

EREWASH



Extending Your Home

Supplementary Planning Document

April 2006

*A clean, healthy, vibrant, safe and sustainable borough
delivering the best for 'Erewash'*

EREWASH



EREWASH BOROUGH COUNCIL

Extending Your Home Supplementary Planning Document

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About this Guidance

- 1.1** This Supplementary Planning Document (SPD) has been prepared in accordance with current Government planning guidance. Its purpose is to supplement relevant policies and proposals as set out in the Erewash Borough Local Plan Adopted July 2005. The contents of this document will therefore guide those submitting planning applications. When adopted it will be given considerable weight in the determination of planning applications and it is therefore expected that developers will follow the advice as set out.

Introduction

- 2.1** As an alternative to the inconvenience and cost of moving to a larger property to meet the demands for increased accommodation, more people are deciding to extend their existing homes, particularly when they enjoy living where they are.
- 2.2** One of the aims of the Council, in carrying out its work as a Local Planning Authority is to maintain the character and environmental quality of existing residential areas. The purpose of this document is to offer advice on the design of home extensions, setting out the broad principles which the Council will normally consider in determining a planning application for such a proposal. Where extensions relate to Conservation Areas or Listed Buildings more stringent regulations will be applied.
- 2.3** Under planning legislation some extensions do not require planning permission; such works are referred to as 'permitted development'. In some cases, your permitted development rights may have been varied by either an existing planning condition or an 'Article 4 Direction'. If you are in any doubt, you should contact the Council's Development Control Section before starting any work. The address and telephone numbers are given at the back of this leaflet.
- 2.4** The Council accepts that the advice contained in this leaflet may not always be applicable and for this reason each application will be considered on its own merits. However, the advice covers the most widely encountered circumstances and should be followed whether your extension requires planning permission or not.
- 2.5** A well designed extension is likely to enhance the overall appearance of your home with the minimum of impact on the amenities of your neighbours and the established street scene, in addition to adding value to your property.
- 2.6** In dealing with proposals for house extensions, our aim is to make sure that the extension is in keeping with the existing property and the surrounding area and to minimise any adverse affect on neighbours. Although some small extensions and other minor domestic works may not need planning permission, the Council hopes that in all cases householders will take into account the advice in this guide. This should produce better designs, improve property values and promote neighbour relations.

Reference should also be made to all the Council's other SPD's.



Extending Your Home

Policies

- 3.1** This Document supports and amplifies the policies of the Erewash Borough Local Plan. The Local Plan provides a framework for the control of development in Erewash. The Policies relating to domestic extensions are LP1 – Sustainable Development, DC2 – Extensions to Dwellings, DC9 – Designing Out Crime and DC10 – Design, these are contained in Appendix A of this document. In addition the Council has prepared a generic Design Guide which is also SPD.

Information to be included with planning applications for housing extensions

- 4.1** The Council will expect all planning applications for house extensions to be accompanied by four copies of the following information:
- A site plan which is accurate, up to date and is adequate to easily identify the application site. This should preferably be an extract from an Ordnance Survey plan. The application site should be clearly marked in red, with any adjoining land owned or controlled by the applicant edged in blue;
 - Detailed drawings, preferably to a scale of 1:50 showing floor plans and elevations;
 - A block plan, preferably to a scale of 1:200, showing clearly the existing property, the proposed extension and neighbouring properties. The plan should show the positions of all existing and proposed door and window openings, adjacent roads, any boundary features and any landscaping. The area to be used for parking should be shown on the plan.

House Extensions

- 5.1** This information will allow councillors, planning officers, neighbours and anyone consulted about the application to judge the impact on its surroundings. When an application is received, the Council will write to occupiers of neighbouring properties asking whether they wish to comment. It often helps if applicants explain their proposals to neighbours before making a planning application. Points which are unclear can be clarified and changes can be considered which may overcome any concerns of neighbours. Prior to proposals being finalised, it is strongly recommended that homeowners and/or their agents discuss proposals with a Development Control Officer in the planning department and possibly a Building Control Officer.

The Street Scene

- 6.1** Any extension to your home should be designed in relation to the whole street or particular group of surrounding buildings. When extending your property you should consider the effect your proposal could have on the existing street scene.
- 6.2** A good design can enhance the area and the desirability of your property. Factors to consider when deciding how to position your extension are:



Extending Your Home



EXISTING BALANCED STREET



UNSYMPATHETIC ADDITIONS



HARMONIOUS ADDITIONS

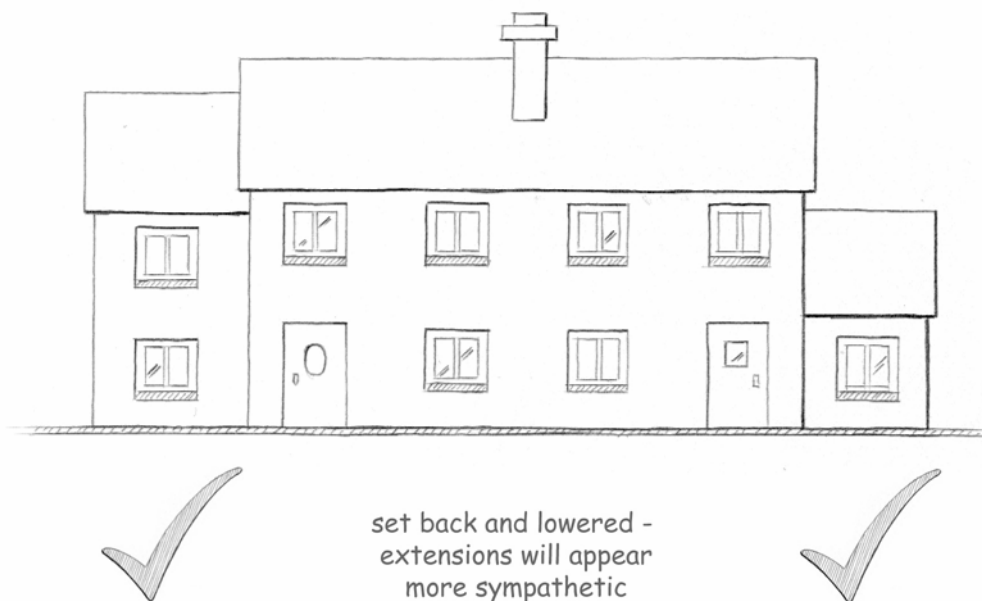
Picture 6.1 Design Considerations



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Surrounding Styles

- 7.1** Some areas may feature particular materials, designs and details which lend them their individual character. An inappropriately designed extension can spoil the appearance of the area through the introduction of alien features, such as flat roofs or over large dormer windows.



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Gaps between buildings

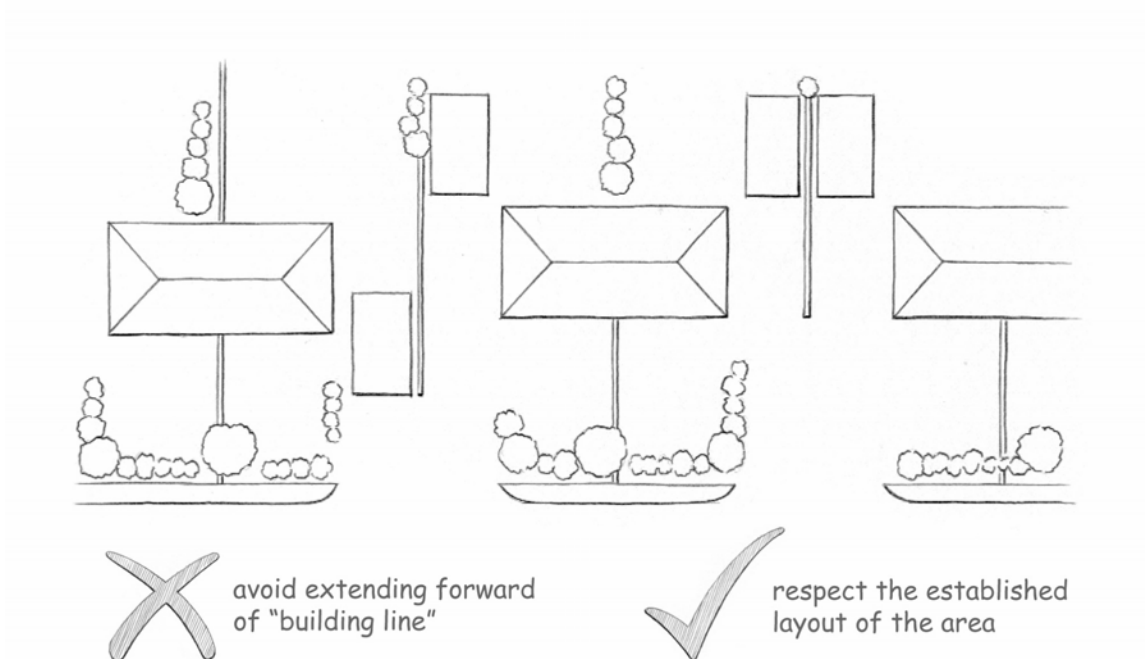
- 8.1** The spaces between buildings often make an important contribution to the character of an area. Extensions which reach a property boundary may contribute towards an inappropriate “terracing effect”. This is particularly noticeable where an extension continues the roof line of the original building and where a neighbouring property could also be extended in a similar manner. The terracing effect can also be created where only a narrow gap is left to the boundary, as the visual impact along the street scene would be a continuous mass of building. The use of set backs and dropped ridge lines can be used to offset the terracing effect.



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Established pattern of development

- 9.1** If the street or group of buildings has a well defined “building line,” an extension or garage which departs from this convention may appear incongruous within the street scene. Similarly, the layout of an area should be considered and, if there is an established formal character to the area, this should be respected when designing an extension.



The Site

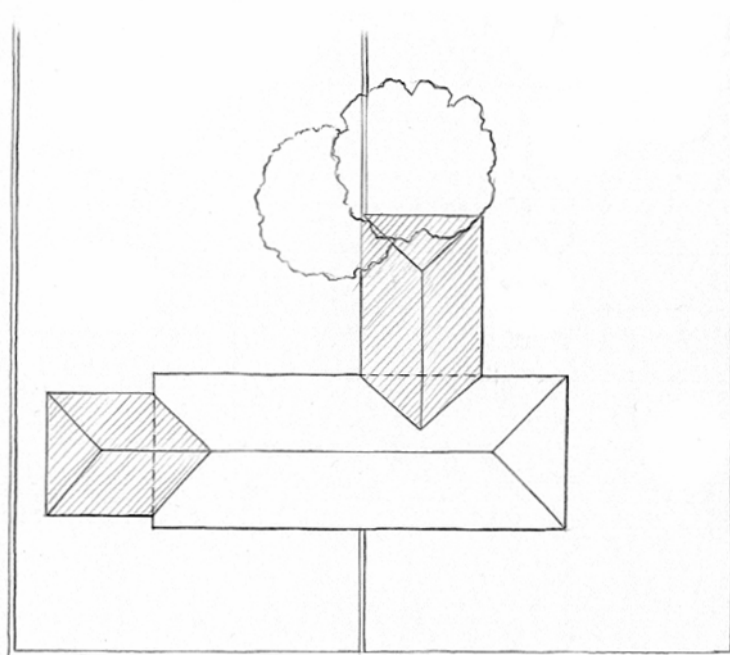
- 10.1** When designing an extension, you should also consider the site within which your home lies. This is generally known as the ‘curtilage’ of the dwelling, and usually includes your front and back gardens. Points to consider are:



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Site characteristics

- 11.1** Consider any variance of ground levels, particularly in relation to neighbouring properties. Also, consider the effect of the extension on existing trees and hedges. These are often important features within the landscape. Some trees are protected by Tree Preservation Orders, and most trees within conservation areas are protected. For information the Council will be preparing a Supplementary Planning Document for Trees and Development in 2007.

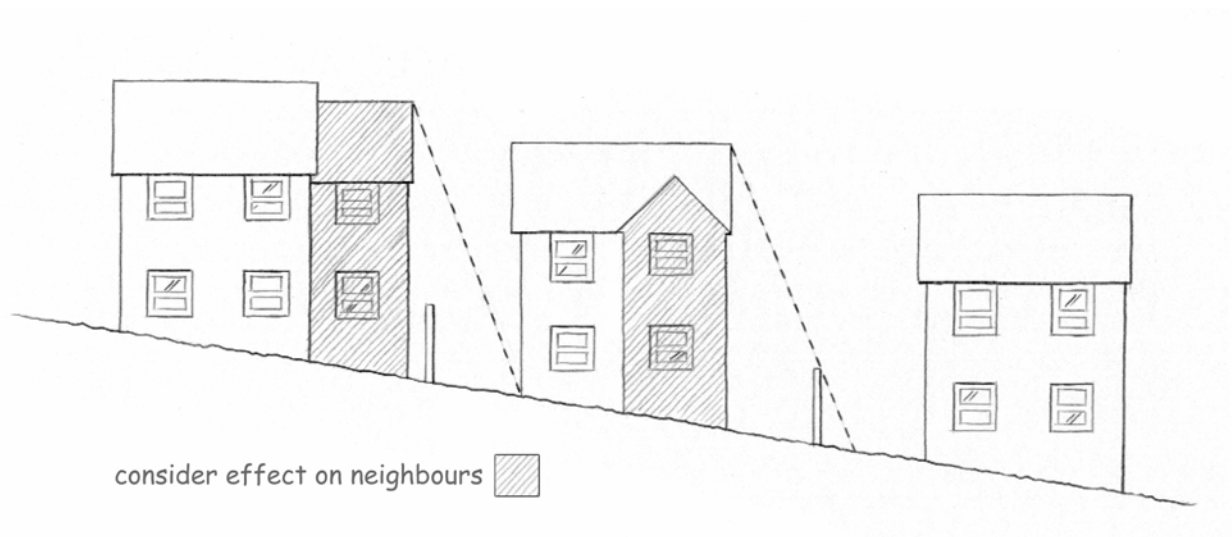


avoid building too close to trees and
consider the effect on neighbours

Extending Your Home

Orientation

- 12.1** Avoid designing an extension that overshadows your own or your neighbour's property, thus depriving areas of sunlight. This is especially important if you are to the south of your neighbour. The amount of overshadowing will depend on the plan area and the height of your extension, its orientation and variations in ground level. You should be careful not to make your own garden less attractive by creating dark or awkward corners which are unusable.



Boundaries

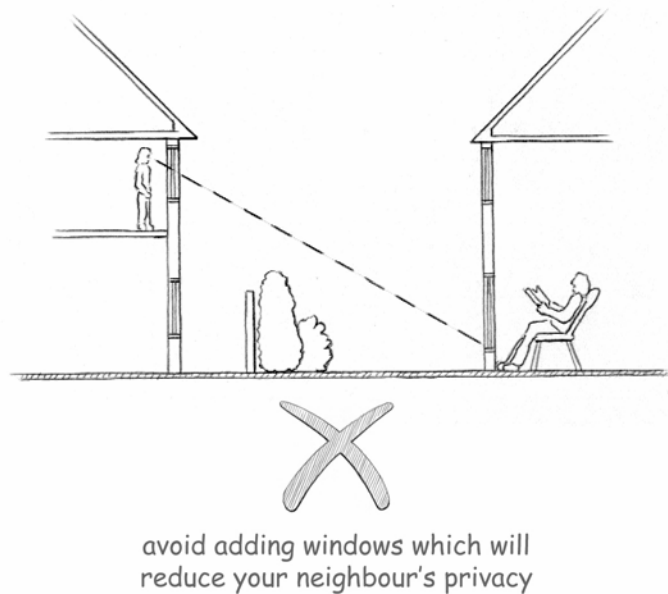
- 13.1** In order to achieve the above requirement, it will be necessary to keep the extension away from boundaries. This becomes more important with two storey extensions. Leaving space between your extension and the boundary will also allow for easy maintenance, access for wheelie bins and lawnmowers.



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Privacy/overlooking

- 14.1** Avoid designing an extension with windows that directly overlook your neighbour, particularly close to the boundary. To the rear of a property it is normal practice to require a minimum distance of 20 metres between directly facing windows, where one is at first floor level. However, in each case applications will be determined on their individual merits.

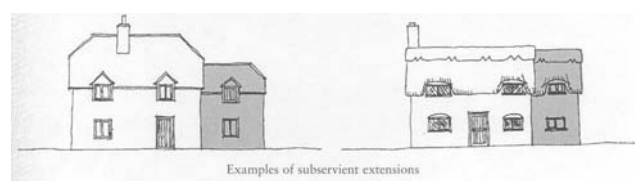


Design and Appearance

- 15.1** Every area has its own particular character. Look carefully at your area and try to assess what contributes to its character. Look at the house itself and identify the design details which are characteristic. Any extensions to your house should be sympathetic to:

Building form

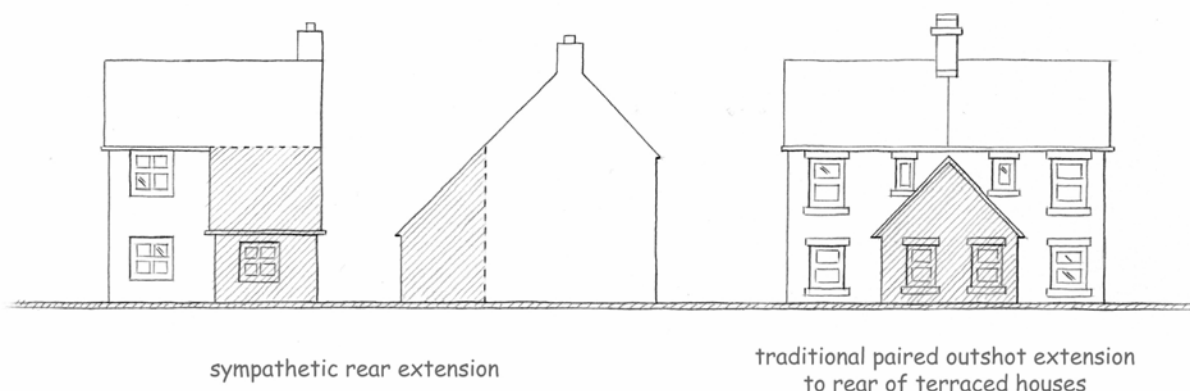
- 16.1** The basic shape and size of the extension should be subservient to the design of the original building. The shape, pitch and style of the roof will be a significant factor in achieving an appropriate design. Certain building features can be repeated on extensions in order to integrate the new building with the existing. Care should be taken copying features, as the inappropriate use of features may detract from the original building.



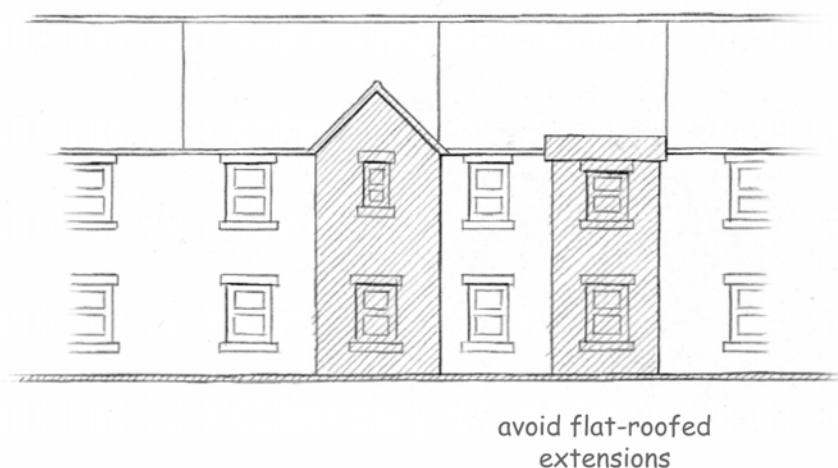
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Rear extensions

- 17.1** Extensions to the rear of a property are the least likely to have a major impact on the house, the neighbours and the surroundings. When extending a semi-detached or terraced property it is important to follow any established pattern of extension. For example, in terraced houses the rear out shot is a very traditional form which, when paired with a similar extension on a neighbouring house can appear to be part of the original design. This type of extension can also help to increase privacy to the rear garden.



- 17.2** Flat roofed extensions rarely appear to blend harmoniously with the existing dwelling unless they are part of the integral design of the original property and are likely to present long term maintenance problems. Pitched roofs are preferable and should, if possible, be to the same pitch as the main roof. Two storey extensions should always have pitched roofs unless a flat roof is integral to the design of the original house.



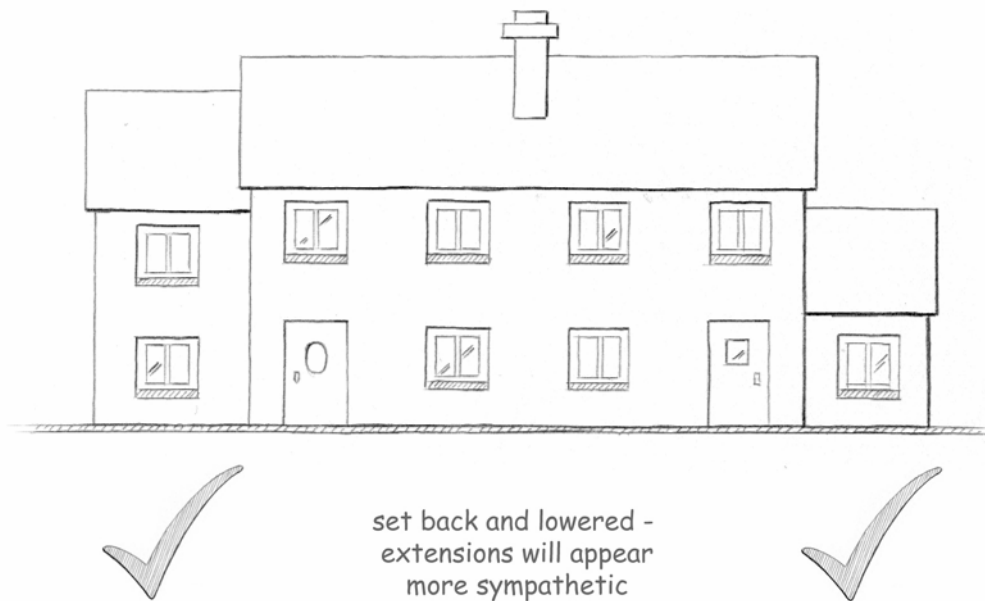
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Side extensions

- 18.1** In general, side extensions should be sympathetically designed to appear subservient to the main house. The appearance will be improved if the extension is set back from the main building and two storey extensions should not rise above the existing eaves level. In some instances, it may be appropriate, in terms of the design, to match the roof height of the extension to that of the existing property.



- 18.2** It is particularly important that the design of side extensions takes account of the proximity of neighbouring properties and the height of the new extension.

The Impact of any House Extension on Neighbours

- 19.1** You may not be able to extend your property as much as you would like if it results in an unacceptable loss of light to your neighbours. Extensions need to be designed to provide and maintain adequate light to both the property to be extended and neighbouring properties.
- 19.2** Although there is no right to a view over someone else's land, buildings which dominate the outlook from a property can have a serious impact. Sunlight and daylight are essential to the enjoyment of living. Most people value light in buildings and outdoors.



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Materials

- 20.1** The materials for a new extension should be carefully chosen to match the original building. It is important that not only the colours and tones of the materials match but also that the texture and size of materials, such as roof tiles and bricks, are selected to match the existing.
- 20.2** When extending an older property it may be appropriate to use carefully selected second-hand materials, where the source of these can be verified as being legitimate. In some circumstances, it may be appropriate to use different materials where they enhance the original buildings and help make the extension appear subservient.

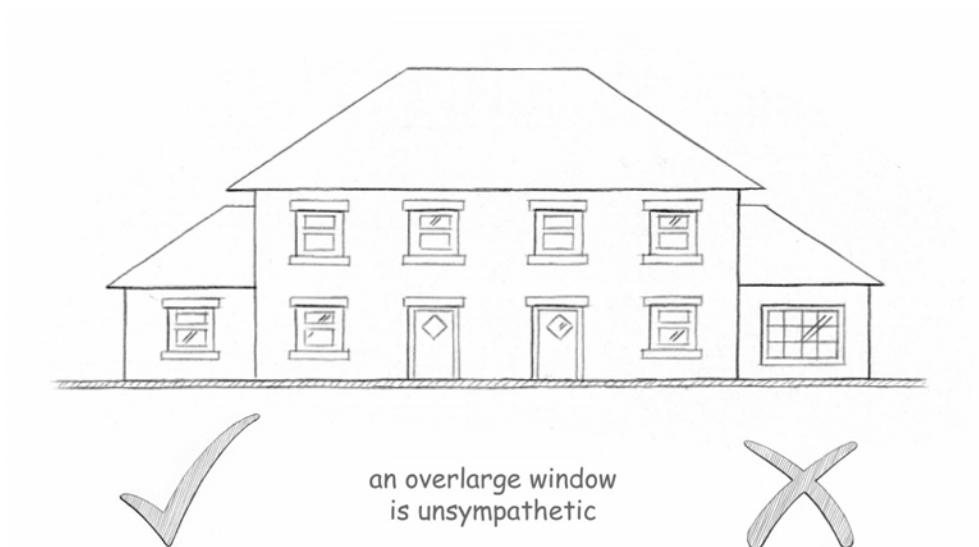
Windows and doors

- 21.1** The size, style and proportion of doors and windows need to follow those used in the existing property. If too many openings are included, the balance of the building may be upset as there may be too much window area compared to brickwork. Windows with different sizes and patterns of panes on the same wall create an unsettling and unbalanced appearance.
- 21.2** The Secured by Design website (www.securedbydesign.com) provides detailed guidance for window and door security. Contact the Architectural Liaison Officer for further information contact details are given at the end of this document. When designing an extension it is important to consider the following:

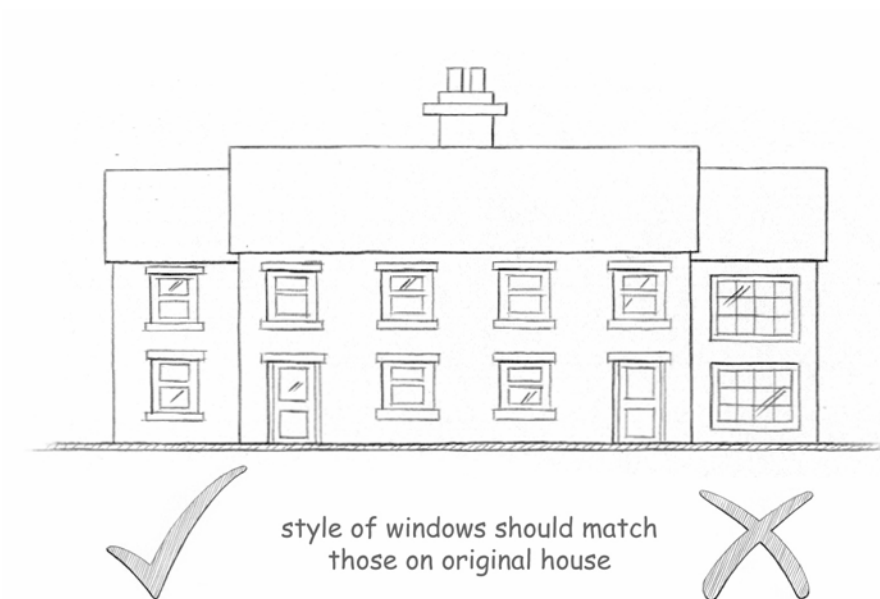


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Size



Style



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Proportion



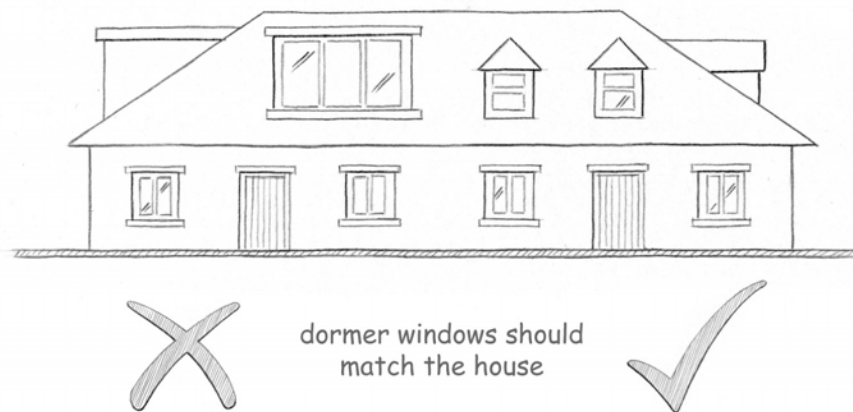
- 24.1** Windows in the roof can be one useful way of opening up extra floor space. Unless there are existing dormers in the area, they should be avoided. Roof lights provide an alternative. Dormer windows can present very prominent features, which dominate a building. If headroom allows, roof lights provide a less obtrusive alternative, and conservation roof lights are now available which minimise the effect on the profile of a roof.
- 24.2** However, if dormer windows are unavoidable, it is important to keep their size to a minimum and their position as low as possible on the slope of the roof. They should match the window style and roof pitch of the existing property. Dormers should be kept as low as possible. Dormers which are higher than the ridge line of the existing property are unlikely to be acceptable. Ones which approach the ridge line may also be unacceptable in prominent or sensitive locations. Generally dormers should take up no more than half the width of the house and should be centred on the windows below. Large Flat roofed dormers should be avoided. Where dormers are considered the only alternative, they should be subservient to the roof, set-in from the sides and the top/bottom of the roof plane. In general, keep any dormers and roof lights to those areas which are most difficult to see.



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24.3 The design of dormer should reflect that of the main roof and the dormer windows should match the window style of the house. Flat-roofed dormers should normally be avoided.



Architectural details

25.1 Your extension will be more attractive, and more sympathetic to the original house, if you are able to use detailing similar to that on the house. Look particularly at the following details.

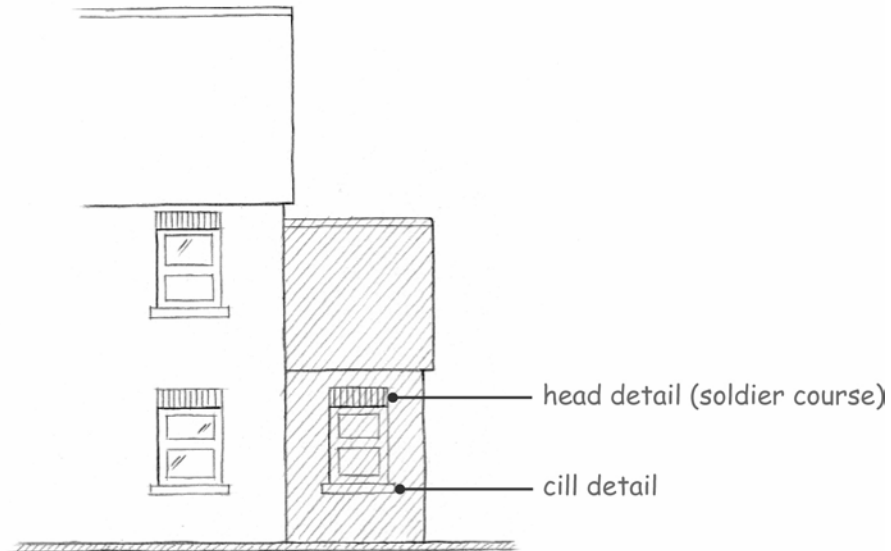
Openings

25.2 The head and sill details to windows or doors are usually easy to replicate and are a very effective way of integrating the old with the new. Simple details, such as soldier courses can make a great difference to the quality of the final building.

More complex details can often be copied by skilled builders.

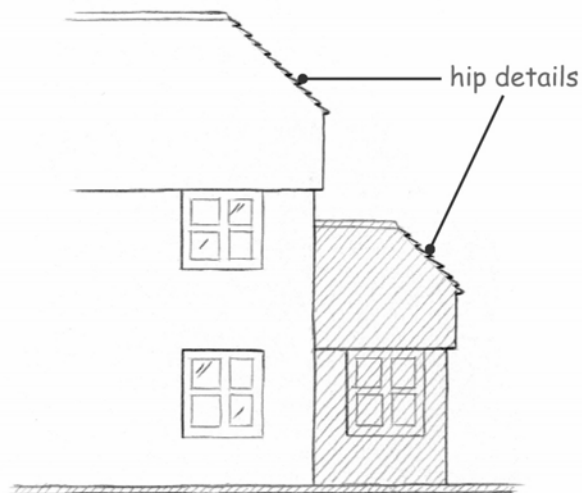


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Roof Details

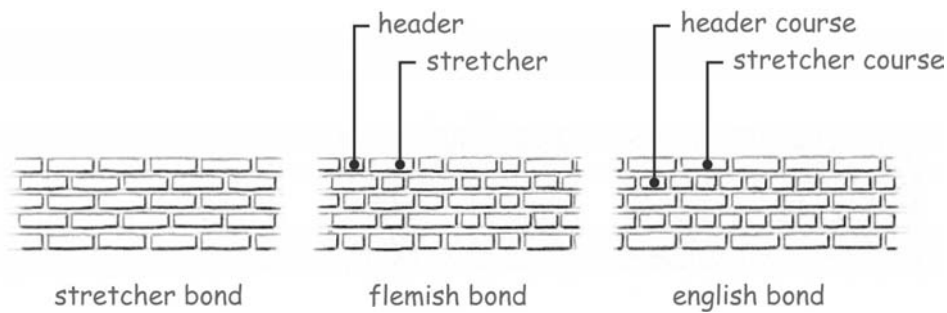
25.3 Look at the verge, eaves and ridge of your roof and aim to detail the extension in the same way. These elements are particularly important in achieving a sense of continuity. Large format tiles can appear to be clumsy and out of scale on single-storey extensions and porches. Some manufacturers produce 'baby' ridge tiles for use in such circumstances.



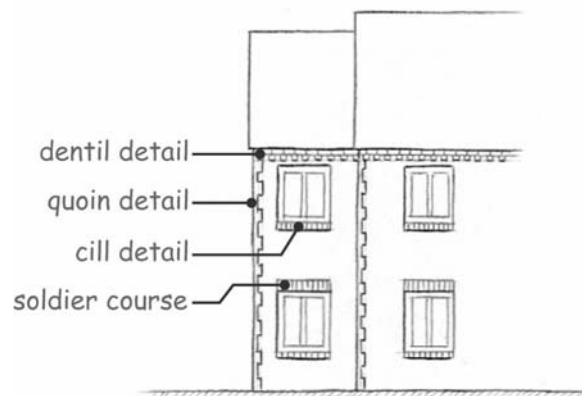
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Brickwork Details

25.4 If your house does not have cavity walls it is unlikely that the brick bonding will be stretcher bond (now the normal way of laying bricks). Having carefully chosen bricks which match the original house, it is especially important to examine the bonding of the original brickwork and match this on the new extension.



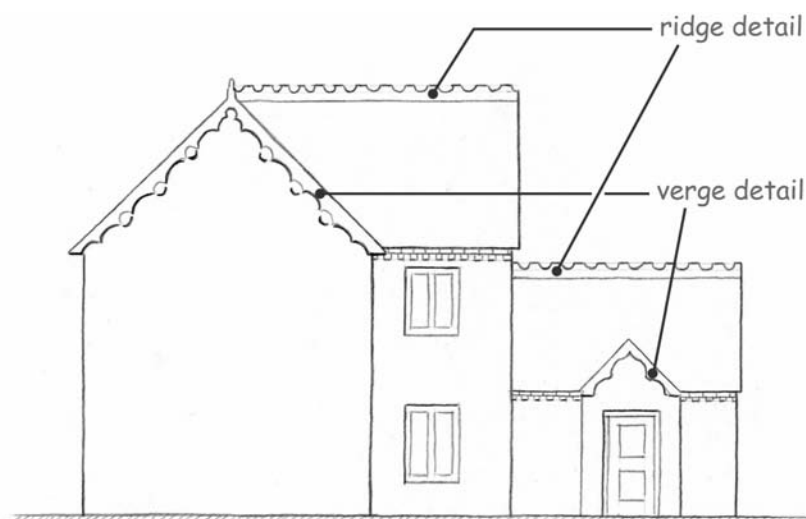
25.5 People are often disappointed when a new extension appears to have a different texture or colour to the original building, despite having taken care to match the bricks. This is invariably caused by using stretcher bond on an extension to an older property.



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25.6 It is also important to match the mortar type and joints, so that the new brickwork blends with the old.

25.7 In situations where it is difficult to match bricks and or brickwork, it may be appropriate to use different materials. Other special brickwork details such as dentil Quoins and soldier courses could be carried through onto a new extension in order to integrate the new work. The copying of details should be carefully considered as this may detract from the original building.



Garages and Other Ancillary Buildings

26.1 The preferred minimum size for garages is 6 x 3 metres, to accommodate a car and cycle. Garages constructed to the front of a dwelling must be set back from the highway to allow access (5 metres) or parking (6 metres) between the garage and the pavement.

26.2 Garages should generally have roofs to match the pitch of the roof of the house. The impact of double garages can be dominant and unsympathetic, unless carefully designed. Their effect should be minimised by ensuring that the eaves are as low as possible and by the use of two single doors rather than one large double door, which can give a dominant horizontal emphasis.

26.3 Garages and other buildings should be sited in much a way that any overshadowing of, or disturbance to, a neighbouring property is minimised. Where garages are provided, the entrances should be orientated towards the street so they can be easily observed.

26.4 Where integral garages project forward of the main entrance to a house, care should be taken to ensure that they do not dominate the main elevation. Detached garages should be positioned in order to avoid a sense of overcrowding, particularly where they are located to the front of a property.

26.5 Conditions may be imposed to restrict or retain on site parking following the construction of an extension.



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Further advice and information

If you are unsure as to whether you will require planning permission, or would like to discuss the design of your extension, the Borough Council encourages you to speak to a planning officer at an early stage. This way any potential problems can be ironed out before plans are drawn up. The advice is free, and they are there to help you get your proposals through the planning process.

If you live in Ilkeston, Morley, West Hallam, Little Eaton, Breadsall, Dale Abbey, Stanton-by-Dale, Stanley, Stanley Common and Breaston and wish to discuss your plans please call 0115 907 **2220**.

Queries regarding Long Eaton, Sawley, Sandiacre, Ockbrook, Borrowash, Draycott and Risley please call 0115 907 **2210**.

Alternatively you may e-mail us at planning@erewash.gov.uk. Our offices are located at Long Eaton and are open Monday to Thursday 9:00am to 5:00pm, and on Friday's from 9:00am to 4:30pm.

If you wish to write to us for informal comments on your proposals the Council's address is:

Erewash Borough Council
Development and Regulatory Services Directorate
Town Hall
Midland Street
Long Eaton
Derbyshire
NG10 1HU

You may also wish to contact your local crime reduction officer. They can be contacted via the following number: **0845 123 3333**



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Development Plan Policies

Policy

PROPOSAL LP1 - SUSTAINABLE DEVELOPMENT

THE BOROUGH COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS TO REFLECT THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT, BY:

1. BEING WELL-RELATED TO EXISTING PATTERNS OF DEVELOPMENT
2. RE-USING LAND AND BUILDINGS WHEREVER POSSIBLE IN PREFERENCE TO GREENFIELD LAND
3. PROTECTING AND ENHANCING THE QUALITY OF THE BUILT AND NATURAL ENVIRONMENT
4. MINIMISING THE NEED TO TRAVEL BETWEEN HOME, WORK AND OTHER ACTIVITIES AND PROVIDING OPPORTUNITIES FOR JOURNEYS OTHER THAN BY CAR

Policy

PROPOSAL DC2 - EXTENSIONS TO DWELLINGS

EXTENSIONS TO DWELLINGS WILL BE PERMITTED SUBJECT TO THE FOLLOWING CRITERIA BEING SATISFIED:

1. THE SCALE DESIGN AND EXTERNAL MATERIALS OF THE PROPOSED EXTENSION IS IN KEEPING WITH THE DWELLING TO BE EXTENDED, NEIGHBOURING PROPERTIES AND THE SURROUNDING AREA;
2. THE PROPOSED EXTENSION WOULD NOT HARM THE AMENITIES OF NEARBY RESIDENTS;
3. SUFFICIENT SPACE TO PARK VEHICLES WOULD REMAIN WITHIN THE CURTILAGE OF THE DWELLING;
4. THE PROPOSED EXTENSION WOULD NOT RESULT IN A TERRACING EFFECT AS A RESULT OF GAPS BETWEEN DWELLINGS BEING LOST;
5. THE PROPOSED EXTENSION SHOULD HAVE A PITCHED ROOF. FLAT ROOFS WILL ONLY BE CONSIDERED ON SINGLE STOREY EXTENSIONS TO THE REAR OF AN EXISTING DWELLING WHERE THE VISUAL EFFECT IS MINIMAL OR WHERE A FLAT ROOF IS INTEGRAL TO THE ORIGINAL DESIGN.

Policy

POLICY DC9 - DESIGNING OUT CRIME

THROUGH THE DEVELOPMENT CONTROL PROCESS, CONSIDERATION WILL BE GIVEN TO DESIGNING OUT CRIME. WHERE APPROPRIATE, THE BOROUGH COUNCIL WILL SEEK TO NEGOTIATE SECTION 106 OBLIGATIONS WITH DEVELOPERS IN ORDER TO SECURE IMPROVED LIGHTING, CLOSED CIRCUIT TELEVISION CAMERAS OR OTHER SECURITY MEASURES.



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Policy

PROPOSAL DC10 - DESIGN

APPLICATIONS FOR BUILT DEVELOPMENT WILL BE PERMITTED SUBJECT TO THE FOLLOWING CRITERIA BEING SATISFIED:-

1. THE DEVELOPMENT RESPECTS OR ENHANCES THE CHARACTER OR APPEARANCE OF THE BUILDING, GROUP OF BUILDINGS OR SURROUNDING AREA, PARTICULARLY IN SCALE, MASSING, AND MATERIALS;
2. THE DEVELOPMENT RETAINS, ENHANCES OR CREATES URBAN SPACES, VIEWS, LANDMARKS AND OTHER TOWNSCAPE FEATURES WHICH MAKE A MATERIAL CONTRIBUTION TO THE CHARACTER OF AN AREA;
3. THE DEVELOPMENT DOES NOT HARM THE APPEARANCE OF AREAS OF PUBLIC OR PRIVATE OPEN SPACE, OR IMPORTANT LANDSCAPE OR TOPOGRAPHIC FEATURES.



If you require this information in your language, please contact the Council using one of the below methods.

“જો તમારે આ માહિતીની તમારી પોતાની ભાષામાં જરૂર હોય, તો નીચેની પદ્ધતિઓમાંથી એકનો ઉપયોગ કરીને કાઉન્સિલનો સંપર્ક સાધો.”

如果您需要您自己语言的此信息，请通过以下方法之一与委员会联系。

“ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੋਵੇ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖਿਆਂ ਵਿੱਚੋਂ ਕਿਸੇ ਇੱਕ ਤਰੀਕੇ ਦੀ ਵਰਤੋਂ ਕਰਦੇ ਹੋਏ ਕੌਂਸਲ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।”

“ اگر آپ کو یہ معلومات اپنی زبان میں درکار ہوں، تو براہ کرم درج ذیل میں سے کوئی طریقہ استعمال کرتے ہوئے کونسل سے رابطہ کریں۔ ”



0845 907 22 44



communications@erewash.gov.uk



Ilkeston Town Hall, Wharnccliffe Road, Ilkeston, Derbyshire DE7 5RP

Long Eaton Town Hall, Derby Road, Long Eaton, Derbyshire NG10 1HU