

APPENDIX B: Residential Development Guidelines including garden sizes

Standard	Reason
<p>Minimum distance of 21.3 metres between front and rear facing principal windows (kitchens, living rooms, dining rooms and bedrooms) or no less than the existing distance where this is less than 21.3 metres. Facing windows at ground floor level can be more closely spaced if there is an intervening permanent screen e.g. wall or fence. This standard is particularly important for new dwellings which will face/back onto existing dwellings. Variations to this recommended minimum distance will be considered dependant upon the particular circumstances and type of development e.g. greater distances may be required where there are differences in levels. See Figure 1 below.</p>	<p>To retain sufficient privacy and outlook</p>
<p>Obscure glazing or windows with cill height of 1.7 metres or above can potentially be used as alternative to the above separation distance.</p>	<p>To retain sufficient privacy and outlook</p>
<p>Side facing first floor principal windows should not overlook neighbouring private amenity space at a distance of less than 10 metres. See Figure 2 below.</p>	<p>To retain sufficient privacy and outlook</p>
<p>45° daylight standard- no obstruction of light above a vertical angle of 25° measured from the centre of the windowsill within any horizontal sweep of 45° (excluding the 45° of the windowpane). The measurement for patio windows is taken from a height of 1.2m above floor level. See Figure 3 below. In the cases of attached or closely spaced detached dwellings this standard may not always be achievable. Where a neighbouring property has a principal window which faces the side rather than to the front or rear of the property, these standards will not be applied to that window. In these cases proposals will be considered on their individual merits taking into account outlook, amenity and overall design.</p>	<p>To preserve daylight and outlook</p>
<p>Where the side of one dwelling (blank elevation) faces the rear of a neighbouring property the minimum distance should be 13.7metres between the two storey parts of each dwelling. This distance should be greater if the proposed development is on higher ground and could be reduced if it is on lower ground, or only extends partially across the facing windows of the rear</p>	<p>To avoid overbearing</p>

Appendices

Standard	Reason								
property. In all cases for two storeys a minimum distance of 12.2metres should be achieved. The minimum distance for a single storey extension in this position is 10.7metres .									
<p>New Garden Size Guidance Minimum sizes recommended for gardens based on sizes used by other Councils and the need to reflect dwelling sizes:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">1 or 2 bed dwelling</td> <td style="padding: 5px; text-align: right;">40-44sqm</td> </tr> <tr> <td style="padding: 5px;">3 bed dwelling</td> <td style="padding: 5px; text-align: right;">65 sqm</td> </tr> <tr> <td style="padding: 5px;">4+ bed dwelling</td> <td style="padding: 5px; text-align: right;">80 sqm</td> </tr> <tr> <td style="padding: 5px;">Flat with communal space</td> <td style="padding: 5px; text-align: right;">30 sqm per flat</td> </tr> </table>	1 or 2 bed dwelling	40-44sqm	3 bed dwelling	65 sqm	4+ bed dwelling	80 sqm	Flat with communal space	30 sqm per flat	To provide amenity
1 or 2 bed dwelling	40-44sqm								
3 bed dwelling	65 sqm								
4+ bed dwelling	80 sqm								
Flat with communal space	30 sqm per flat								
Extensions- see written guidance below on set back standards for different types of extensions	To assist compatibility with streetscene								

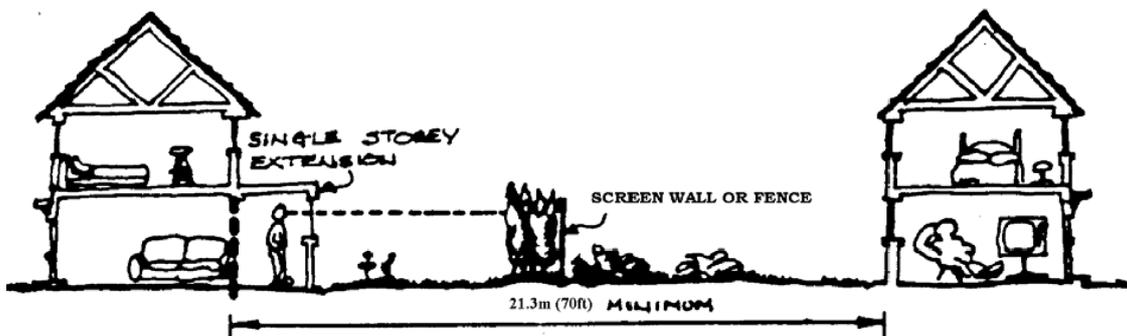


Figure 1. Principal Facing Windows

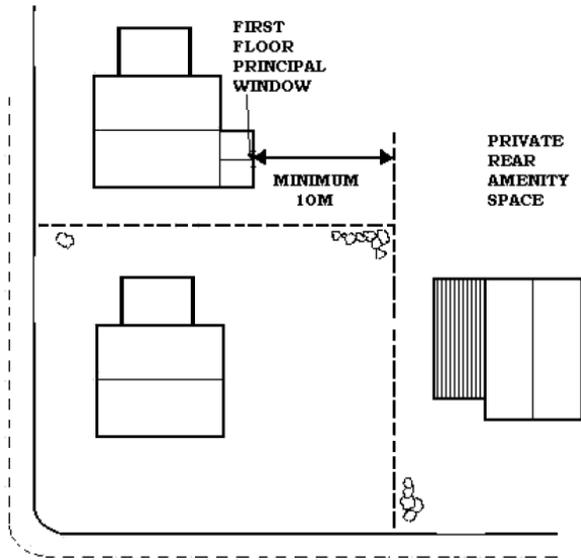


Figure 2. Side facing principal windows

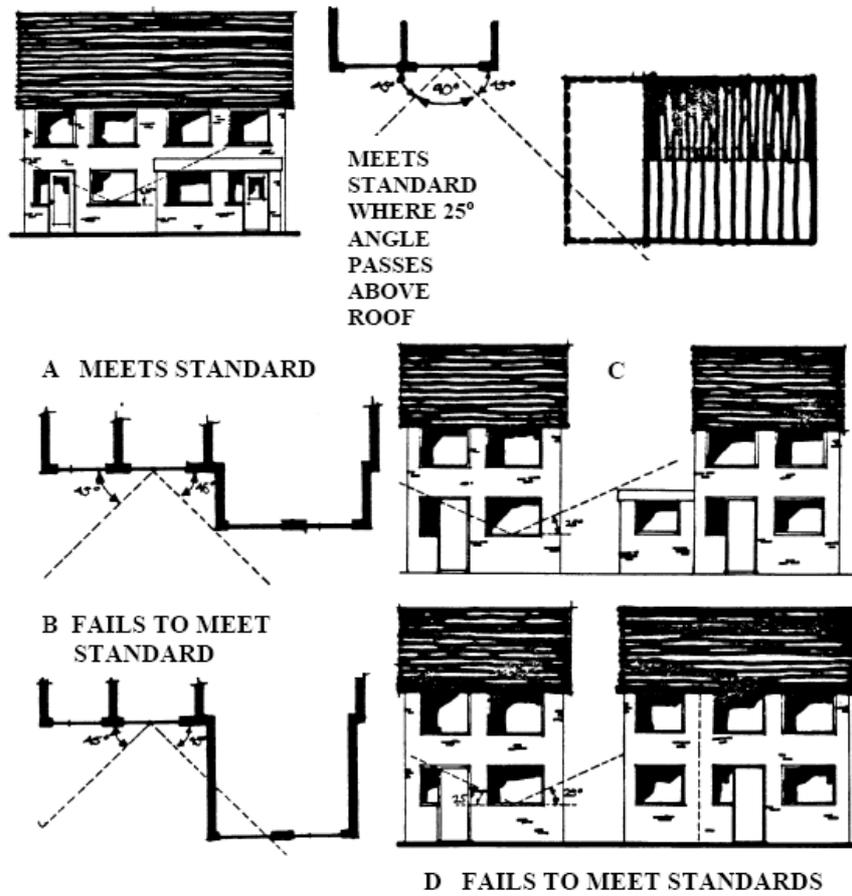


Figure 3. 45 degree standard

Different Types of Extensions

Side Extensions

Single-storey side extensions should normally be designed as an extension to the original form of the existing building incorporating a pitched roof with a gable, hip or lean-to as appropriate. Two-storey side extensions are usually prominently in view from a street and should be designed as an extension to the original form of the existing building, incorporating a pitched roof with a gable or hipped end as appropriate to the design of the existing building.

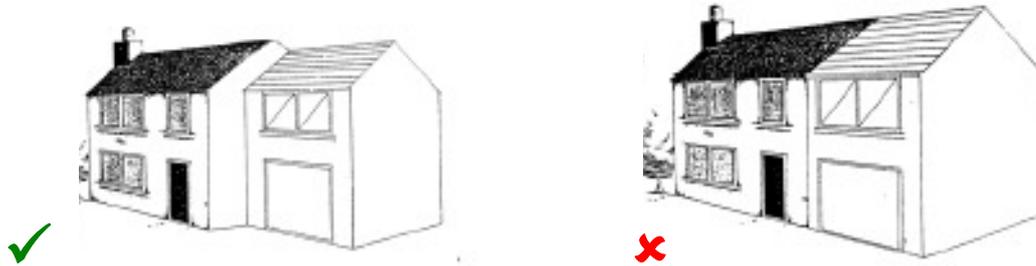


An extension is best designed to be subordinate to the existing building, i.e. not extending the full depth of the dwelling and should be set back from the front wall of the dwelling in recognition of its subordinate nature. Permitted development rights for ground floor extensions (up to 50% of the existing dwelling width) allow

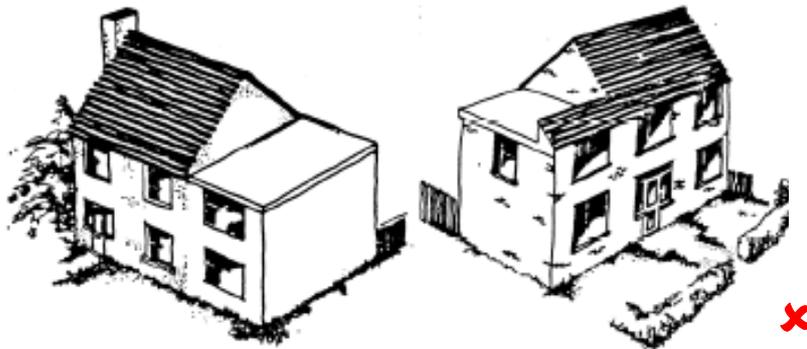
for ground floor developments to be built 'flush' up to the existing property frontage. However, in the instance of a two storey extension which is less than 50% of the existing dwelling width, the Council would recommend the setting back of the first floor by a minimum of 0.5m.

Single or two storey extensions which are between 50-75% of the existing dwelling width should be set back 0.5metres on ground and first floor. Any side extensions which are particularly wide, approaching the width or greater than the width of the existing dwelling can create a visually unbalanced effect. As a general principle, where a proposed extension exceeds 75% of the width of the house, the ground and first floor should be set back a minimum distance of 1.0m. A greater set back may be advised to provide a break in a particular long frontage.

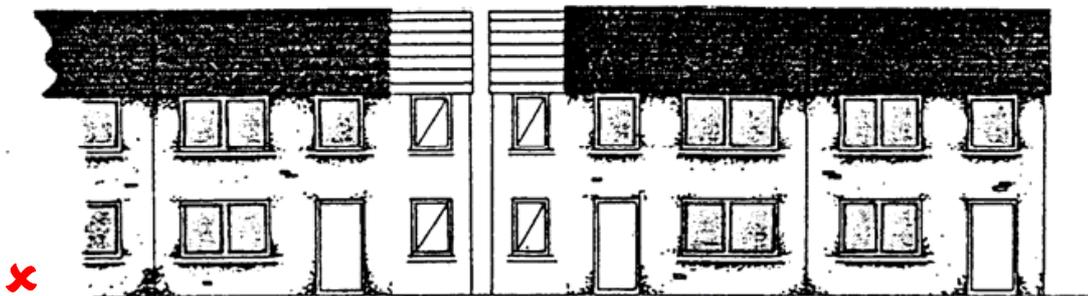




Flat roofed extensions to pitched roof houses always look incongruous, resulting in a general lowering of environmental standards. As a compromise, sometimes a small mono-pitched façade is proposed. However, it is considered that mono-pitches appear equally incongruous and detrimental to the streetscene and therefore such proposals will not be acceptable.



Where two-storey side extensions are proposed to be built up to the plot boundaries of detached properties, the cumulative effect of such extensions is likely to have an adverse effect on the streetscene, creating a cramped form of development or a terracing effect.



Such extensions can also pose detailed design problems where properties are link-detached (usually by single storey garages) or where semi-detached properties have adjoining garages sharing a party wall.

In the case of link-detached houses, a first floor side extension would not be acceptable if it is needed to be attached to the adjoining dwelling.



In the case of semi-detached properties, building above linked garages may only be practicable if both neighbours can combine to produce a matching design. Where there is a difference in level and/or a change in building line, it may not

be appropriate to build up to the boundary because of the awkward relationship that would produce between adjoining eaves and verges.

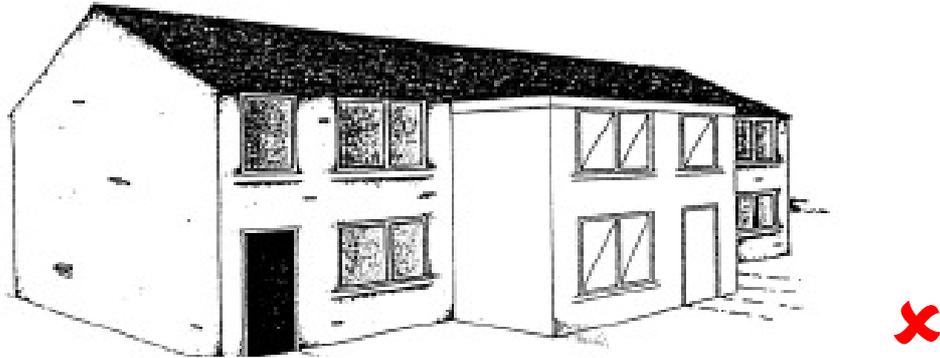
Extensions which wrap around the corner of the existing dwelling with flat roofs will not be acceptable where this form of extension conflicts with the original design. If, however, the original design of dwellings in a particular location incorporates this feature, this can be repeated. In other cases, when it is wished to incorporate a side extension with a front porch, a pitched roof should be provided. Again, it should be emphasised that mono-pitches will not be acceptable as they do not relate well to the original property and are detrimental to the streetscene.



Rear Extensions

The effects on neighbouring properties of rear extensions are usually of crucial importance. Two-storey rear extensions will not normally meet the recommended daylight standards when proposed abutting or close to the common boundary of an adjoining terraced or semi-detached house. When there is sufficient space to

build clear of boundaries, they should not infringe the guidelines as set out previously, i.e. 21.3m between facing principal windows and they should have pitched roofs. Flat roofs will not be acceptable.



Front Extensions

Front extensions are the most difficult of all to design satisfactorily, particularly to terraced or semi-detached houses. A block of terraced properties usually has a unity of design based upon a repetition of design details such as doors, windows, decorative brickwork, which set up a rhythm that a front extension would break to the detriment to the character of the street. In the case of semi-detached houses, each one of a pair is normally designed as the mirror image of the other. By following the design principles above a side extension to a semi-detached house can be satisfactorily assimilated into the street but a front extension, even if these principles are followed, will be likely to have a disruptive effect unless it is small enough to be absorbed within the greater unity of the design of the pair of houses and the streetscene as a whole. This is particularly the case where dwellings are arranged on a fixed building line and also applies to closely spaced detached houses of identical design.

There will therefore be a general presumption against front extensions other than porches or equivalent small additions such as canopies. This is unless it can be shown that the extension can be successfully assimilated into the streetscene.



Where a street comprises a variety of dwelling types or individually designed detached dwellings, there is more scope for building front extensions of a satisfactory design. The design principles should be followed and particular attention paid to not infringing the privacy guidelines unless an intervening screen can be provided.

Roof Extensions

The addition of rooms within the roof space may be the solution to some households need for additional space. However, many houses and bungalows were not designed to accommodate rooms in the roof because the angle of pitch is too shallow and, in order to provide the necessary headroom it is often necessary to push part of the room out into a box-like dormer at or above the height of the existing ridge, resulting in a grossly out of scale incongruous extension. Box-like roof extensions to the front are not acceptable as they are inevitably unsympathetic to the design of existing dwellings. If the roof pitch is too shallow to enable a dormer to be kept below ridge height it will not be possible to extend in the roof space.

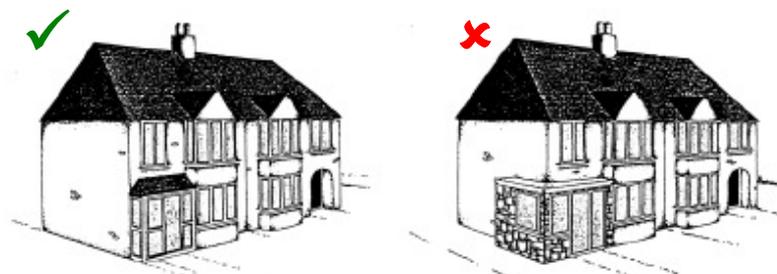
On a steeply pitched roof, it is possible to provide additional habitable



accommodation largely within the existing roof space, extending beyond it merely to provide light in the form of small dormer windows. Carefully placed and sympathetically designed dormer windows are acceptable. They should be subordinate to the existing roof and follow the vertical lines of existing doors and windows, and be constructed in matching materials. Design materials should follow those of the existing dwelling. Hipped or gabled dormers may be appropriate. Alternatively, recessed dormers or roof lights may be the solution where it is particularly important not to disturb the existing roof form.

Porches and Canopies

It is equally important for these relatively small extensions to be designed sympathetically. A poorly designed porch, perhaps one out of a manufacturer's standard range, can spoil the appearance of a house, e.g. stone clad flat roofed porched look



incongruous on brick built pitched roof houses. Flat roofed porches which wrap around the corner of a dwelling normally look out of place. The cumulative effect of a variety of porches on a terrace of otherwise identical houses can be visually disastrous.

Simplicity in design, use of compatible materials, preferably a lean-to, hipped or gabled roof where appropriate should be used. A simple lean-to canopy may be a suitable alternative to an enclosed porch if all that is required is weather protection outside the front door. Small fully glazed porches which do not obscure the original lines of the dwelling are also usually acceptable.

In conclusion, the design principles of following the built form of the existing dwelling, use of matching materials and following the main lines of existing openings are usually applicable to porches as any other form of extension.