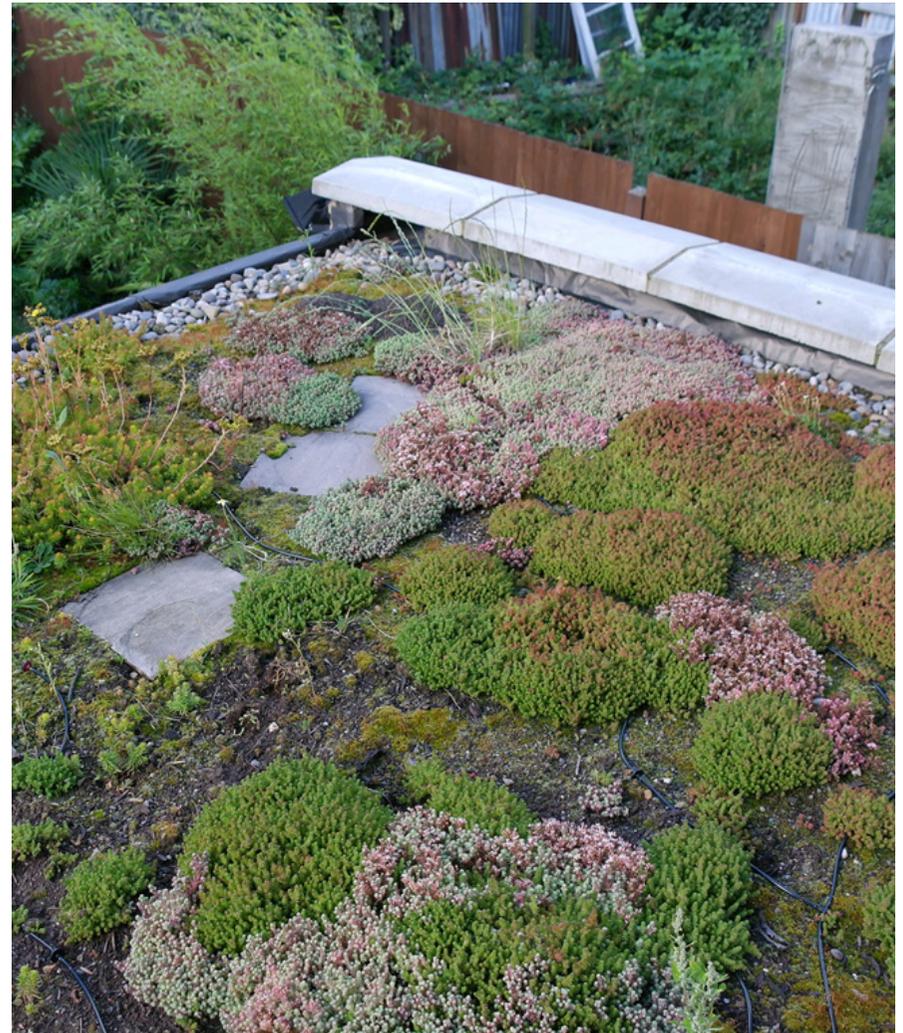
4 | Delivering Sustainability

Delivering Sustainability

Your extension should be designed and constructed to deliver sustainable development which respects the environment. Extensions are an excellent opportunity to incorporate renewable energy sources and to provide urban greening to your home.

We Recommend:

- That any proposed extension or alteration to your home promotes and enhances biodiversity through the use of; green/living roofs, green walls, planting, garden landscaping and methods to support local wildlife.
- Established trees, hedges and other natural features should be preserved, relocated or their loss appropriately mitigated.
- Extensions should be energy efficient and incorporate renewable energy sources where practicable.
- All new paving, driveways and patio areas should be constructed from permeable materials or incorporate sustainable urban drainage techniques to reduce surface water run-off.



5 | Meeting the Needs of Homeowners

Meeting the Needs of Homeowners

An extension at your property should be carefully designed to work well for you and your family, for visitors and for future residents. It should be well laid out, bright, spacious and accessible for all.

We Recommend:

- All internal rooms (including those being remodelled or realigned) should be well lit by daylight, retain their outlook and be naturally vented through opening windows.
- The sizes of all internal rooms proposed should be appropriate in size for the purpose they are designed for. N.B. (Minimum standards for rooms are outlined within the London Plan).



6 | Appendix

Appendix 1: Planning Application Requirements

Upon receipt of an application for planning permission, officers will undertake an initial consideration of the proposed development. It is important that the information provided to the Council clearly demonstrates how you propose to alter or extend your home.

Mandatory requirements

The following documents are mandatory requirements for all householder planning applications and must be provided with your application at the point its made:

1. Application Form
2. Application Fee
3. Location Plan (1:1250 or 1:2500)
4. Site / Block Plan (1:100/200/500) (*Must show the proposed development in relation to existing buildings on and adjoining the site, areas and boundaries of site, including detail of access points, trees and hard-surfacing*)
5. Existing Floor Plans, Roof Plans & Elevations (1:50/100)
6. Proposed Floor Plans, Roof Plans & Elevations (1:50/100)
7. Sections & Site Levels (1:50/100)

Further information on all of the above can be found on the Council's website: www.newham.gov.uk/planning

Desirable additional information

It is extremely helpful to officers if the following documents, drawings and photographs are submitted with you application (in addition to the mandatory requirements):

1. Site Photographs
 - A photograph showing the relevant elevation of your property. (e.g. for a rear extension the photograph should be taken from the rear of your garden looking back towards your house showing both neighbouring properties)
 - A photograph showing the outlook from the proposed extension. (e.g. for a rear extension the photograph should be taken from your back door/window/first floor window looking towards the back of your garden)
 - A photograph of any other relevant angles/elevations you consider to be helpful to officers in their initial consideration of your application.
2. 3D Visualisation or Isometric Drawing.
3. A brief written summary of any other matters you wish to draw to the attention of the planning officer.