

4. GUIDELINES FOR EXTENSIONS

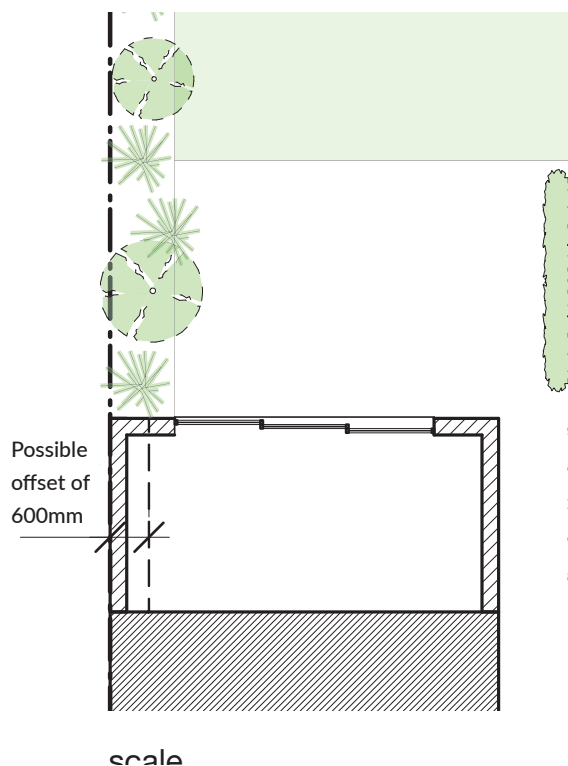
All extensions are subject to approval under the Scheme of Management regardless of whether planning permission from the local authority is required or received.

Extensions must not have a negative impact and therefore, when considering applications, the quality of design and the impact on neighbouring properties and the streetscape will be carefully assessed. Flat roofs of extensions must not be used as terraces/balconies.

Windows in extensions should normally match the design and materials of the existing windows. See Guidelines for Replacement Doors and Windows for further information.

We recommend that you discuss your plans with your neighbours first to understand any impact on them, before developing detailed designs.

TEMPLATE FOR SUITABLE GROUND FLOOR EXTENSION WITH 600MM OFFSET



Rear extensions

The size of the original property and the density of development will determine the appropriate size of an extension. Extensions should not have a negative impact on neighbours and generally, it is better to avoid building up to the boundary.

Where amenity is not detrimentally affected, the managers will consider rear extensions to a maximum of 3m from the rear wall of the main house, a maximum of 3m high (to the parapet of a flat roof), or 2.6-3m to the eaves of a pitched roof design. However, applications are assessed on a case by case basis, with ground levels, proportions, orientation and relationship to neighbours being taken into account.

Walls built on a shared boundary cause disruption and may require access from the neighbouring property, so applications of this nature will only be considered if there are no objections within the consultation period, from the neighbour concerned. Where objections are received, it is usual to request that the wall is offset 600mm from the boundary. Existing extensions will be taken into consideration and there may be cases where no further extension can be approved.

4. GUIDELINES FOR EXTENSIONS CONT.



Suitable front extension on Townley Road



Suitable rear extension

Side extensions

Side extensions, particularly those visible from the street, can have a negative impact on the streetscape and character of the area. Generally, extensions should not result in infilling between properties, or the appearance of this. Extensions which would result in terracing are not normally permitted. Consideration should be given to the impact of glazed roofs to side extensions to ensure that bedrooms in neighbouring properties are not adversely affected.

The following factors will be amongst those considered when reviewing a licence application for a side extension:

- The conservation of a group of houses which may have significant spaces between them, will generally take precedence over individual requirements.
- Significant views between buildings seen from communal areas are to be retained.
- Passages giving direct access from front to rear gardens are to be retained. Access passageways should be a minimum of 1m wide with 0.8m being acceptable in some cases.

Front extensions

Extensions at the front of a property, such as enclosing porches, are unlikely to be approved, as they change the original character of the property.

Conversion of garages

The conversion of garages for residential use may result in a loss of off-street parking. In most cases it is necessary to show that at least two cars can be parked on the existing drive, for the works to be approved. Please also refer to Guidelines for Hardstandings.

Garage doors are often important original features within a group of properties. If this is the case, the original garage doors and colour must be retained.

Traditional single storey garage and link buildings are common features of houses on the Estate. They are often located between properties to retain the low density open character of the area. While conversion may be possible, these structures should be conserved to retain the character of the Estate.

Windows and doors

Windows must be in keeping with the main house. In pre-1940s properties this usually means timber to match. At ground floor level, good quality powder coated aluminium or steel windows and doors may be suitable if they are not seen from beyond the boundaries and the design is of good quality.

Roof materials

Slates, clay tiles, zinc or lead cladding, good quality high performance roofing membranes, and green roofs are suitable subject to the detail. Fascia details at 1:10 - may be required to demonstrate design quality. Roofing felt is not normally permitted.