



South Ribble Borough Council

Draft Residential Extensions Supplementary Planning Document

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A1. Introduction

- A1.1 Within South Ribble, many residents wish to extend their homes as a means of increasing living space or as an alternative to moving. The Borough Council seeks to ensure that house extensions and alterations should relate well to the character of the property and general street scene, whilst ensuring that they do not adversely impact on neighbouring properties.
- A1.2 Although each property or site is different, the general guidance is aimed at distinguishing between acceptable and unacceptable examples of common types of development. Proposals designed in accordance with the advice and principles of this guidance document are more likely to be granted permission than those that do not.
- A1.3 The principles in this guidance are relevant whether you need planning permission for your extension/alteration or not. However, this advice does not cover all aspects of design and should not restrict imaginative designs where these clearly embody the principles established within the document.

A2 Purpose of the SPD

- A2.1 The purpose of this document is to assist those who wish to alter, improve, or extend a residential property. Although such “householder developments” are often small in scale, each will have an impact on the character and appearance of the property, on the locality and environment and/or on the living conditions enjoyed by neighbours.
- A2.2 Poorly designed residential development can spoil the appearance of a building. They can also have an adverse effect on the surrounding landscape or streetscape. Well-designed proposals can make a positive impact and are also likely to add value to a property. A poorly conceived change or addition can result in some cases in the devaluation of a property and in the long-term may affect its sale ability.
- A2.3 The guide can be used to help develop and demonstrate best practice principles when considering alterations or extensions to a property. If such proposals require planning permission, the document should be used as a reference point with regards to preferential approaches that are more likely to be viewed positively by the planning department.
- A2.4 This guide does not seek to impose rigid conditions, or stifle creative and innovative design solutions. The document places a focus on good, well-executed design and approaches that should be adopted when considering any alterations/extensions.

- A2.5 There may be circumstances in which the guidance contained within this document cannot or should not be followed. In such cases, clear justification should be established to support a case for departing from the guidelines.

A3 Policy Context

- A3.1 The Council determines planning applications after assessing development proposals against relevant planning policies.
- A3.2 At the local level these policies are included in the adopted South Ribble Local Plan. However, this document is nearing the end of its life and will be replaced by the adopted Central Lancashire Core Strategy, the Site Allocations Development Plan Document (The Local Development Framework) and a series of Supplementary Planning Documents covering specific areas. This Residential Extensions Design Guide will be adopted as one of the SPD's.
- A3.3 This SPD supports the design standards set within Policies 17 and 27 of the Central Lancashire Core Strategy, Policy B6 in the Publication Version Site Allocations Development Plan Document and the Central Lancashire Design Supplementary Planning Document.
- A3.4 It is unlikely that there will be any significant negative impacts arising from the SPD on economic, social and environmental matters that were not covered in the Appraisal of the ‘parent’ documents the Core Strategy or Site Allocations DPD. Therefore, this SPD will not trigger the need for an SA/SEA

A4 Using this Document

- A4.1 The document sets out general principles that should be taken into account when undertaking any extension or alteration. The document offers guidance by explaining the nature of the elements to be considered when engaging in the design of specific types of extension or alteration to existing dwellings. This document should also be used to assist with the design of new-build residential developments.
- A4.2 The document supersedes Appendix 4 of the South Ribble Local Plan. It will be applied to all applications submitted after its adoption. If properties have, historically, been altered in a manner that conflicts with this guidance, such changes will not set a precedent for future decisions, where permission is required.
- A4.3 The Local Planning Authority will refer to the Design Guidance Notes in the determination of your planning application, with those applications that adhere to the guidance notes being more likely to gain a favourable planning recommendation.

5. The Need For Planning Permission

A5.1 In some cases “Permitted Development Rights” may allow you to make alterations to, or extend, your home without applying for planning permission. The Council's website www.southribble.gov.uk has a series of self-assessment check lists covering the different types of householder development to assist in ascertaining whether planning permission is required or not.

This is available to view at www.southribble.gov.uk/planning and listed under planning advice and guidance

A5.2 Advice can also be found on 'The Planning Portal' www.planningportal.gov.uk. This is the Government's online planning and building regulations resource for England and Wales and gives advice to members of the public on planning and building regulations. Within the website is an interactive house which gives visual information on many common household projects.

A5.3 The regulations relating to permitted development are complex and in some instances, permitted development rights may have been withdrawn by the imposition of an Article 4 Direction in a Conservation Area, or a planning condition attached to an earlier permission. You are advised to contact the Council to establish whether planning permission is required for any proposed development you may be intending to undertake.

A5.4 Please note that a consultation on proposals to increase permitted development rights for extensions to houses in non-protected areas of England, has been launched by the Department for Communities and Local Government (DCLG). These proposed amendments to the Town and Country Planning (General Permitted Development Order) 1995 (GPDO) have not yet been agreed (as at December 2012), and may impact upon the guidelines within this document. This document will be reviewed and changed where appropriate should changes to the GPDO occur.

A5.5 Planning permission is now required for conversion of existing domestic outbuildings/garages into ancillary living accommodation, where sleeping accommodation would be present e.g. ‘Granny flat’ or annexe. Please discuss your requirements with a member of the Development Management Team before commencing development or submitting a planning application.

A6 Other Consents & Regulations

A6.1 It should be emphasised that this guide and the principles contained within it relate solely to planning issues. You should also be aware that a range of other consents may be required before works are undertaken. These may include:

- Building Regulations - These cover the technical aspects of construction and are entirely separate from the planning system. Advice should be sought from the Building Control Section on 01772 625420 as to whether Building Regulation approval is required.
- Land Owner - You may need consent from previous or adjoining land owners depending on the nature of the works proposed.
- Party Wall Act - This controls works that are close to, or on, the boundary of your property, or affect an existing boundary or party wall. A leaflet is available from the Council and advice can be obtained from an independent appropriately qualified person.

A6.2 Please note that planning permission or any similar consent does not override rights derived from ownership or other sources.

A7 Pre-Application Advice

A7.1 When considering undertaking any extensions/alterations to your property it is advisable to contact your Local Planning Authority for initial advice and comments regarding your proposal.

A7.2 The Local Planning Authority will aim to assist you by identifying potential issues you may not have considered and will provide early advice with regards to the acceptability of your proposal, provide guidance on how any issues may be overcome or potential alternative approaches to any proposed development.

Section B

Best Practice Design Principles

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B1 Best Practice Design Principles

- B1.1 This section sets out general best practice principles that should be considered as general guidance when planning to undertake any extensions/alterations to your property, and serves as a guide to both proposals that do and do not require planning permission.
- B1.2 Development should make a positive contribution to their surroundings. They should respect identified building lines and the pattern and spatial arrangement of buildings, including the spaces between them. The following general rules should be taken into account when designing an extension:

B2 Siting

- B2.1 Front extensions are unlikely to be acceptable, unless such features are typical of the surrounding street scene.
- B2.3 Side extensions should not entirely fill the space between one property and its neighbour.
- B2.4 Corner plots are very prominent. Buildings on corner plots may be difficult to extend and special consideration should be given to dominant building lines.
- B2.5 Siting of development should not cause significant overlooking or shadowing of neighbouring property.
- B2.6 Extensions should not result in a significant loss of off-street parking or private amenity space.
- B2.7 Development should not lead to a loss of significant landscape features such as trees, or have an adverse impact on neighbours.
- B2.8 All of the above are considered in greater detail within the specific design guidance. It is important however, that siting issues are fully addressed prior to detailed design work being undertaken.

Key Points: Siting

- Siting decisions should be based on careful analysis of the property and its setting, including landscape features, such as trees
- Proposals should respond to the context and reinforce local character.
- Proposals should respect building arrangement (the space between buildings) and building lines to fit into their surroundings.
- Special consideration must be given to how an extension, alteration or new dwelling will affect neighbours.

B3.1 Once you have identified a suitable position for your development, the next issue is to consider its form and mass. It is imperative that the chosen form is suited to the original building and reflects local character and distinctiveness, as identified through your initial site analysis.

B3.2 Extensions and alterations should be well proportioned and sit comfortably with the original building. They should respect the scale and proportions of the original and should not overwhelm or over-dominate the original building. There may be cases, where a sensitive designer can assess local character and reinterpret local form and detail in a creative contemporary style, to add to the character and interest of the area.

B3.3 Multiple extensions are not usually acceptable, as they tend to produce a cluttered and unsympathetic appearance. Large extensions, which compromise the original building, should also be avoided.

B3.4 Roof shape is another critical issue. The style and scale of a new roof should always complement that of the original building and overall street-scene. Flat roofs are rarely acceptable. Hipped roofs can help to reduce the visual mass of an extension. In all cases it is best practice that the pitch/style of a proposed roof extension should match that of the original building.

Key Points: Form & Mass

- Extensions should have similar proportions to the original building, although on a smaller scale.
- Roof pitches and style should match those found on the original building and the overall street-scene.
- Special consideration must be given to how development will affect neighbours.
- Extensions should be in proportion to the original building.
- Further extensions or infilling are often not acceptable.
- Ridges should be lowered to achieve a subservient relationship, allowing an easy visual understanding of what is the original building and what is the extension.
- Generally speaking, the walls of an extension should be set back from the main elevations at front and rear, to emphasize the subservience of the extension and to avoid the creation of disproportionate elevations that lack any depth or relief.

B3 Form and Mass

B4 Detailing an Extension

- B4.1 However well an extension is designed in terms of the siting, scale and massing, the overall design approach can be undermined if care is not taken to ensure that the detail of the design is well considered and executed.
- B4.2 As a general rule, the details of the design of any extension should take a direct lead from the original building, as this will achieve a degree of coherence between the original building and extension.
- B4.3 Materials should match those used in the original building, in order to achieve a degree of coherence between the original building and the proposed extension.
- B4.4 Detailing Methods should reflect those employed in the original building, and, where appropriate, original building methods should be integrated into the extension. These can include:
- The coursing and mortaring of the walling material, especially in the case of brickwork.
 - The manner in which slates are laid, e.g. in diminishing or regular courses.
 - The eaves construction and detailing.
 - The cornering technique employed, e.g. quoins, recessed or projecting brickwork etc..
 - The treatment of windows and doors, including cills, lintels, jamb design and fixing within the openings.
- B4.5 Windows (Fenestration) should be well proportioned, with window openings which reflect the scale and proportion of openings in the original building. It is also vitally important that the number and arrangement of the windows in an extension are sympathetic to the original building by reflecting the same ratio between solid wall and window. The introduction of large windows, seeking to maximise natural light, may not sit comfortably with the building or neighbouring buildings and may well be unacceptable.
- B4.6 The proportions and style of proposed windows on the existing building should be reflected or repeated on any new proposed windows. Correct proportions can be established by completing a scale drawing of the original opening, and then establishing the angle of a diagonal across the window. This angle should then be applied when designing windows of differing sizes to ensure existing proportions are respected.
- B4.7 Notwithstanding the above, in certain cases, with great care and sensitivity, a contemporary design, reinterpreting local character, may be acceptable, providing that it complements the original building.

Key Points: Detailing

- Extensions should normally be constructed of materials that match the original building.
- Detailing should respect local styles and features to maintain local distinctiveness.
- Window openings should be designed to take into account the arrangement and proportion of openings in the original building
- Proposals should respond to the context and reinforce local character.
- Proposals should respect spatial arrangements (the space between buildings) and building lines to fit into their surroundings.
- Special consideration must be given to how an extension will affect neighbours.

B5 Impact on Neighbours

- B5.1 It is regularly the case that the building of an extension will have an element of impact on neighbouring properties. It is very important that you consider how any extension will affect neighbours' amenities or living conditions. Whilst your main concern is always likely to be internal arrangement of the development, its external impact will be the main concern of your neighbours.
- B5.2 The first question to ask when designing an extension is, 'Would I object if my neighbour proposed something similar?'

Key Points: Impact

- How will changes affect a neighbours' outlook from house and garden?
- Will it have an overbearing impact?
- Will it cause overshadowing of neighbours' property, reducing sunlight or daylight?
- How will it affect a neighbours' privacy?

B6 Dominance and Overbearing

- B6.1 Dominance can be an issue when the overall scale of a proposed extension/alteration may result in an oppressive impact, and cause severe detriment to the amenity of occupiers of the neighbouring properties.
- B6.2 Whether a proposal is overbearing depends upon a number of factors, including the lie of the land, the scale and height of the walls and roof of the extension and the proximity of the development to any neighbouring boundary. It is worth noting that even single storey extensions can have an overbearing impact on neighbours if they produce an excessively long wall against a boundary or are sited on higher ground in relation to neighbouring properties.

B7 Shadowing

- B7.1 Extensive overshadowing of a neighbouring building or amenity space is unacceptable. The extent of shadowing may be difficult to determine, as it will depend upon the size of the extension/ alteration, variation in levels across the site and the orientation of the development in relation to the solar orientation of the site.

B8 Privacy & Overlooking

- B8.1 Unacceptable overlooking occurs when there is an inadequate distance between windows and the windows or private amenity space of a neighbouring property. Extensions/alterations should not cause significant loss of privacy. The guiding principle is that development should be located and windows orientated, to prevent direct overlooking of habitable rooms or areas of private amenity space that belong to nearby properties.
- B8.2 Overlooking can be avoided in a number of ways. At ground floor level, the use of screening may assist. Equally, there may be scope to site windows to provide only indirect views of neighbouring property.
- B8.3 It may well prove to be difficult to extend small properties in a way that satisfies the aforementioned guidelines. In cases, where options for an extension are severely limited, it may be worth thinking creatively about whether internal alterations could deliver more useable space, always remembering that, in the case of a listed building, internal alterations are likely to need Listed Building Consent.

Key Points: Overlooking

- Endeavour to be a good neighbour, always consider 'Would I object if my neighbour proposed something similar?'
- Extensions and alterations must not be unacceptably overbearing, or cause unacceptable overshadowing of neighbouring property. Windows to habitable rooms at ground floor level should not allow unrestricted views into neighbouring windows or garden areas.
- In general a minimum of 21 metres should be maintained between any proposed habitable windows facing existing neighbouring habitable rooms.
- Windows to rear and front facing habitable rooms at first floor level, which overlook a neighbour's garden, should be a minimum of 10 metres from the boundary they face. Side facing windows at first floor level should be obscurely glazed, and where windows include openings, these should not open less than 1.7m above the floor level to that room.

B9 Listed Buildings and Conservations Areas

- B9.1 Over 145 buildings in the Borough are of national significance in terms of their architectural or historic interest. These are designated as Listed Buildings. Other buildings which are not listed are also considered to be locally important. In addition, eight areas are currently designated as Conservation Areas:
- Leyland Cross Conservation Area
 - Penwortham Conservation Area
 - St Mary's Conservation Area, Penwortham
 - Walton Green Conservation Area, Walton-le-Dale
 - Church Brow Conservation Area, Walton-le-Dale
 - Sandy Lane Conservation Area, Leyland
 - Church Road Conservation Area, Bamber Bridge
 - Greenbank Road Conservation Area, Penwortham

- B9.2 Tighter planning controls apply to Listed Buildings and in Conservation Areas than elsewhere to allow the Local Planning Authority to preserve, protect and enhance their heritage value. In addition, consent is required for demolition and special controls apply in conservation areas to the display of advertisements and in relation to trees. Whilst it may be possible to alter or extend listed buildings or buildings in conservation areas, proposals often require a greater understanding and assessment of appropriate materials, and circumstances than elsewhere. Any proposals should also be accompanied by a Design and Access and Heritage statement, which includes details on how the proposal takes into account the significance of the heritage asset and avoids causing harm.
- B9.3 Article 4 Directions further restrict development within the Leyland Cross, Penwortham and Walton Green Conservations Areas.
- B9.4 Whilst many of the guidelines within this document will be relevant in such cases, it is strongly recommended that you contact the Council for advice prior to undertaking detailed design work.

B10 Works to Front Gardens

- B10.1 A common solution to ever-increasing car parking problems is to surface front gardens. This greatly alters the setting of the building and streetscape, often causing detriment, can increase flood risk and, where such proposals require permission, is unlikely to be permitted
- B10.2 The treatment of front boundaries contributes a great deal to the character of buildings and of the wider street scene. In such cases, careful thought should be given to the impact of demolition of front boundary walls. In some areas, consent to demolish will be required and is unlikely to be acceptable where harm would be caused to the street scene and character of the area.
- B10.3 Most walls and fences of up to 2m in height, to the rear of a dwelling will not require planning permission. But they can look intrusive and overshadow neighbouring land. Care should therefore be taken in the choice of material and detailed design of any new boundary treatment.

B11 Boundary Treatments

- B11.1 Boundary treatments, whether traditional or modern, contribute a great deal to the streetscape and character of an area. They define areas of private space and often make a positive contribution to the setting of the building. Poorly designed boundary treatments can undermine the quality of the built environment.
- B11.2 The removal of enclosure or boundary treatment can alter the hierarchy of spaces, making it difficult to identify where public space ends and private

space starts. This can produce very confused and awkward rhythms in the street scene.

- B11.3 Where new boundary treatments are proposed, care must be taken to ensure that the proposed materials and detailing respond to any inherent characteristics found on existing walls/fencing. Care should be taken to ensure that proposed walls and fences do not harm the street scene or cause detriment to the amenities of neighbours.
- B11.4 Where estates are open plan, or have a distinctive character, the erection of walls and fences at the front of the property is unlikely to be acceptable (it is advisable that on such estates the Deeds are checked for any restrictive covenants in respect of walls/fences or hedges.) The character of such estates is derived from the open, landscaped environment and physical built barriers will significantly detract from that character. Likewise, development that would obstruct visibility, for highway purposes, or would otherwise cause highway danger, will also be unacceptable. In rural areas, any new boundary treatment should be of the traditional style typical of the immediate locality.

B12 Access & Parking

- B12.1 The design of extensions should not involve the loss of existing off-street parking provision, unless it can be demonstrated that alternative provision can be made elsewhere within the curtilage, without causing detriment to the overall streetscape, an unacceptable loss of amenity space, and without causing a traffic hazard or harming the amenities of neighbours.
- B12.2 Parking should generally be provided at a ratio of 1 space for a single bed dwelling, 2 spaces for a two or three bed dwelling, and 3 spaces for a larger property. This will include garages. Car parking spaces occupy a space 2.4m by 4.8m but parking spaces in front of a garage should be 2.4m by 6m to allow for opening/closing of a up and over door or 2.4m by 5.5m with a roller shutter door. Relaxation of the parking standards may be accepted in highly accessible locations.
- B12.3 On main roads, such as classified roads or roads with a speed limit greater than 30mph, turning space should be provided within the site. Proposals that result in the loss of existing manoeuvring facilities are unlikely to be acceptable. Where gates are proposed, they should be positioned a minimum of 6m back from the public highway to allow a vehicle to pull off the carriageway even when gates are closed. Appropriate visibility will also be needed, the standards for which will vary depending on the location and site.

- B12.4 The creation of a new hard standing and access, and installation of a dropped kerb is only likely to require planning permission if the access is to/from a classified road or where permitted development rights have been withdrawn.
- B12.5 Further detailed or technical advice can be obtained from Lancashire County Council which is the Highway Authority for the area.

B13 Outbuildings

- B13.1 Any proposed outbuildings (e.g. detached garages, stables, summerhouses etc.) should be carefully designed to respond to the inherent character of the immediate area although many will be permitted development.
- B13.2 Outbuildings should appear subordinate and relate positively in scale and function to the original dwelling. Outbuildings should normally be sited close to the house; otherwise they may intrude into the open, rural character of the area to which gardens can make an important contribution.
- B13.3 The size of any outbuilding should be subservient to the scale of any replaced or extended property fully reflecting a typical outbuilding scale. It is unlikely that planning permission will be forthcoming for more than the equivalent of a double garage, a small shed, and a small greenhouse on a single dwelling in the countryside.
- B13.4 Outbuildings to be located in a rural context should not compromise the rural character of the area and should take into account existing outbuilding design and form in the immediate area. The overall scale of any proposed outbuilding will be considered in relation to the existing building and the size of the overall building plot/site in which it is to be located. Any floor space above ground floor will be restricted to ancillary domestic or storage use. Conversion to an independent dwelling will be controlled and restricted by appropriate planning conditions.
- B13.5 Planning permission is now required for conversion of existing domestic outbuildings/garages into ancillary living accommodation, where sleeping accommodation would be present e.g. 'Granny flat' or annexe. Please discuss your requirements with a member of the Development Management Team before commencing development or submitting a planning application.

B14 Refuse Storage

- B14.1 As recycling and the separation of waste is now common to all authorities it is imperative, when undertaking any extension or alteration to your property, or new residential development that adequate storage and access to and from external waste bins is provided.
- B14.2 Extensions that fail to provide or retain an external route from a refuse storage area to the refuse pick-up point will not be permitted. Taking the bins through the house for collection is not to be a long-term practical solution. B14.2 Refuse storage and bins should be screened from view of any public highway where possible and extensions that will result in the removal of an existing refuse storage area from the rear of the property to the front are unlikely to be approved as the cumulative impact of permanently sited refuse bins, particularly to front elevations, have a detrimental impact on the street scene.

Section C

Design Guidance Notes

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C1 Design Guidance:

All Extensions and Alterations

- C1.1 This section sets out general design guidance which should be taken into account when considering alterations or extensions to your property. The local authority will apply the following general design guidance to all applications for extensions/alterations to residential properties.
- C1.2 The National Planning Policy Framework sets out the Government's planning policies on the delivery of sustainable development through the planning system. It states that "good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people". This policy statement will be taken into account when considering any planning application for residential extensions or alterations.
- C1.3 When considering extending/undertaking alterations to any residential property, good design should begin with an appraisal of any proposals context, whether it be distinct features in the immediate locality, site conditions such as variations in land levels, the existing dominant architectural language or style and the overall mass and scale, of the parent building or found in the immediate area.

Scale & Mass

- C1.4 In most cases it is assumed that well designed alterations or extensions to a property should respect the general scale, character, proportions, details and materials of the parent building and complement or enhance the general character of the surrounding area.
- C1.5 An extension in the majority of cases should be designed to appear subordinate to the original building so that it does not visually dominate it, allowing the extension to reflect an element of change and addition.

Daylight & Sunlight

- C1.6 The orientation and size of any proposed extension/alteration should be considered in relation to the sunpath to minimise any overshadowing/loss of daylight to habitable rooms/garden areas of neighbouring properties.
- C1.7 The assessment of loss of light will only be applied to habitable rooms, for the purposes of this guidance non-habitable rooms are classed as follows: hallways, bathrooms/shower rooms, landings and utility rooms.

Privacy & Overlooking Issues

- C1.8 Any residential development, if ill-considered, can have a negative impact on the residential amenities

of existing/potential future neighbouring occupiers. For this reason, habitable room windows should be positioned in such a manner that if they directly face other habitable room windows/garden areas on neighbouring properties, there should be a minimum of 21 metres distance between them to prevent direct overlooking.

Detailed Design

- C1.9 All extensions/alterations should respond well to the original/parent building in terms of materials architectural detailing, window proportioning and roof form. Similarly, new dwellings should relate well and be complementary to the street scene as a whole

Design Guidance Note: DG01

Design Principles All Development

- A: All extensions remain visually subservient to the parent/original building.
- B: Extensions shall employ adequate setbacks where applicable to ensure visual subservience and to reflect an element of change or addition.
- C: The overall roof-form of any extension or new dwelling, including materials shall match or reflect those of either the original/parent building or the wider street scene.
- D: Proposals will not result in an unacceptable loss of private amenity space.
- E: Proposals shall not result in an overbearing or over dominant impact on neighbouring residential occupiers.
- F: Proposals shall not result in an unacceptable loss of light or privacy to neighbouring residential occupiers
- G: Proposals shall not result in the creation or introduction of an incongruous form of development that is of detriment to the original/parent building or wider street scene.
- H: Proposals shall not result in an unacceptable loss of parking provision on site.
- I: Proposals shall respond well to the elevational proportions of the original/parent building in terms of openings and architectural features.
- J: Rear extensions shall not project sideward more than the existing side elevation to ensure the extension remains subservient and protects the original building line.
- K: Windows, doors and architectural detailing on any extension should have similar proportions and be of

C1 Design Guidance: All Extensions/Alterations and Residential Development

Proposed roof forms should match or reflect those of the original/parent building



X



Proposals shall not result in an over dominant or over bearing impact of neighbouring properties.



Extensions shall employ adequate setbacks to ensure visual subservience in relation to the original/parent building

Windows, doors and architectural detailing on any extension should have similar proportions and be of similar materials to the original or parent building.



C2 Single Storey Rear Extensions

C2.1 Single storey rear extensions are one of the most common options when considering extending your home, but as with any development they can have a significant effect on the amenities of neighbours and, if poorly designed, can result in overshadowing, overlooking, or could have an overbearing and oppressive impact.

Scale

C2.2 The siting, scale and location of any extension should minimise the impact on neighbouring properties and should not over-dominate the existing building or result in an unacceptable loss of existing garden space.

Privacy

C2.3 Windows or glazed elements are unlikely to be approved on elevations facing or within close proximity to shared boundaries if they would result in a loss of privacy to neighbouring properties.

45 Degree Rule

C2.4 In the assessment of single storey rear extensions the Local Authority will adopt the 45 degree rule in assessing loss of light and over-dominance in relation to rear extensions.

C2.5 This method of assessment will be applied in most cases with it considered that any proposed extension should not project more than 3 metres beyond a 45-degree line, drawn on plan, from the near edge of the closest ground floor habitable room window on an adjoining property.

Depth

C2.6 Where a proposal has no neighbouring properties, the permissible extent of the rearward extension will be assessed on its own merits taking into account the relationship of the extension with the parent building in terms of overall scale and mass. In such cases the Local Authority will also take into account the amount of amenity/garden space being lost.

Width

C2.7 As with the depth of any proposed rear extension, each proposal will be assessed on its own merits, although full width extensions are likely to be acceptable provided they meet all other criteria for assessment.

Detailed Design

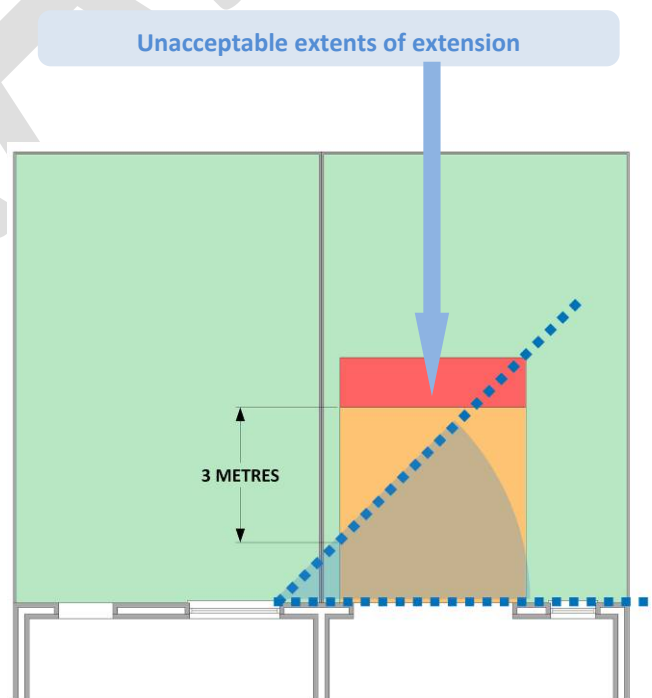
C2.8 Windows, doors and architectural detailing on any extension should have similar proportions and be of similar materials to the original or parent building.

Design Guidance Note: DG02

Single Storey Rear Extensions:

- A: Single storey extensions shall remain visually subservient to the parent/original building.
- B: Single storey extensions shall project no further than 3 metres beyond a 45-degree line drawn from the near edge of any ground floor habitable room window on an adjoining/neighbouring property.
- C: The overall form of the extension including materials shall match or reflect those of the original/parent building.
- D: Proposed extensions will not result in an unacceptable loss of private amenity space.
- E: Proposed rear extensions shall not project forward of the side elevation of the original dwelling.

Illustration showing how the 45 degree rule will be applied in the case of single storey rear extensions



C3 Two Storey Rear Extensions

C3.1 In many cases two storey or first floor rear extensions, without proper consideration, can result in an overbearing impact on neighbouring properties, particularly in terms of loss of light and/or privacy to habitable rooms and private amenity space.

45 Degree Rule

C3.2 In the assessment of single storey rear extensions, the Local Authority will adopt the 45 degree rule in assessing loss of light and over-dominance in relation to rear extensions.

C3.3 In the case of first floor and two storey rear extensions this method of assessment will be assessed on plan with it considered that any proposed extension should not project beyond a 45-degree line drawn from the near edge of the closest ground floor habitable room window on an adjoining/affected property.

C3.4 Where a neighbouring property has a single storey rear extension an assessment will need to be made in respect of the first floor and ground floor windows. Where an extension meets the 45 degree rule in respect of a ground floor window, it is considered that any proposed first floor and two storey extensions should not project more than 3 metres beyond a 45-degree line, drawn on plan, from the near edge of the closest first floor habitable room window on an adjoining property.

Privacy

C3.5 Due to the increased height and potential for elevated habitable rooms in two storey or first floor rear extensions the local authority is unlikely to approve proposals that have an overlooking distance of less than 21 metres from any proposed facing first floor windows.

C3.6 Additionally any windows located to rear and front facing habitable rooms at first floor proposals should be located a minimum of 10 metres from any facing neighbouring boundary/garden to protect the privacy of any facing private amenity space. Side facing windows at first floor level should be obscurely glazed, and where windows include openings, these should not open less than 1.7m above the floor level to that room.

Scale

C3.7 The nature of first floor and two storey rear extensions will most likely result in blank facades/gables facing neighbouring properties. In the interests of reducing the visual impact of any blank façade/gable wall upon neighbours the Local Authority considers that any blank wall should be located a minimum of 13 metres from any facing habitable room windows.

C3.8 Two storey and first floor extensions, without proper consideration, can result in an overbearing

C3 Two Storey Rear Extensions

amenity space but also in relation to the existing/parent building.

C3.9 For this reason it is imperative to ensure any such proposal remains visually subservient to the original building, usually by setting the roof ridge and eaves below that of the existing although in some cases it may be more practical to match the existing eaves line with regards to dealing with drainage and roof construction.

Design Guidance Note: DG03

Two Storey Rear Extensions

- A: Two storey and first floor extensions shall remain visually subservient to the parent/original building.
- B: Two storey and first floor extensions shall not project beyond a 45-degree line drawn on plan from the near edge of the closest ground floor habitable room window on an adjoining/affected property.
- C: Any first floor proposed windows shall have a distance of no less than 10 metres from any facing boundary/garden.
- D: Blank walls on any proposed extension shall be located no less than 13 metres from any neighbouring/facing habitable room windows.
- E: Any first floor proposed windows shall have a distance of at least 21 metres from any facing habitable room window.
- F: Proposed Rear extensions shall not project forward of the side elevation of the original dwelling.

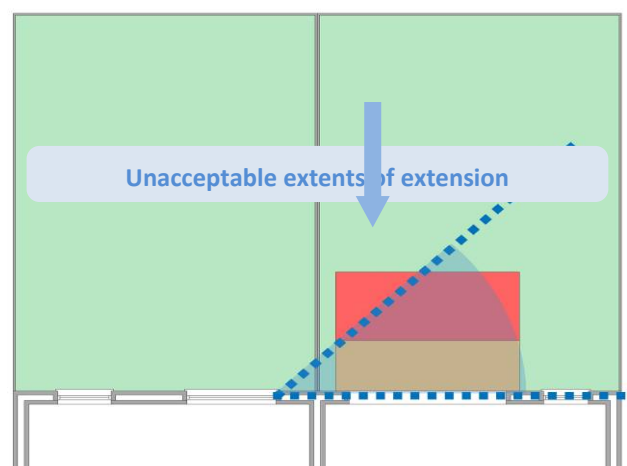
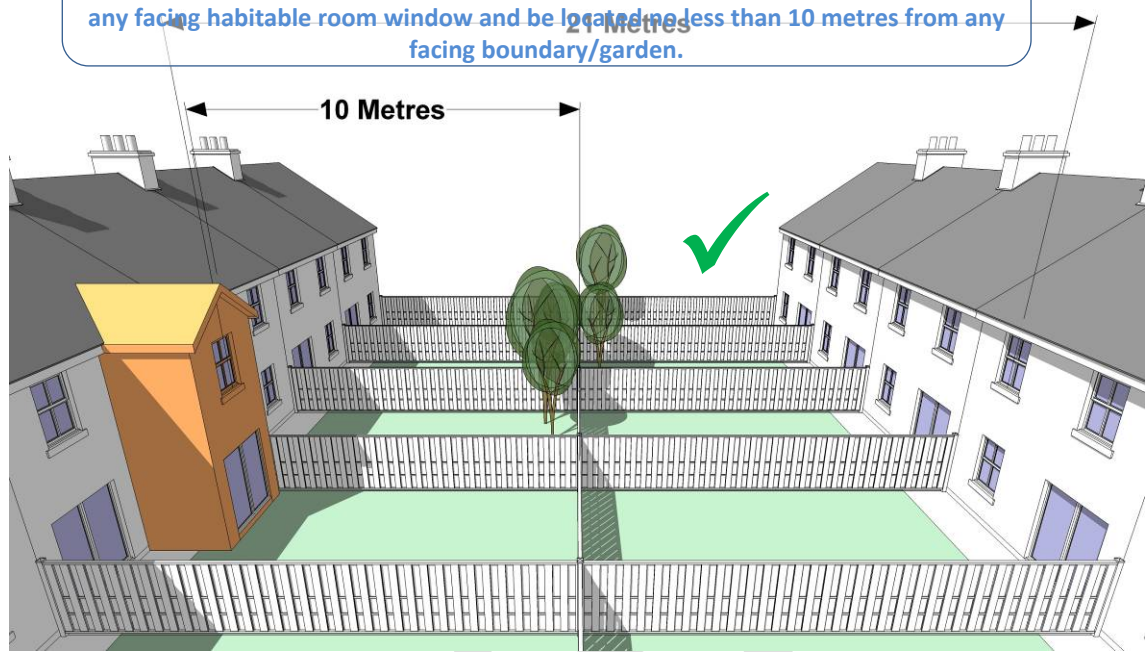


Illustration showing how the 45 degree rule will be applied in the case of two-storey/first floor rear extensions

Any first floor proposed windows shall have a distance of no less than 21 metres from any facing habitable room window and be located no less than 10 metres from any facing boundary/garden.



Two storey/first floor extensions shall not result in an over dominant or over bearing impact of neighbouring properties and should remain visually subservient to the original/parent building



Two storey/first floor extensions shall remain visually subservient and respond well to the overall scale and form of the original/parent building

C4 Single Storey Side Extensions

C4.1 The side elevation of a property will often provide scope for an extension. In such cases the success of a design, will generally depend upon establishing a good relationship with the style and form of the parent building and the surrounding street scene.

Scale

C4.2 The spaces between buildings can define and contribute enormously to the quality and appearance of a street or locality. Care must therefore be taken, to ensure that this character is not eroded by changing the balance between buildings and spaces.

C4.3 A side extension should generally be subservient in scale and form to the parent property. To achieve this it is expected that the principal elevations will be set back by a minimum of 1 metre from the existing front elevations with both the ridge and eaves height being lower than the existing ridge and eaves respectively.

C4.4 Side extensions that fail to appear subordinate to the parent building or fail to respond to the inherent street scene characteristics can, in the case of semi-detached dwellings, result in the impression of a terracing effect resulting in an unrelieved mass of building being of detriment to the wider street scene. For this reason and to counter any potential future terracing they should be set in from any joint/facing boundary by 1 metre and maintain a clear access route to any rear garden area.

Depth

C4.5 In order to maintain a visual impression of subservience it is expected that all side extensions should be a lesser width than that of the side elevation on which they are located with an element of symmetry maintained in relation to the side elevation and the existing roof form/ridge.

Parking

C4.6 Side extensions are usually sited in existing driveways which can in some cases result in the loss of a parking space, the Local Authority will not normally approve side extensions that result in a reduction in the overall number of usable car parking spaces on site as this will result in an increase of potential on-street parking.

C4.7 Side extensions to accommodate garages are common although unfortunately many fail to serve as practical usable garages and therefore result in a loss of usable parking spaces on site. For this reason it will be expected that a minimum of 6 metres long parking area can be accommodated between any proposed garage and the public highway.

C4.8 For the purposes of assessment the Local Authority will consider a usable garage as having minimum internal dimensions of at least 6 metres long by 3 metres wide; garages that cannot meet this criteria due to site constraints may be considered on their own merits in relation to the potential loss of parking.

Privacy

C4.9 Windows on side elevations to proposed side extensions are unlikely to be viewed favourably by the Local Authority due to potential loss of privacy to neighbouring occupiers, however, in cases where the proposal is sited 1 metre away from any joint/facing boundary the inclusion of obscure glazing may be considered to allow an element of natural light into the proposal and provide visual animation to an unrelieved elevation.

Detailed Design

C4.10 Windows, doors and architectural detailing on any extension should have similar proportions and be of similar materials to the original or parent building.

C4.11 Careful consideration should be given to side extensions on buildings that have corner detailing such as recessed/projecting brickwork, quoins or feature detailing. Such features should be incorporated into any side extension to ensure the proposal strikes up a positive architectural dialogue with the existing building.

Design Guidance Note: DG04

Single Storey Side Extensions

- A: Single storey side extensions shall be set back no less than 1 metre from the main elevation of the existing building.
- B: Single storey side extensions shall be set back no less than 1 metre from any joint/facing side boundary where there may be a risk of creating a terracing effect.
- C: The overall form of the extension including materials and any architectural detailing shall match or reflect those of the original/parent building.
- D: Proposals for side extensions shall not result in an overall reduction of usable car parking spaces on site.
- E: Proposals for side extensions that result in a loss of parking or propose the creation of a garage shall allow provision for a 6 metre parking space between the proposed extension and the public highway.
- F: Proposals for side extensions shall include provision for an external route that provides access to any rear garden/amenity space.

C4 Single Storey Side Extensions



Failing to employ adequate setbacks or principles of subservience can result in the creation of a terracing effect and the appearance of an unrelieved mass of building frontage



Side extensions should be set back no less than 1 metre from the front elevation of the original dwelling and no less than 1 metre from the joint/facing boundary



Proposals for side extensions shall include provision for an external route that provides access to any rear garden/amenity space.



Subservient side extensions maintain an element of spacing between buildings and avoid creating a terracing effect



C5 Two Storey Side Extensions

C5.1 The side elevation of a property will often provide scope for an extension. In such cases the success of a design, will generally depend upon establishing a good relationship with the style and form of the parent building and the surrounding street scene.

Scale

C5.2 The spaces between buildings can define and contribute enormously to the quality and appearance of a street or locality. Care must therefore be taken, to ensure that this character is not eroded by changing the balance between buildings and the spaces between them.

C5.3 A side extension should generally be subservient in scale and form to the parent property. To achieve this it is expected that the principal elevations will be set back by a minimum of 1 metre from the existing front elevations, additionally the proposed roof -ridge and eaves should be set below that of the existing, although in some cases it may be more practical to match the existing eaves line with regards to dealing with drainage and roof construction.

C5.4 Two storey side extensions that fail to appear subordinate to the parent building or fail to respond to the inherent street scene characteristics can, in the case of semi-detached dwellings, result in the impression of a terracing effect resulting in an unrelieved mass of building. For this reason and to counter any potential future terracing they should be set in from any joint/facing boundary by 1 metre.

Parking

C5.5 Side extension are usually sited in existing driveways which can in some cases result in the loss of a parking space, the Local Authority will not normally approve side extensions that result in a reduction in the overall number of usable car parking spaces on site as this will result in an increase of potential on-street parking .

C5.6 Side extension to accommodate garages are common although unfortunately many fail to serve as practical usable garages and therefore result in a loss of usable parking spaces on site. For this reason it will be expected that a minimum of 5.5 metres long parking area can be accommodated between any proposed garage and the public highway.

C5.7 For the purposes of assessment the Local Authority will consider a usable garage as having minimum internal dimensions of at least 6 metres long by 3 metres wide; garages that cannot meet this criteria due to site constraints may be considered on their own merits in relation to the potential loss of parking.

Privacy

- C5.8 Windows on side elevations to proposed side extensions are unlikely to be viewed favourably by the Local Authority due to potential loss of privacy to neighbouring occupiers, however, in cases where the proposal is sited 1 metre away from any joint/facing boundary the inclusion of obscure glazing may be considered to allow an element of natural light into the proposal and provide visual animation to an unrelieved elevation. Side facing windows at first floor level should be obscurely glazed, and where windows include openings, these should not open less than 1.7m above the floor level to that room.

Detailed Design

C5.9 Windows, doors and architectural detailing on any extension should have similar proportions and be of similar materials to the original or parent building.

C5.10 Careful consideration should be given to side extensions on buildings that have corner detailing such as recessed/projecting brickwork, quoins or feature detailing. Such features should be incorporated into any side extension to ensure the proposal strikes up a positive architectural dialogue with the exiting building.

Design Guidance Note: DG05

Two Storey Side Extensions

- A: Two -storey side extensions shall be set back no less than 1 metre from the main elevation of the existing building.
- B: Two storey side extensions shall be set back no less than 1 metre from any joint/facing side boundary where there may be risk of creating a terracing effect.
- C: The overall form of the extension including materials and any architectural detailing shall match or reflect those of the original/parent building.
- D: Proposals for side extensions shall not result in an overall reduction of usable car parking spaces on site.
- E: Proposals for side extensions that result in a loss of parking or propose the creation of a garage shall allow provision for a 6 metre parking space between the proposed extension and the public highway.
- F: Proposals for side extensions shall include provision for an external route that provides access to any rear garden/amenity space.

C5 Two Storey Side Extensions



Failing to employ adequate setbacks or principles of subservience can result in the creation of a terracing effect and the appearance of an unrelieved mass of building frontage



Side extensions should be set back no less than 1 metre from the front elevation of the original dwelling and no less than 1 metre from the joint/facing boundary. This is particularly important where there is the possibility of a terracing effect being created

Proposals for side extensions shall include provision for an external route that provides access to any rear garden/amenity space.



Subservient side extensions maintain an element of spacing between buildings and avoid creating a terracing effect



C6 Extensions on Corner Plots

- C6.1 Whilst extensions on corner plots should adhere to the guidance outlined elsewhere in this document, there are a number of further matters to consider. Corner plots require special consideration due to the open character of such sites, particularly if they are located on a road junction.
- C6.2 Extensions in such locations must achieve a degree of compatibility with two, potentially very different, streetscapes.
- C6.3 There may be a distinct building line for each street and any extension should respect all building lines to avoid becoming an incongruous feature within the streetscape.
- C6.4 As a general rule, for both single and two storey extensions, 2m should remain between the extension and any side boundary. This will also only be acceptable where it can be demonstrated that any inherent building line will not be compromised.

Scale

- C6.5 Due to the potential visual prominence of side extensions on corner plots it is expected that the extension will be set back by a minimum of 1 metre from the existing front elevations to maintain visual subservience.
- C6.6 Rear extensions on exposed corner plots can have the effect of being read as part of the side elevation potentially creating a large unrelieved elevation, for this reason, rear extensions on such corner locations will be expected to be set in from the side elevation by no less than .5 of a metre.
- C6.7 Two-storey side extensions in most cases will be unacceptable due to the potential for them to appear over dominant, in cases where they are deemed acceptable the roof ridge must be set lower than that of the existing roof to ensure visual subservience and provide articulation within the street scene.

Detailed Design

- C6.8 Windows, doors and architectural detailing on any extension should have similar proportions and be of similar materials to the original or parent building.
- C6.9 Careful consideration should be given to extensions on dwellings located on corner plots as any new addition may be read as part of a main elevation. Therefore it is imperative that extensions fronting the highway possess adequate detailing, animation and features that allow any new frontage created to positively address any facing highway to maintain an active frontage.

Privacy

- C6.10 Due to the potential for elevated habitable rooms in two storey or first floor side extensions the local authority is unlikely to approve proposals that have an overlooking distance of less than 21 metres from any proposed facing first floor habitable room windows.
- C6.11 Additionally any windows located to habitable rooms at first floor proposals should be located a minimum of 10 metres from any facing neighbouring boundary/garden to protect the privacy of any facing private amenity space.

Design Guidance Note: DG06

Extensions on Corner Plots

- A: Extensions on corner plots shall maintain a distance of 2 metres from any existing side/facing boundary fronting the highway, this will only be acceptable where the proposal does not compromise any existing dominant building line in the area.
- B: Extensions on corner locations shall be set back no less than 1 metre from the existing front elevation.
- C: Rear extensions on corner plots that will be visible from the highway shall be set in no less than 0.5 metres from the side elevation facing the highway.
- D: Extensions on corner properties will not compromise existing building lines where this would be of detriment to the street scene.
- E: Extensions on corner locations/plots shall remain visually subservient to the original/parent building in terms of overall scale and roof form.
- F: Extensions on corner locations/plots shall include architectural features found on the original building.
- G: Extensions on corner locations/plots shall not present blank or unrelieved frontages/elevations to any facing highway.
- H: Extensions on corner locations/plots where there is an inherent staggered building line shall adopt a similar staggered approach regarding overall sideward projection.

C6 Extensions on Corner Plots



Extensions on corner properties shall not compromise existing building lines where this would be of detriment to the street scene.

Extensions on corner locations shall be set back no less than 1 metre from the existing front elevation whilst maintaining a distance of 2 metres from any existing side/facing boundary fronting the highway, this will only be acceptable where the proposal does not compromise any existing dominant building line in the area.



Extensions on corner locations/plots shall employ architectural features and maintain a window to wall ratio that maintains an active and animated frontage to any facing highway.



C7 Front Extensions

- C7.1 Extensions that project forward of the original building have a significant effect on the building itself and on the wider street scene. Front extensions often upset building lines and architectural rhythms, and appear unduly prominent in the street scene. In general terms, they are rarely acceptable.
- C7.2 Front extensions may be acceptable, however, in cases where there is no distinct building line or form, in a street with a wide variety of architectural styles for example. It is wise to seek informal advice at an early stage from the Council, should you wish to pursue such an extension.

Porches

- C7.3 The most common form of front extension is a porch. A porch can significantly alter the principal elevation of the building by altering its focal point, or changing its character. Care should be taken to ensure that porches will not cause harm to the building itself, to neighbouring properties or to the wider setting. The form and scale of a proposed porch should respect the proportions of the original building, and should complement rather than compete with existing features, such as bay windows.
- C7.4 The addition of a porch is likely to have a detrimental effect on terraced houses; as terraces depend upon conformity, rhythm and consistent design to provide much of their architectural interest and integrity. In such cases a single porch can cause severe detriment to the character and appearance of the whole terrace.
- C7.5 A small porch that does not exceed 3sq m in size or 3m in height can, in many cases, be constructed under Permitted Development providing it is not within 2m of any boundary fronting the highway.

Design Guidance Note: DG07

Front Extensions

- A: Front extensions shall not over dominate the original/parent building in terms of overall scale and mass.
- B: Front extensions shall not result in the introduction of an incongruous feature that would be of detriment to the inherent building line or wider street scene.
- C: Front extensions shall incorporate materials and architectural detailing to match the original/parent building.
- D: Windows and doors on front extensions shall replicate the size and location of existing windows and doors on the original/parent and neighbouring buildings.
- E: Front extensions shall not be of detriment to the existing street scene in terms of overall proportion and scale

C8 Dormers & Roof Alterations

Dormer Windows

- C8.1 Some roof alterations are permitted development. However, throughout the Borough, there are many examples of badly designed and executed dormer windows which cause detriment to the character of the buildings to which they are attached as well as to the surrounding area, due to their prominent position and unattractive form. They may also increase the extent to which neighbouring properties are overlooked. So the following guidelines are commended in all cases.
- C8.2 Dormers are unlikely to be acceptable on the front elevations of properties, due to their prominence, unless such features are typical of the local area in which the property is situated their acceptability will be largely dictated by the immediate context in terms of assessment. Pike dormers may be more acceptable on a traditional style property. Where they are acceptable on the front elevation they should aim to appear visually subordinate to in terms of the extent of the roof plane they will occupy. In either respect any dormer window should be set at least 0.5 metres from the flank (gable) wall of the house, and/or the boundary line with adjoining property.
- C8.3 Dormers will not be acceptable if they are built off the house walls or project above the ridge of the roof and should be set below the ridge. They should be designed with care, to be subordinate to the main roof structure and set in from the side elevations. Flat roofed dormers do not sit comfortably with pitched roofs and are unlikely to be acceptable, particularly on front elevations.
- C8.4 Where dormers are considered acceptable, they should be designed to complement the original building in terms of style, detailing and materials. The roof pitch should normally match that of the original roof. The section of the dormer construction between window and sides should be kept to a minimum and should be of vertically hung material to match the main roof or lead. Dormer windows should have a vertical alignment and be of a lesser proportion than windows on the existing elevations of the house.

Roof lights

- C8.5 Roof lights often represent an easy opportunity to obtain natural light into loft conversions or roof space and may not need planning permission. However, they should generally be restricted to the rear or least visible elevations of the original building.

- C8.6 Roof lights should be introduced with caution. Too many destroy the character of an unbroken roof slope and can create an unacceptable level of clutter on the roof of the original building. If more than one roof light is proposed on any roof plane, careful thought should be given to size and siting.

- C8.7 Flush fitting 'conservation style' roof lights should be used wherever possible, and are the only type likely to be acceptable on listed buildings and in conservation areas.

Roof Extensions

- C8.8 Increasing the height of a dwelling by amending the roof pitch or eaves height, will significantly affect the character and proportions of the building and will impact on the surrounding streetscape.
- C8.9 Such changes are unlikely to be acceptable in areas where roof pitches and heights are consistent, as they will cause detriment to the visual impact of the streetscape altering its rhythm and form.
- C9.0 In areas of mixed character, roof extensions may be acceptable, providing care is taken with its design.

Design Guidance Note: DG08

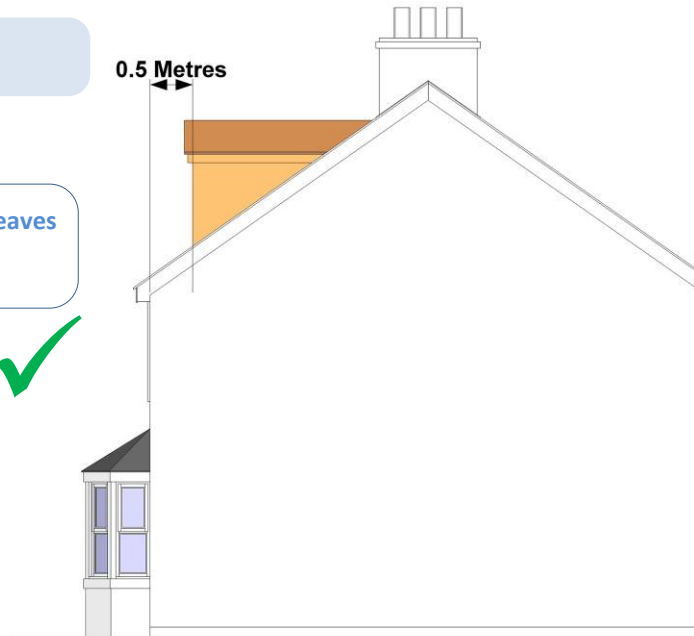
Dormers & Roof Alterations

- A: Proposed dormers shall be contained well within the body of the roof, by being well set back from the party/end walls, below the ridge of the roof and above the eave gutterline.
- B: Proposed dormers shall be aligned vertically with the existing window arrangement and be set off the flank/party walls of the original/parent building by no less than 0.5 metres.
- C: Proposed dormers shall have a window proportion similar or lesser in size than that of the corresponding window to which it is aligned.
- D: Proposed dormers shall have a roof pitch to match that on the existing/parent building.
- E: Proposed dormers shall not over dominate the original/parent building or be of detriment to the wider street scene.
- F: Proposed roof-lifts/alterations shall not be of detriment to the overall street scene or compromise the inherent roof form found in the immediate context.
- G: The proposed cladding materials of any Dormer/roof alteration shall match the roofing materials of the original/parent building.
- H: The roof ridge of proposed dormers shall be set 0.5 metres lower than the main roof ridge.
- I: Proposed dormers shall be set up from the eaves by no less than 0.5 metres

C8 Dormers & Roof Alterations

Proposed dormers shall be set up from the eaves by no less than 0.5 metres

0.5 Metres



0.75 Metres

0.75 Metres



Proposed Dormers shall be aligned vertically with the existing window arrangement and be set off the gable /party walls of the original/parent building by no less than 0.75 metres.



Proposed roof-lifts/alterations shall not be of detriment to the overall street scene or compromise the inherent roof form found in the immediate context.



C9 Conservatories

- C9.1 Conservatories are a popular means to extend properties. As they constitute an extension, their design should take into account the guidance within this document to ensure a satisfactory relationship with the original building.
- C9.2 Some buildings do not lend themselves well to extension with a conservatory. Severe detriment can be caused to the architectural quality of small, simple dwellings by the addition of an off-the-peg conservatory.

Detailed Design

- C9.3 However, should the principle be acceptable, the design of a conservatory should relate to the original building. A highly detailed conservatory, with fussy period detailing such as finials, for instance, is unlikely to be suitable for a simple rural building with limited detailing. Many modern 'off the shelf' conservatory designs are not suitable for traditional buildings and, where planning permission is required, are unlikely to be permitted, with bespoke solutions felt to be more acceptable provided they respond well to the original building.
- C9.4 Where dwarf walls are to be incorporated into the design they should be of a material and finish compatible with the original building.
- C9.5 A conservatory, due to its overall frame-like appearance typically relates directly to the original window arrangement, type & material. For this reason glazing framing detail should match window detailing found on the original/parent building. Additionally a standard UPVC conservatory located on a building with timber windows is likely to appear as an unsympathetic addition, for this reason it is felt that conservatories should match, in terms of overall framing material, the materials found on the original/parent building.

Privacy

- C9.6 Conservatories sited adjacent to a boundary with a neighbour should have a solid side, or be obscurely glazed, or be screened by a fence or wall. The elevation facing the neighbour should not contain any opening windows.

Design Guidance Note: DG09

Conservatories

- A: Conservatories shall be reflective of the overall style of the original/parent building
- B: Conservatories shall not result in a loss of light or privacy to neighbouring residential occupiers.
- C: Conservatories shall be constructed of a material/materials that matches the windows/doors on the original/parent building.
- D: Conservatories shall incorporate detailing found on the original/parent building or incorporate detailing that is reflective of the era of the original/parent building.
- E: Conservatories on corner plots that will be afforded a high level of visibility should incorporate features/details and or materials that allow it to be read as a sensitive addition as part of the wider street scene.
- F: Conservatories/additions of a contemporary nature shall not undermine the original/parent building and should appear as a sensitive intervention which clearly considers its immediate context.

C10 Solar Panels

- C10.1 In most cases the introduction of solar panels on a residential dwellings roof will be classed as permitted development not requiring planning permission provided they are not mounted above the existing roof ridge and do not project more than 200mm above the roof plane which they are mounted upon.
- C10.2 If the dwelling is in a conservation area or is a listed building, permission is likely to be required and you should contact the Local Planning Authority to confirm the acceptability of introducing any roof mounted panels prior to making any formal application.

C11 Balconies & Roof Terraces

- C11.1 Roof terraces and balconies can provide valuable amenity space to dwellings that lack any or have minimal private garden space. They can however cause problems with regards to negative impacts on the privacy of neighbouring properties and result in potential noise nuisance/disturbance during use.
- C11.2 Roof terraces, balconies and Juliet balconies are not normally acceptable where they will result in a detrimental impact on residential amenities or impact upon the privacy of neighbouring occupiers.
- C11.3 The creation of balconies or roof terraces are unlikely to be approved on the front elevation of properties unless it can be demonstrated that such proposals are commonly found within the immediate context and it can be demonstrated the use of the terrace/balcony will have no detrimental impact on the privacy or amenities of neighbouring properties.
- C11.4 The introduction of recessed roof terraces may be acceptable where the overall roof form is not visually compromised and the terrace is fully contained within the existing roof plane.
- C11.5 Proposals for balconies & roof terraces, where deemed acceptable, shall include measures for the protection of neighbouring privacy such as screening and/or opaque glazed balustrading.

Design Guidance Note: DG11

Balconies & Roof Terraces

- A: Balconies and roof terraces shall not result in a detrimental impact on the privacy of neighbouring residential occupiers.
- B: Recessed roof terraces shall not compromise the overall inherent roof form and shall be fully contained within the existing roof plane.
- C: Balconies and roof terraces shall not directly overlook neighbouring private amenity space to an extent which results in a detrimental impact on the privacy of neighbouring residential occupiers.
- D: Juliet balconies shall incorporate elements which preserve the privacy of neighbouring occupiers.
- F: Roof terraces and balconies on front elevations will not be approved where they introduce an incongruous feature in the wider street scene or result in the loss of privacy to neighbouring occupiers.

C12 Extensions in Rural Areas

- C12.1 South Ribble Borough includes large areas of attractive countryside and special care should be taken to protect their open and rural character and distinctiveness. The overall aim is to prevent substantial additional building in open countryside. This includes areas shown in the Local Plan as Green Belt, Safeguarded Land and Countryside Areas or land allocated as Areas of Separation in the Central Lancashire Core Strategy.
- C12.2 Over-large and poorly designed extensions and outbuildings can diminish the openness and attractiveness of these rural areas. Within the National Planning Policy Framework and locally adopted policy permits the limited extension, alteration or replacement of dwellings provided the works do not result in disproportionate additions over and above the size of the original dwelling. The original dwelling is a dwelling as existing on 1 July 1948 or, if constructed more recently, as originally built. Where planning permission has previously been granted for a replacement dwelling, the term 'original dwelling' means the one that has been replaced and not the new building.
- C12.3 House extensions include any extension of the living space, including basements, roof conversions, and conservatories. Basements and roof conversions often need planning permission and their impact will be assessed not only in terms of the physical built form, but also in terms of the intensification of the use of the site. Conservatories, although generally of lighter construction than most conventional buildings, are a common means of providing additional habitable rooms and will be treated under the same policies as other forms of house extension.
- C12.4 As set out in the policies in the South Ribble Local Plan and Supplementary Planning Document: Rural Development, the main way of assessing the appropriateness of extensions that need planning permission will be by comparing the volume of the dwelling including the proposed extension to that of the original dwelling. As a general maxim, residential extensions should not in total exceed more than 50% of the volume of the original house to ensure it remains visually subservient in terms of overall scale and mass. There may be situations due to site aspects where marginal increases on this figure are acceptable.
- C12.5 Extensions of this scale will not be attainable in all circumstances. For example, only very minor extensions or alteration will normally be allowed to converted former agricultural buildings in order to protect their special character.
- C12.6 The replacement of an existing dwelling may be acceptable provided that the new dwelling is not materially larger than the dwelling it replaces. Supplementary Planning Document: Rural Development allows for an increase of replacement dwelling in green belt areas of up to 30% more than the original dwelling. Equally, changes of use of existing buildings of permanent and substantial construction will be permissible provided that the encroachment of urban uses beyond the existing boundary of the site into the surrounding countryside can be avoided.
- C12.7 If a dwelling has been replaced with a larger property, this may mean that any further extensions will be deemed inappropriate. Likewise, where planning permission has been granted and remains extant, or where extensions to the property have already been built, these will be taken into account when assessing the appropriateness of further extensions.
- C12.8 New dwellings in the green belt are unlikely to be acceptable

Design Guidance Note: DG12

Extensions in Rural Areas

- A: Extensions in defined rural areas shall reflect the inherent character of the area and relate well in terms of scale to the original building.
- B: Extensions in defined rural areas shall not exceed more than 50% of the original volume Of the dwelling
- C: Existing outbuildings and extensions will be taken into account in the assessment of proposed rural extensions and cumulatively shall not result in an unacceptable loss of private amenity space or over dominate the site.
- D: Rural extensions shall incorporate detailing found on the original/parent building and incorporate detailing that is reflective of the era of the original/parent building.
- E: Contemporary rural extensions will be permitted provided they do not compromise the character of the original building and demonstrate an exemplar level of execution and architectural merit.
- F: Rural extensions shall in all cases remain visually subservient to the original/parent building in terms of overall scale and mass.

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Environment Agency

<http://www.environment-agency.gov.uk/>

Environment Agency document “Working with Natural Processes to Manage Flood and Coastal Erosion Risk” (March 2010) offers guidance with regards to permeable paving in domestic situations. This guidance is available to view at

<http://a0768b4a8a31e106d8b0-50dc802554eb38a24458b98ff72d550b.r19.cf3.rackcdn.com/geho0310bsfi-e-e.pdf>

Planning Portal

The Planning Portal is the UK Governments online planning and building regulations resource for England and Wales, and can be viewed at

www.planningportal.gov.uk/wpd/portal/portalhome/