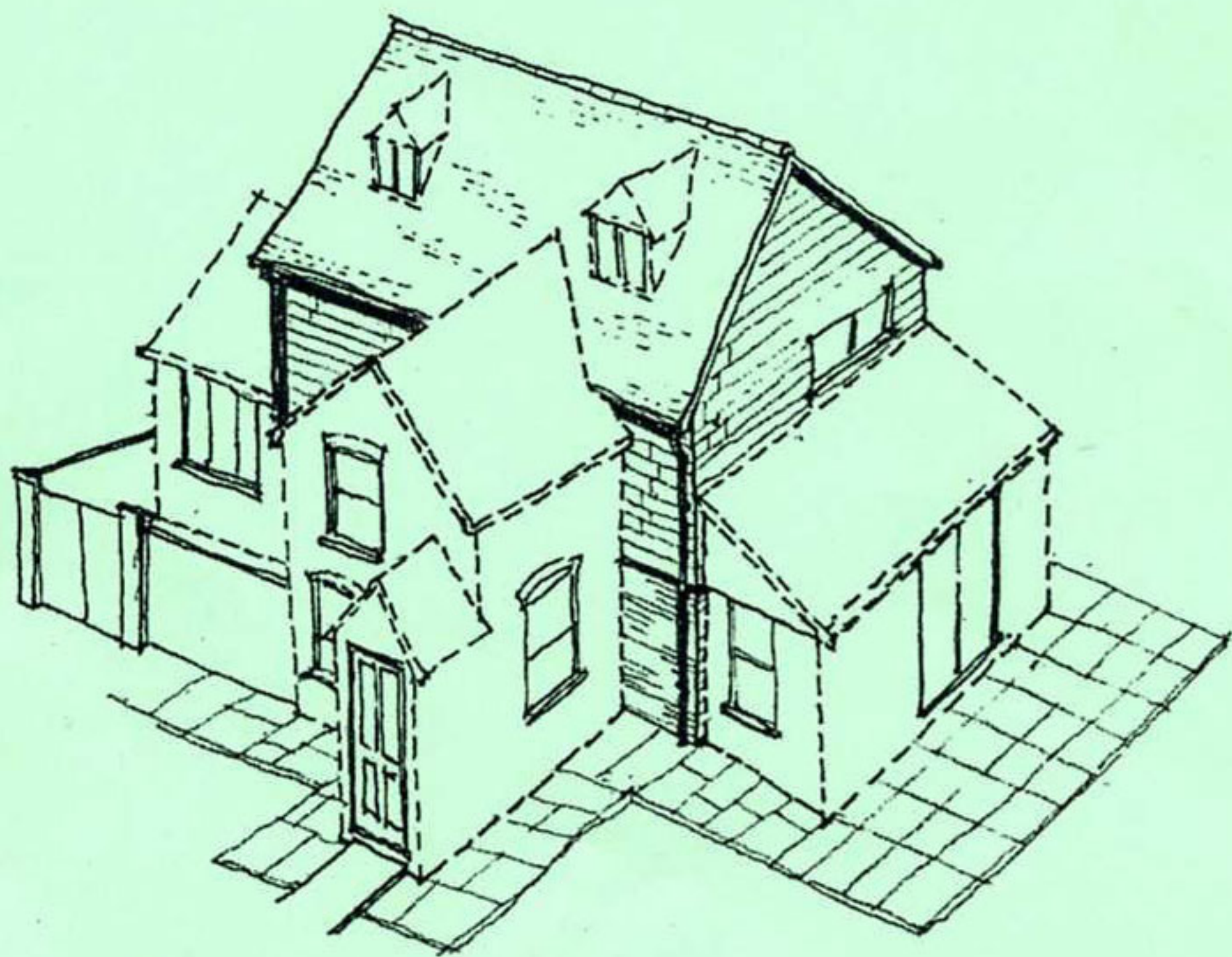


A Guide To Extending Your Home



HOUSEHOLD EXTENSIONS GUIDE

The main issues taken into account when considering a Planning Application to extend a house are:

- (1) protection of privacy of neighbouring properties
- (2) maintenance of outlook from neighbouring properties
- (3) maintenance of daylight and sunlight to neighbouring properties
- (4) ensuring that any extensions appear in keeping with the character of the building and the neighbourhood.

The manner in which each of the above issues relates to each development will vary greatly. Extensions to a terraced house in a built up area will raise issues that are not necessarily relevant when considering an extension to a detached house in large grounds.

TYPES OF EXTENSION

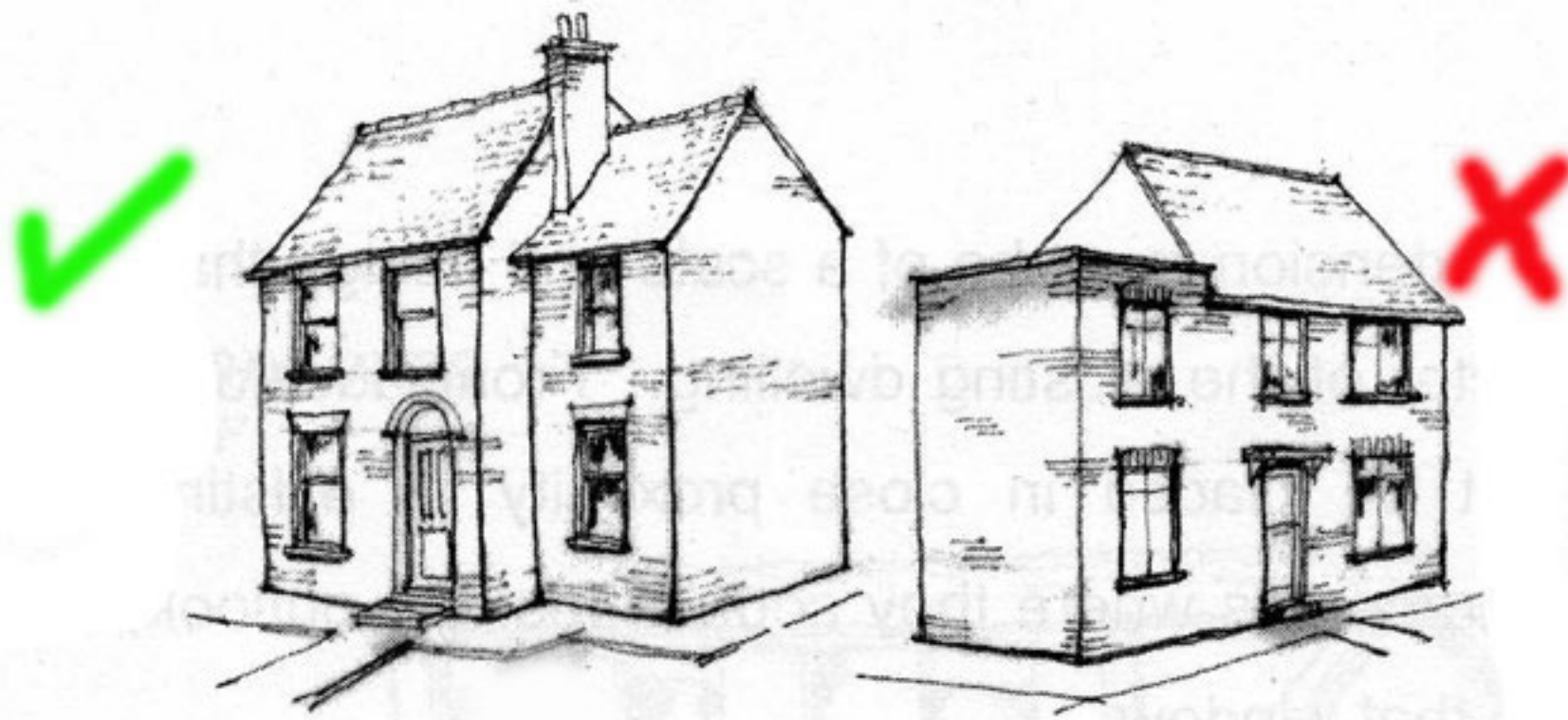
SIDE EXTENSIONS

Where a two storey side extension is proposed to a house in an area of mainly detached and semi-detached housing, it is important that a sense of openness which often exists between properties that contributes to the area's character, is maintained. In order to achieve this, a minimum gap of one metre between the first floor side extension and the side boundary of the property should be maintained.

THIS EXTENSION LOSES OPEN CHARACTER IN THE STREETSCENE



Side extensions are usually very visible in the street scene. It is therefore important that they are of a good design quality that reflects the character of the existing dwelling. Flat roofed two storey side extensions would not normally be acceptable when attached to a house with a pitched roof.



A SYMPATHETIC SUBORDINATE EXTENSION CAN ADD CHARACTER; A DOMINANT FLAT ROOF EXTENSION TAKES IT AWAY

It is often preferable to design a side extension so that it appears subordinate to the existing house. This can be achieved by setting the front wall slightly back from the existing front wall of the house, setting back the roof line and lowering the ridge line.

FRONT EXTENSIONS AND PORCHES

Front extensions normally have the greatest impact upon the street scene. Any extension forward of the existing front wall of a dwelling needs to be considered in relation to whether there is a strong building line to the street frontage and the proximity of houses to the street. In streets with strong building lines, where houses are in close proximity to the road, front extensions and porches are less likely to be acceptable.



PORCHES SHOULD BE OF A SCALE AND DESIGN THAT COMPLEMENTS THE STREET SCENE

ENCROACHMENT

Should any part of your proposed extension, including guttering or foundations, encroach onto an adjoining property, you must inform the owners of the affected property by serving Notice upon them and submitting a Certificate to confirm that you have done so with your Planning Application. These are available from the Council Offices, as well as other planning forms. Regardless of whether permission is granted, you will require their permission as landowners prior to proceeding with any development that may encroach onto their property, and the legal implications of such encroachment should be carefully considered.