

DESIGN GUIDELINES FOR EXTENSIONS

The following guidelines are intended to help the designer create acceptable extensions. These will apply to most situations, but there may be special circumstances where the guidelines can be interpreted flexibly.

As with any new buildings, extensions need to be tested against both design and amenity considerations.

Design

In design terms, extensions to dwellings should:

- Marry in well with the design of original dwelling;
- Appear subservient to the original dwelling; and
- The resultant dwelling should respect the scale and character of surrounding area, including significant gaps or openness in the street scene.

Protecting Amenity

- Protect privacy of neighbouring dwellings. The extension will generally bring developments closer to one another, thus there is a need to ensure that it is not creating overlooking which was not previously a problem.
- Should not dominate the neighbouring dwelling in terms of relationships in scale, mass, overshadowing and outlook.
- Should not give rise to unreasonable noise and disturbance within the private realm of the neighbouring dwelling.

Extensions and development within residential curtilages will be assessed against the following guidelines:

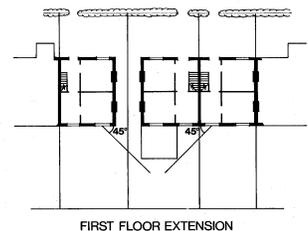
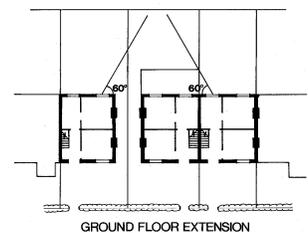
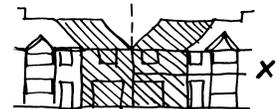
Siting

In order to give visual separation from adjoining properties, two-storey and first floor side extensions on detached, semi-detached or terraced properties should normally be set at least 1 metre in from the boundary.

Projection

The projection of an extension out from the parent building should not enclose excessively the outlook from, or seriously affect the light to, an adjoining owner's nearest habitable room. (Habitable rooms include kitchens, living rooms and bedrooms. Bathrooms, toilets, halls, landings, pantries, and store rooms are excluded). The outward projection of rear extensions will be determined as shown as follows:

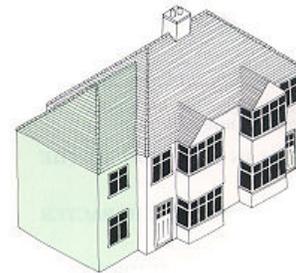
- (a) A line drawn at 60° (for single storey extensions) or 45° (for first floor and two-storey extensions) from the mid-point of the nearest ground floor windows of habitable rooms of adjacent properties. Where both adjacent properties are affected, the determining line will be from the worst affected, and projecting windows will be taken into account. This guideline is intended also to protect lighting levels. Further technical advice on this is found in the BRE (Building Research Establishment) Report 209, 1991, 'Site layout planning for daylight and sunlight – a guide to good practice.'
- (b) Where there are existing extensions on adjacent properties, the code will still apply. In order to maintain the symmetry of development, projections in excess of the furthest existing projection will not normally be allowed.



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Appearance

Extensions should be designed to complement the existing building, and be visually integrated with it. They should always be subservient to the original dwelling. This can be achieved visually if it is set back from the frontage. In most instances, extensions incorporating a hipped or pitched roof are appropriate particularly in the case of two-storey and first floor extensions, and where the extension is visible from the street or other public areas. Materials should match or harmonise with those of the existing building. Window proportions, and the proportion of void to wall should respect the existing dwelling. Exact matching of materials is often difficult. A set back will help to disguise slight variation.

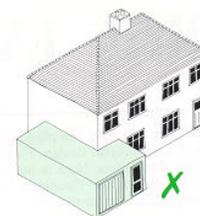
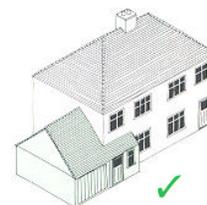


Privacy

No flank windows in any extension (and particularly in those of two or more storeys) should be placed so as to cause overlooking and unreasonable loss of privacy to adjoining properties. Fixed non-opening windows in obscure glazing, or high level windows (ie: those with a sill height of not less than 1.7m from finished floor level) may be permissible in flank walls where no alternative is available.

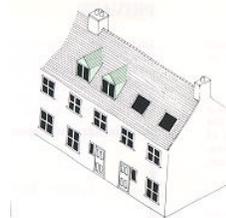
Relationship to Neighbouring Dwellings

An extension should provide a satisfactory relationship with its neighbour. In assessing proposals, the impact of side facing windows in the neighbouring dwelling should be taken into account, particularly when these are the main source of light to a habitable room. In this circumstance, it may be appropriate to require a significantly greater gap than 1m specified above, to ensure the neighbour is not adversely affected.



Front Extensions

Generally, front extensions will be small scale, and should not significantly project forward of the dwelling. Extensions to the front of the building will be assessed additionally on the basis of their effect on the design of the existing building, the street scene, and the effect on the open aspect and other amenities of adjacent properties.

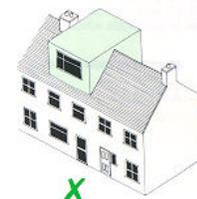


Dormer Windows

Dormer window extensions should be small, unobtrusive and designed so as to be in harmony with the existing building. In general, these should be considered simply as a means of lighting and ventilating the existing roof space, and not as an extended room pushed out into the roof pitch; thereby interfering with the original design of the existing building, and causing a visual intrusion into the street scene.

Garages

New garages, which give access to a public highway should retain a 5 metres driveway within the residential curtilage, those which give access to a shared private driveway should be at least 1 metre into the residential curtilage in order that the garage doors do not cause an obstruction;



Self Contained Residential Annexes

A self-contained residential annexe will normally take the form of a single storey extension at the side or rear of the main dwelling and be comparatively modest in size, to allow a relative to live with their family, but with a degree of independence. An acceptable arrangement would be a bed-sitting room or a sitting room and separate bedroom together with a kitchenette, a bathroom and WC. Applications for accommodation on a large scale, and providing for a further room or rooms, will not normally be acceptable. The entrance to the annexe should be via the entrance to the

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main dwelling. A separate entrance to the side or rear may be appropriate, but proposals for a separate entrance at the front elevation will not normally be acceptable. The accommodation should be linked internally to the main dwelling, and should be designed in such a manner as to easily enable the additional accommodation to be later used as an integral part of the main dwelling. Extensions to existing dwellings, where self-contained accommodation is proposed without satisfactory links to the main dwelling, will generally be resisted.