

6 HOUSEHOLDER EXTENSIONS AND OUTBUILDINGS

RESPECTING THE CHARACTER AND APPEARANCE OF THE EXISTING DWELLING AND THE LOCAL AREA

GOAL: To achieve extensions to dwellings that respond to the needs of the occupants in a way that is sensitive to the character and appearance of the original dwelling and street scene

Extensions to dwellings can have a significant impact on the character and appearance of a dwelling itself and the street or area in which it is set. A well-designed extension can enhance the appearance and value of a property, whereas an unsympathetic extension can have a harmful impact, create problems for neighbouring residents, and affect the overall character of the area.

Some smaller-scale extensions may constitute 'permitted development' which means they do not need planning permission (see useful guidance). If planning permission is not required, we would still strongly encourage you to follow the best practice guidance in this document to ensure that the design of your extension can be the best that it can be.

If a building has been identified as being Statutorily Listed or is located within a Conservation Area or AONB, some forms of development or alteration that would otherwise be classed as permitted development will require planning permission, Listed Building consent or combinations of these. A Design and Access Statement may need to be submitted for applications for Listed Building consent and for planning applications in Conservation Areas. Extensions to historic buildings can be harmful if their significance is not fully understood.

The Council can provide further assistance and guidance about what does and does not require planning permission and advice about the design of the proposal.

+ Additional useful and interesting resources:

- Planning portal: Information about permitted development and how to submit your application
- Pre-application advice service
- Validation checklist
- Southvale Building Control Service



Extension in keeping with the existing character and appearance of the house (Kingston Blount)



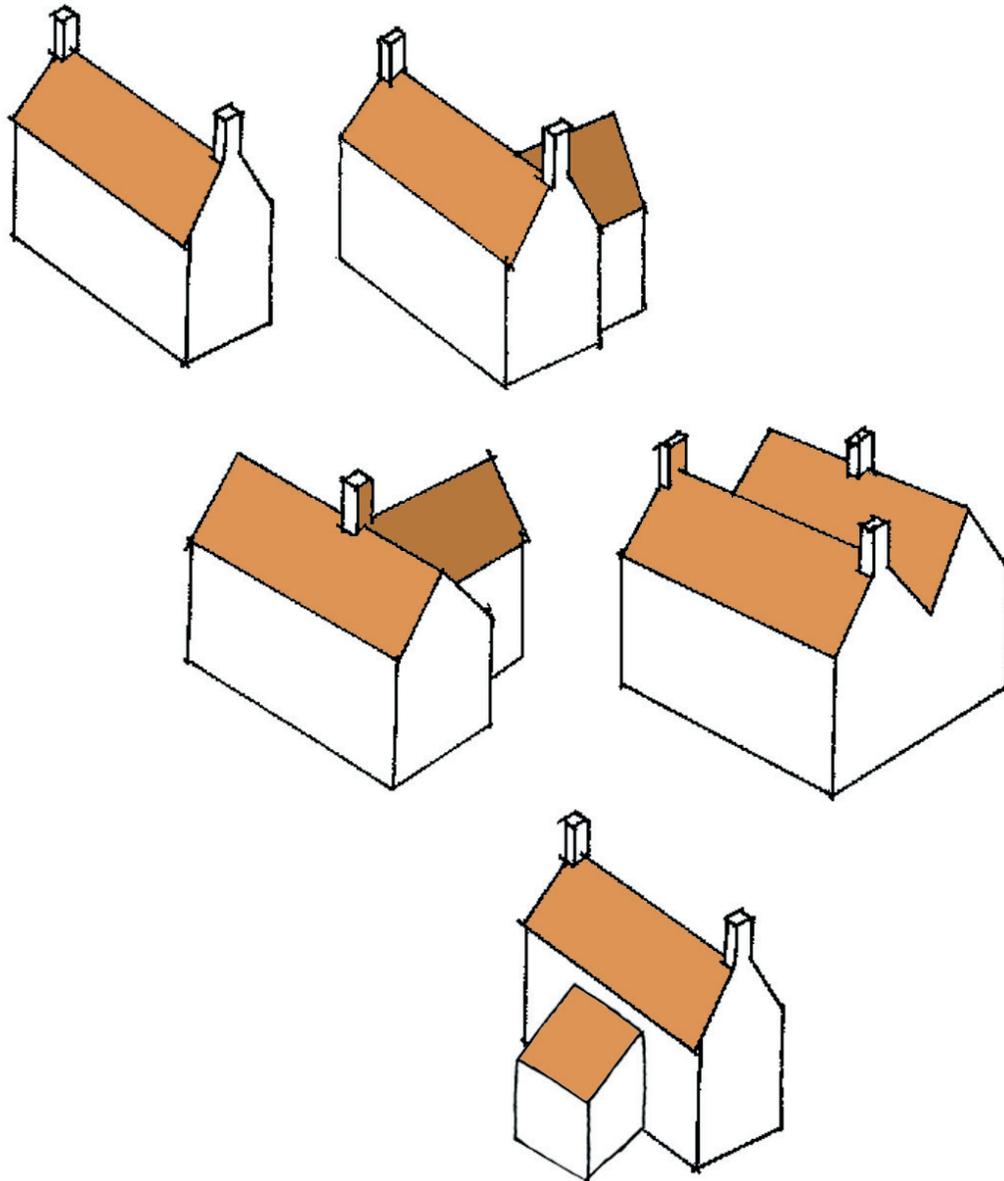
To inform your design:

Technical studies including (but not limited to) surveys on trees, habitats, species etc. where appropriate.



To communicate your design:

- Clear elevations, roof plans, floor plans
- A block plan and/ or landscape plan with a clear legend
- Three dimensional models
- Sunlight/ daylight diagram



Good examples for different configurations of extensions which respect the form of the existing building and use simple, uncomplicated building lines

TEST YOUR DESIGN:

General advice for all extensions and alterations

The following design principles are relevant to all types of householder extensions and alterations:

Character and appearance

- 6.1 responds to and respects the character and appearance of the area and street scene;
- 6.2 maintains established building lines;
- 6.3 uses simple, uncomplicated building forms that compliment and coordinate with the scale, form and massing of the original dwelling;
- 6.4 uses building materials which match those of the existing dwelling or justification has been provided which explains the appropriateness of the alternatives proposed?;
- 6.5 ensures the original building remains the visually dominant element of the property (whether it is an extension, a self-contained annex, an outbuilding or a garage);
- 6.6 has a roof form appropriate to the original dwelling. Generally this should be constructed with the same angle of pitch as the existing roof;
- 6.7 ensures any existing external access from the front to the rear garden has been retained;
- 6.8 responds to the existing pattern of window and door openings? Note that the position, size, proportion, height and style of new windows and doors and the ratio of solid wall to openings all help to define the character of a dwelling;

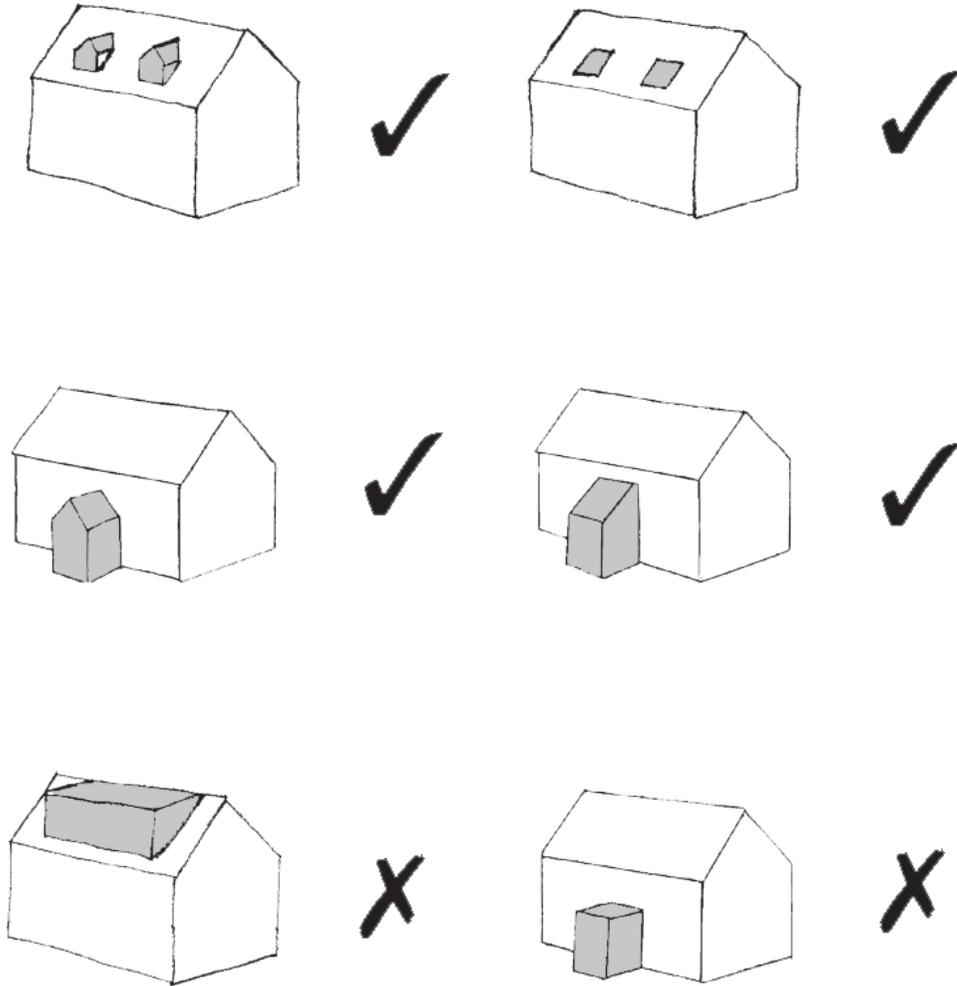
Meets criteria If not, reason for not meeting

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Conservation areas and listed buildings

- 6.9 If the proposed extension is within a conservation area or is part of a listed building, does the proposed design enhance the original features or contribute to its significance?

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TEST YOUR DESIGN:

Impact on neighbours

All proposals must take into account the potential impact on neighbours. The proposal:

- 6.10 has been informed by the positioning of neighbouring dwellings and an understanding of the potential impact development could have upon them;
- 6.11 can demonstrate that it will not result in overshadowing, a loss of privacy or an oppressive or overbearing impact on neighbouring properties;
- 6.12 there is a minimum of 12m between habitable windows and flank walls;
- 6.13 complies with the 45 degree rule set out within the BRE guidance;
- 6.14 must not result in a significant loss to the private amenity area of the existing dwelling.

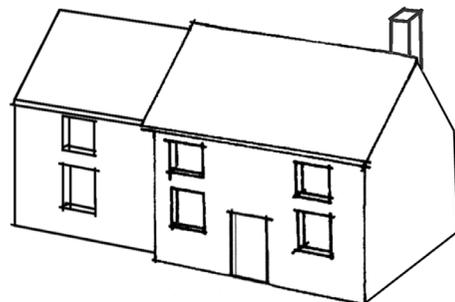
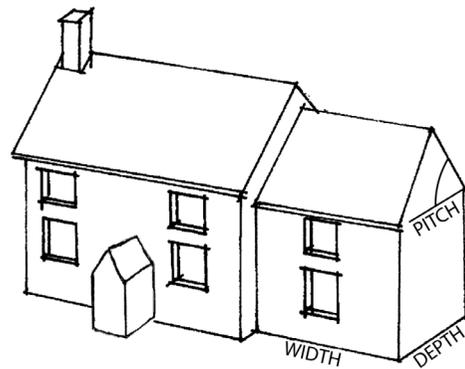
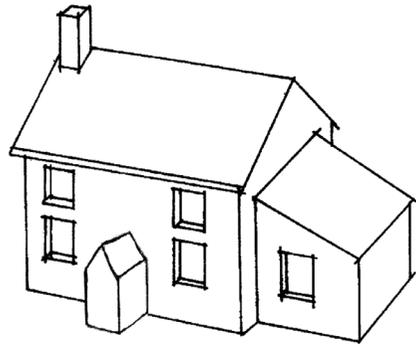
Meets criteria If not, reason for not meeting

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Front extensions and canopies

- 6.15 Front extensions will be resisted where they have a significant impact on the street scene or are damaging to the appearance of a dwelling. Modest front extensions that reflect the character of the existing property are more likely to be acceptable;
- 6.16 When located close to a neighbouring property, front extensions should not have a negative impact on the amount of light afforded to that property, nor should it have an over bearing impact. Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road;
- 6.17 They should normally be designed with a pitched roof to be as close to that of the main roof as possible;
- 6.18 Avoid large, flat-topped porches.

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Acceptable examples for side extensions



Successful contemporary extensions to traditional buildings in Watlington and London

TEST YOUR DESIGN:

Side extensions

The side extension must:

- 6.19 be set back from the front of the house or otherwise justified for not doing this;
- 6.20 retain important gaps within the street scene and avoid creating a 'terracing effect';
- 6.21 be constructed with the same angle of pitch as the existing roof;
- 6.22 be subordinate to the principle dwelling;
- 6.23 include windows that face the street to provide passive surveillance;
- 6.24 can demonstrate that it will not result in overshadowing, a loss of privacy or an oppressive or overbearing impact on neighbouring properties.

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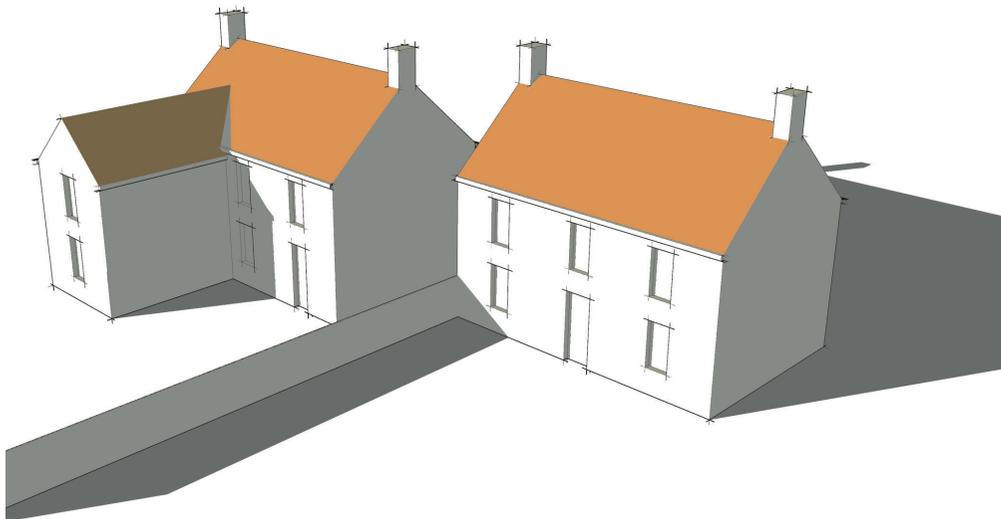
REAR EXTENSIONS

Rear extensions should not result in significant overshadowing of a neighbour's property.

Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including through the use of contemporary architecture.

In addition to the distance between properties, there are a number of solutions that can be employed to maintain privacy from the placement of buildings and design of buildings, to more detailed design measures such as appropriate positioning of windows (staggered or otherwise), arrangement of habitable rooms to reduce direct views; and creating varied floor levels.

As a general rule, extensions that alter the existing ridge of the roof or significantly alter the roof profile will not be accepted where this detracts from the character and appearance of the original dwelling and/or the street scene.



TEST YOUR DESIGN:

Rear extensions

Rear extensions should:

- 6.25 avoid a detrimental impact on the existing dwelling's usable garden area;
- 6.26 must not have a harmful effect on neighbouring properties in terms of privacy, overshadowing or overbearing impact;
- 6.27 provide an adequate distance between facing habitable rooms to help people feel comfortable in their homes;
- 6.28 can demonstrate that it will not result in overshadowing, a loss of privacy or an oppressive or overbearing impact on neighbouring properties;
- 6.29 comply with the 45 degree rule as set out overleaf.

Meets criteria If not, reason for not meeting

Loft conversions and roof extensions

- 6.30 Dormer roof extensions must be set within the roof slope;
- 6.31 Two or three smaller dormers are often more successful than a single large flat roofed, boxy dormer;
- 6.32 The position and proportion of dormer windows should respond to existing windows and/or doors;
- 6.33 Roof lights should be used sparingly and where they are less likely to be visible in the street scene, such as to rear elevations or in discreet roof valleys. In sensitive locations such as on Listed Buildings and in Conservation Areas, 'conservation type' roof lights should be used.

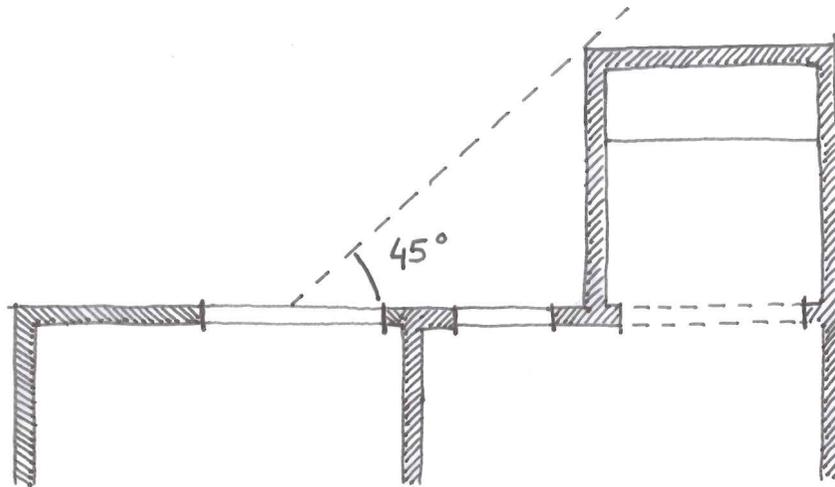


Diagram showing 45 degree angle rule

+ Additional useful and interesting resources:

- National Planning Policy Framework
- Planning Portal
- Validation checklist (if planning permission is required)
- Permitted development request
- Southvale Building Control Service
- Historic England practice guides such as making 'Making changes to your property'

TEST YOUR DESIGN:

Garages and outbuildings:

- 6.34** Garages should be simple functional buildings, of moderate size and scale. They should not compete with the main dwelling in terms of their footprint or height and should avoid dormer windows and other domestic features;
- 6.35** The size, siting and scale of any outbuilding should not compete with the main dwelling;
- 6.36** Swimming pools, associated pump equipment and tennis courts should not be sited where they will cause noise and disturbance to nearby neighbouring dwellings.

Meets criteria If not, reason for not meeting