

HOUSE EXTENSIONS



This leaflet is a guide for anyone wishing to extend their house. Key areas for consideration will be identified together with general pointers to producing a good design.

When planning your extension it is important to consider three questions:

- What effect will it have on the character of the area?
- What effect will it have on neighbouring properties?
- How will the extension look in relation to the existing house?

Each of these questions will be examined in turn.

WHAT EFFECT WILL IT HAVE ON THE CHARACTER OF THE AREA?

Every area has its own character. Look at your house and the surrounding area.

How much space is there between buildings?

Are they regularly spaced?

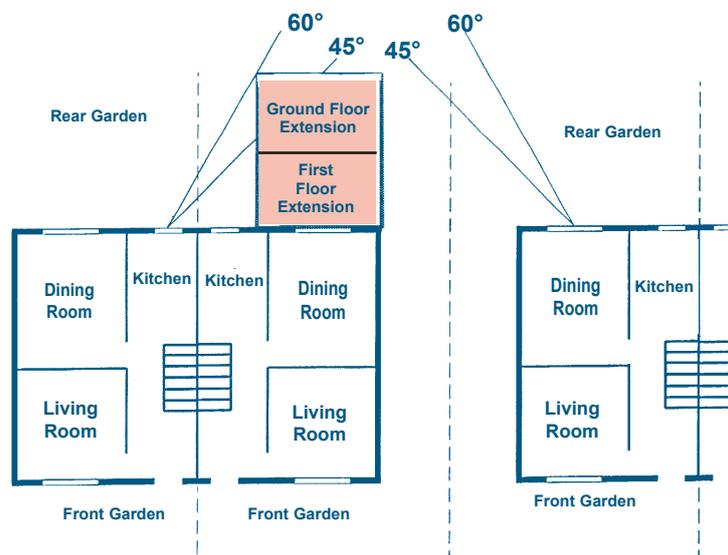
Are some properties more prominent than others?

Try to envisage what your extension would look like from the road and other properties. Corner properties are prominent and so require particular care. Remember that cars and people use the street so it is important to retain existing vehicular and pedestrian sight lines. Loss of trees should be avoided; some may be protected by a Tree Preservation Order.

WHAT EFFECT WILL IT HAVE ON NEIGHBOURING PROPERTIES

The size and position of your extension may affect your neighbours. They will be consulted when you submit your application, so it is important that your extension is designed in such a way that it will not adversely affect them. Following recent European legislation, all dimensions quoted in planning applications should be metric rather than imperial measurement.

- To avoid excessive loss of light single storey extensions should not extend beyond a line drawn at 60° from the centre of the nearest habitable room window (including kitchens) of an adjoining property.



- A line drawn at 45° applies in cases of two storey and first floor extensions.
- Extensions should not result in a loss of privacy and/or serious loss of daylight or sunlight to adjoining properties and gardens, nor should they seriously restrict the outlook from adjoining properties.
- The extension should not dominate an existing garden area or other open/amenity space.
- Existing off-street parking should be retained. Where additional bedrooms are formed, further parking will usually be required.

HOW WILL THE EXTENSION LOOK IN RELATION TO THE EXISTING HOUSE?

What type is the existing house? Is it detached, semi-detached, or terraced? How old is it? What materials have been used? Is the roof hipped or gabled? What sort of windows and doors does it have? Use the answers to these questions as a guide to designing the extension, which should reflect the appearance of the existing house. In addition consider the following points:

■ SIDE EXTENSIONS

- On semi-detached and end of terrace properties it often looks better to make a 2 storey extension appear as an obvious addition by keeping it behind the front wall and below the ridge of the existing house, as shown below:



- A minimum gap of at least one metre should be kept between any wall of a 2 storey extension and a boundary with an adjoining property to provide a visual separation between properties and to avoid a terracing effect.

■ MATERIALS

- Building materials should match those of the existing property where possible.
- Where matching material are not available, a contrasting appearance may be more successful. (Stone-cladding should generally not be used).

■ ROOFS

- Pitched roofs should match existing roof lines. The angle of the proposed roof should be the same as the angle of the existing roof.
- If the existing house has a hipped roof then the extension should generally also be hipped. If the existing house has a gabled roof then the extension should generally be also gabled.
- Flat roofs should be avoided wherever possible, but particularly on front and 2 storey extensions.



■ WINDOWS/DOORS

- Match the type, shape and size of these with those of existing.
- Doors and windows should be positioned so as to respect the design of the existing house.

■ DORMER WINDOWS

- These should be of a similar size to (or preferably smaller than) other windows in the house.
- Use hipped or gable ended style dormers rather than flat roofed.
- Match materials with those of the existing dwelling.
- Overbearing or top-heavy dormers which destroy the existing roof slopes should be avoided.
- Dormers which wrap around two sides of a hipped roof or interrupt the roof profile by going higher than the existing ridge lines are not recommended.



■ DETAILS

- Reflect existing detailing around doors, windows and eaves in the new design.
- Internal divisions within new windows should match those of existing.
- Retain features such as chimneys and decorative ridge tiles.

■ GRANNY ANNEXES/EXTENSIONS

- These should be designed to be ancillary to the existing house. Internal links to main accommodation should therefore be provided to enable the extension to be used as part of the main house in the longer term. (Note - a condition to this effect will be attached to any planning permission given).

PLANNING PERMISSION AND BUILDING REGULATIONS

Planning permission is not needed for all house extensions. Some come under the regulations for 'permitted development', which are complex and subject to change. Please check with the Council before any work is undertaken.

Most house extensions also require approval under the 'Building Regulations'. Information on this can be obtained from the Council's Building Control officers in the Planning and Environment Directorate.

SPECIAL CASES

- Green Belt
- Conservation Areas
- Listed Buildings

Additional controls apply to these cases. Officers in the Planning and Environmental Directorate will be happy to advise you on these matters.

If you would like to discuss your proposals please contact the Development Control Unit on one of the following numbers:

NORTH TEAM ☎ 01628 796050

(Maidenhead and surrounding parishes inc. Bray)

SOUTH TEAM ☎ 01628 683585

(Windsor and surrounding parishes)

The guidelines in this leaflet apply to most house extension proposals. However, in some instances, exceptions may apply.