

STOCKTON-ON-TEES

BOROUGH COUNCIL

**SUPPLEMENTARY
PLANNING GUIDANCE
NOTE 2**

HOUSEHOLDER EXTENSION GUIDE

FEBRUARY 2004

On 19th September 2003 the Council approved for consultation purposes SPG1: Shop Front Design; SPG2: Householder Extension Design Guide and SPG3: Sustainable Urban Drainage Systems. The purpose of which is to provide additional information on the interpretation and implementation of Local Plan policies and proposals, to assist the Borough Council in determining planning applications and to provide general guidance to prospective developers.

The Consultation period for the Supplementary Planning Guidance notes expired at 5pm 11 November 2003 and 7 individuals/organisations responded to SPG2. The summarised responses may be found in annexe 2 of this document together with officer responses.

The changes made to the Supplementary Planning Guidance in light of the representations were approved by Cabinet on 8 January 2004. A late change was necessary, and this was approved under delegated powers by the Corporate Director of Development and Regeneration and the Cabinet Member for Regeneration and Development on Friday 20 February (see annex 2).

SUPPLEMENTARY PLANNING GUIDANCE 2**HOUSEHOLDER EXTENSIONS****CONTENTS**

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1 GENERAL PURPOSE OF THIS GUIDANCE.

1.1 Household extensions are subject to Local Plan Policy HO12 which sets out the criteria by which planning applications are determined. The wording of Policy HO12 is included as annexe 1. However, the Policy does not provide any further information regarding how the extension should “be in keeping with the property and street scene”, which can sometimes create problems for applicants who are unsure of what they are allowed to build.

1.2 The purpose of this Supplementary Planning Guidance is to provide clear guidance to householders and builders, setting out and explaining the Council’s requirement for the design of household extensions in the interests of maintaining an aesthetically pleasing street. The guidance gives information as to how Policy HO12 in the Adopted Local Plan may be implemented by:-

- Detailing what makes a successful extension and how the components work together;
- Showing how an extension can affect the whole street, not just the single house to which it is attached;
- Highlighting good and bad examples, and some pitfalls to avoid;

1.3 The design guide has been produced in recognition of the visual impact that extensions can have on the quality of individual houses as well as the whole street, and therefore the character and appearance of the Borough as a whole.

1.4 It is recognised that there is considerable variation in the size and type of housing in the Borough and therefore there cannot be a single design guide that will always apply.

Each proposed extension will be assessed on its relative merits which means that in some cases the guidance may be ‘out ranked’ by the circumstances. However, the overall aim of the guide is to ensure that the quality of householder development is raised and therefore it will be used as a material consideration in determining planning applications. Therefore if you do not follow the advice given in the Design Guide, your application may be refused.

2 GUIDING PRINCIPLES.

2.1 When extending an existing property it is important to respect the quality of the street scene as well as the individual dwelling. Although each application is judged on its own merits, it may be helpful to look around your estate at other people’s extensions to get a feel of what looks good and what does not. When you are considering a particular design, ask yourself “Would I mind living next to that?”

2.2 Extensions should blend in with the dwelling in terms of siting, design, scale and materials, and in the context of the wider street scene. The cost of good design need not be higher than poor design, but getting it right will add



Integration of Extension into Existing Form of House



Poor Integration of Extension With Existing Dwelling

Fig A

significantly more value to your home when it comes to selling. It is impossible to write a guide to cover all extensions, as every plot and every extension is different. However this Supplementary Planning Guidance sets out the basic criteria for ensuring that by carefully considering the potential visual impact of an extension, it can be sited and designed to complement the street and not just the house.

2.3 Some extensions are allowed under Permitted Development rights (allowing some limited forms of development without the need for planning permission) and you should contact the Development Control section to check if your proposed extension needs permission. Even if planning permission is not required, the planning officer will be happy to advise on materials and design to help you achieve the best solution.

2.4 It is advisable to check with the Planning Section whether your house is Listed or located within a Conservation Area as there are tighter controls on what may be built here, including the removal of permitted development rights. In some houses, especially newer developments, legal restrictions are often in force including covenants that may prevent extensions or remove permitted development rights. The Planning section will be able to advise on this and you should consult them at an early stage.

2.5 Extensions must be designed so that they complement the main house for example through being smaller or set back. Often such designs are more successful in visual terms than large extensions built flush with the front of the house. This will obviously vary depending on the size and shape of the original house. However, in all cases it is necessary to leave a useable amount of private amenity space – approximately two thirds of the plot - and this may limit

the size of the extension you can build. The garden space must be a useable shape too. If you really do need a large house it may be more advisable to buy a bigger house to start with rather than try to cram a huge house onto a small plot.

2.6 The shape of the extension will have a significant impact on the appearance, and it may be possible to have a very large extension that complements the house or a relatively small extension that is very obtrusive. Therefore the design is critical to ensure that it fits in with the street scene, but is not judged solely on the size of the footprint.

2.7 Any extension should be sited and designed to minimise the impact on neighbouring properties in terms of light, overlooking and overbearing. However it is the purpose of this guidance note to limit such impacts through good practice advice. It may be necessary to adjust the dimensions of proposed extensions to compromise between additional space and good neighbourliness. Although every application is assessed on its own merits, the Local Planning Authority would normally seek a minimum separation distance of 21 metres between the windows of the main habitable rooms (for example bedrooms and living rooms) of the proposed extension that face windows of the main habitable rooms of the neighbouring property. Where a side extension would face the rear of the neighbouring property (or a rear extension would face the side of the neighbouring property) a gap of 11 metres is normally required between the windows of the main habitable rooms to prevent overlooking. These standards may be reduced if obscured glazing is used or where the windows are those of secondary rooms (for example bathrooms, hallways and landings).

3 WHERE TO EXTEND.

3.1 The decision of where to build may be made for you by the availability of land in your control, such as in a terraced house where you are obviously unable to extend to the side. Where you have more flexibility in locating your extension, consider what you will use the new room(s) for. For example, bathrooms are better suited to the rear so that your privacy is maintained. Building over an attached garage is also an option, but this will be considered as a 2-storey extension when assessing the impact of the development at the planning permission stage.

3.2 You may have trees on your site and these should be retained and protected wherever possible. This also extends to the root system which may be extensive. Often trees are protected by a Preservation Order and it is illegal to fell or carry out works to it without consent from the Council. Where there are trees on your site you are advised to contact the tree officer in the Council who will be happy to give advice.

3.3 Wherever you choose to build, you must consider the effect the development would have on your own privacy and light as well as that of your neighbours. The most successful extensions are sited where the windows of habitable rooms do not directly overlook a neighbour's private gardens or windows. Consider the location of your house and its orientation with the sun throughout the day.

4 FRONT EXTENSION.

4.1 With the exception of modest porches, extensions to the front of a property would not normally be appropriate as they would upset the building line and be highly obtrusive. There may be circumstances where extensions to the front of the house are appropriate, but you will need strong justification for this. Extensions are best placed to the side or rear of properties where their effect on the street scene is more limited.

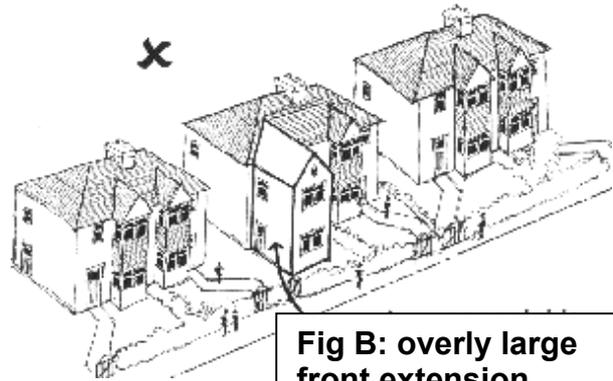


Fig B: overly large front extension does not add value to the street scene

4.2 Modest porches may only be constructed within the curtilage and must be in keeping with the design and form of the existing house. Although many porches may be erected under permitted development rights, the Council will seek to ensure that those which require its approval accord with the general theme of the guidance, including the pitch of the roof.

5 SIDE EXTENSION.

5.1 A side extension will be the one that needs a particularly high standard of design, as it will be visible to everyone who passes by. If you get it right here then the value of your home will rise, but if you get it wrong it could reduce the value of the whole street!

5.2 Normally a gap of at least 1 metre is required between the outside wall of the extension and the boundary of your plot to avoid creating a terracing effect. Alternatively it may have to be set back from the front of the house by as much as 2 metres for the same reason.



Fig C: illustration of how setting back by as little as 1 metre can reduce the impact of the extensions on the street scene by avoiding the creation of a terrace.

5.3 The shape of the roof is also an important aspect, and one that can make or break the scheme. It is best practice to copy the shape and orientation of the main roof to ensure it fits in well. Flat roofs or other alien shapes are highly obtrusive and significantly lower the value of your extension, as well as creating potential maintenance problems. On semi-detached houses or other shared roofs

it is even more important to create a good roof shape otherwise you may lower the value of both houses.



Fig D: Alien roof shape of extension destroys the balance of the house

6 REAR EXTENSION.

6.1 Building around the back does not mean that you can ignore the need for good design! Although fewer people will see it on a daily basis, a poorly designed extension to the rear will still lower the value of your house. The same broad principles for shape, materials and neighbour impact that apply for extending to the side of your house, also apply to extending to the rear of your house.

6.2 From experience it is found that a reasonable compromise between impact on neighbours and the need for space allows about a 3-metre extension at the back, although it will vary from plot to plot. Any extensions that project further than 3 metres will be subject to the 45 and 60 degree rules as explained below.

6.3 In order to assess the impact of a single storey extension on a neighbouring property, the Council will apply the '60 degree rule'. This is simply a line drawn at 60 degrees from the centre of your neighbour's nearest window of a habitable room. Your extension should not cross that line otherwise there could be an

unacceptable impact on the amenity of the neighbouring property.

6.4 For a two-storey extension or upper floor extension the same principle applies, but this time the angle is reduced to 45 degrees as there would be significantly more bulk to block out light and increase overlooking.

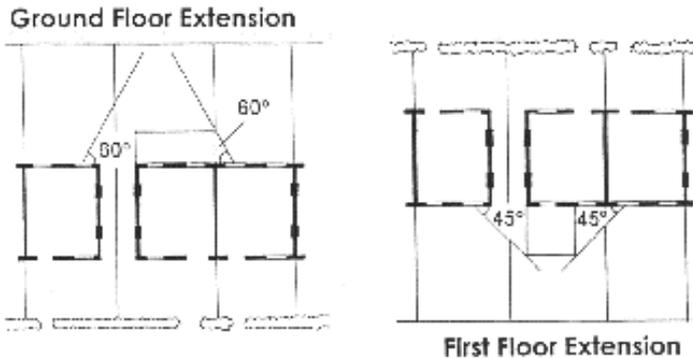
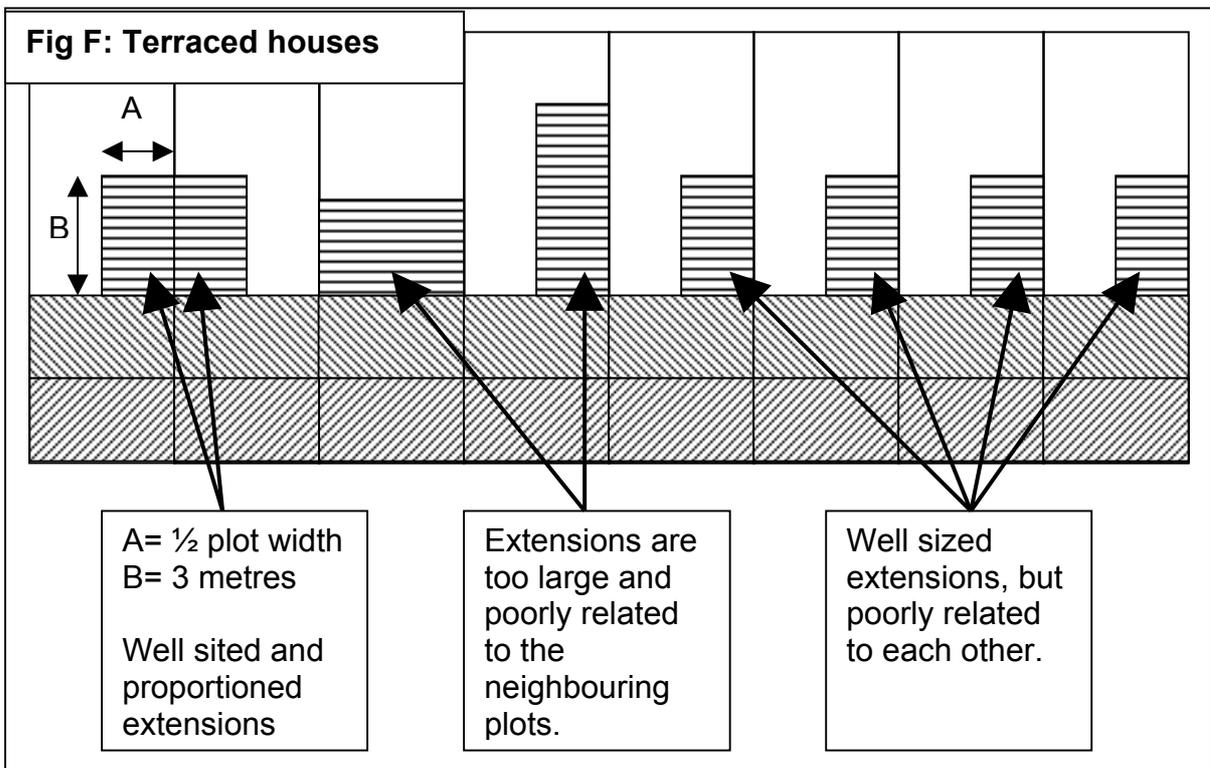


Fig E: 45 degree and 60 degree rule

7 TERRACED HOUSES

7.1 Terraced houses are a little more difficult to extend as they are almost always restricted for space on three sides – even end terraces.

7.2 Because of the small amount of space, an extension to a terraced house is not subject to the 45 degree rule. Extensions to terraced property should be in a form similar to that shown in the diagram. By sharing a gabled roof with the neighbouring property the perceived size may be reduced and the impact on light and amenity will be lessened. An acceptable size of extension for a terraced property would be around 3 metres long, and take up less than half the plot width.



8 DESIGNING YOUR EXTENSION

8.1 You must have regard for the wider street scene in terms of the building line, the solid-to-void ratio (the pattern of houses and spaces along the street), and the dominant materials and design features. Look at your street a little more closely and you will realise that it has a particular pattern or character, and you must ensure that your extension does not upset that character. The easiest way to do this is to match the extension as closely as possible to your existing house, otherwise it will stand out like a sore thumb and damage the street aesthetically. Walk around your estate and look at other people's extensions. You will quickly get an idea of what looks good and what does not (although it does not necessarily follow that you will be granted planning permission for the same extension as every plot is different).



Fig G: Successful side extension matches materials and design theme, but remains subservient to the main dwelling

8.2 Where space is restricted and overlooking is likely, you can limit this by designing the internal layout to ensure that habitable rooms are sited to face away from neighbouring houses and gardens. Bathrooms especially often have obscured glass, which will allow light into your room but reduce the likelihood of overlooking your neighbour. However obscured

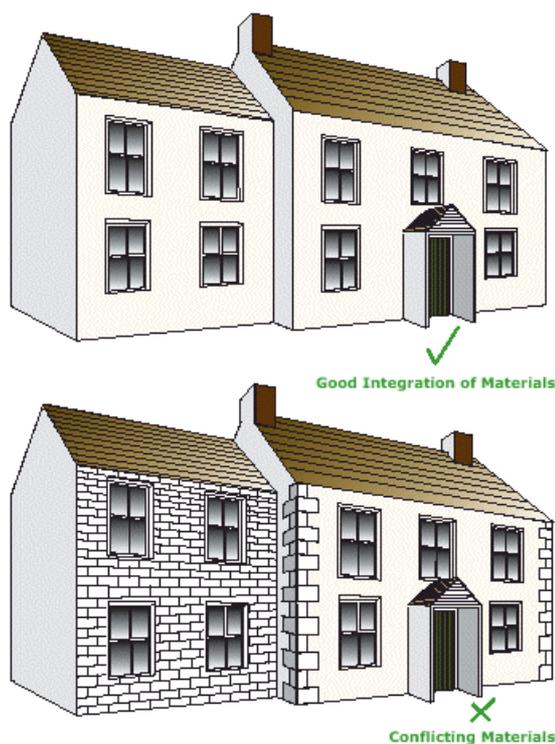


Fig H: Ensure materials used in extension complement the house

glass is not as good a solution as better internal organisation, and where significant overlooking is unavoidable, planning permission may be refused to prevent harm to the amenity of your neighbours.

8.3 Many successful extensions simply copy the materials used in the original house, achieving as close a match of colour, size and texture as possible. They also copy the architectural details from the main house such as window size and shape, string courses, fascia boards etc across to the extension. However caution must be exercised in slavishly copying historic details as if it is done badly it could look worse than having no detailing. If you are unsure, the planning section will be able to advise.

8.4 Consider the 'whole life costing' of the materials you use in your extension. For example; bricks cost more to buy, but are likely to last longer than breezeblocks, and have superior thermal, acoustic and aesthetic qualities. Also consider the

use of materials from renewable sources, especially timber.

8.5 You may have difficulty in matching some materials, particularly on older buildings because they are no longer available. Materials need to be chosen carefully to maintain the character of the house and the wider street by continuing the original building theme. In such cases alternative materials may be appropriate, but they must be carefully chosen so that they do not significantly alter the character of the house and make the house subservient to the extension. Although the guide emphasises the need to maintain the character of the house and the wider street by continuing the original building theme, there may be cases for more modern design and alternative materials. Such approaches will be considered, but they must still conform to the general theme of the guidance and will be assessed on an individual case basis.

8.6 As you have given careful consideration to the materials and details, you must pay attention to the construction, as it is still possible to upset the visual balance through inappropriate building techniques. There are many pitfalls that can make your extension look bad, such as selecting a good brick match for extending an older property but employing modern bricklaying techniques and modern mortar. Often this looks worse than using a completely different material.

8.7 You may notice a difference between similar buildings that were built using metric and imperial measurements and this can affect the method of construction. There may also be differences in some materials that stem from the way they were produced. A common problem for example is modern machine-cut stone used to extend an older building built in hand cut stone. Although the materials and colours match, the

texture will never weather to the same degree and will always look out of place. Careful choice of materials must be complemented by careful choice of contractor. Where specialist or unusual materials are to be used it is often advisable to seek professional help to make sure the materials are used correctly. If in doubt, ask to see other examples of your contractor's work.

8.8 If you are joining a new wall to the main wall with a flush joint, think about the contrast between the bright new mortar and the older weathered mortar. In the interests of improving the appearance of the extension, consider setting the extension back a short distance so that the joint will be less conspicuous.

8.9 The same issue of matching wall materials applies to the roof tiles. If a flush roof is necessary, use spare tiles taken off the side where the two roofs meet to give the best front elevation. However, it is likely to be easier and more aesthetically pleasing if a completely separate roof is used to avoid the problem of matching tiles. Where a roof joint is necessary but not built flush, the old and new tiles will be separated by a valley, ridge or hip and will therefore not look out of place (as long as the closest match of tiles is used).

8.10 One of the biggest mistakes is to build extensions with modern low ceiling heights onto an older property with high ceilings. Although internally it makes little difference, externally the balance is lost as the windows are installed at different heights and the roofs do not match.

8.11 But do not be put off by all these potential difficulties, as a good builder will have experience of these types of problems and will be able to work modern techniques into old buildings without too much difficulty. If in doubt, ask to see some of the

builder's other work on similar properties.

9 LOFT CONVERSIONS.

9.1 Loft conversions are a cheaper alternative to building extensions, but are limited in the amount of useable space by the pitched roof. It is advisable to get a survey carried out to assess the suitability of your loft for conversion at an early stage, as more modern construction techniques may not lend themselves easily to conversion. It is possible to raise the roof height to allow more of the space to be used, but uncommon because of the cost involved. This is a somewhat drastic measure and will significantly upset the aesthetic balance of the house. There are only a few houses where it could be done without significant visual harm and is therefore not normally supported by the Council.

9.2 Windows will be necessary in the loft if it is to be used as a room, and these must be installed sympathetically too. Normally roof windows of any design are not permitted in the front elevation unless they are already a feature of the house



Fig 1: Obtrusive loft conversion upsets the visual balance of the semi-detached houses and negatively impacts upon the street scene

or street. Windows would be acceptable on the rear elevation and in some cases the side elevations subject to the individual plot.

9.3 It is possible to extend the amount of useable loft space with dormer windows, and these will be assessed by size, design and siting with regard to the neighbouring properties. More traditionally shaped dormer windows will be preferable to large flat roofed dormers, and multiple smaller dormers will be better than a single large window.

10 CONSERVATORIES.

10.1 Conservatories have evolved in recent years from small lean-to type structures into substantial rooms in their own right with heating and power. They are essentially an extension as they are used as permanent living accommodation in one form or another. For this reason, and the sheer size and visual bulk now associated with conservatories, conservatories are considered by Development Control Officers in the same way as more traditional extensions. Therefore their shape, size, materials and other design considerations will be assessed.

10.2 Most modern conservatories are constructed in white uPVC which remains bright and shiny for many years. While this is not out of keeping on more modern houses, it is worthwhile considering alternative colour schemes such as timber-effect uPVC or even real timber, especially on older properties. There are a great many standard designs that incorporate different window frame shapes and roof shapes that will add some individuality to the design and help to integrate the conservatory with the existing house.

11 GARAGES & OUTBUILDINGS.

11.1 Garages should generally be a minimum of 6x3 metres (measured externally) to allow a car and a bike to be parked. An attached garage will be judged in the same way a habitable extension would be judged, therefore the materials, size, design and roof arrangements will have to complement the main dwelling.

11.2 Detached garages and outbuildings should also be designed with a roof shape that complements that of the main dwelling. Flat roofed garages and mono-pitched roofs are rarely appropriate, and also have implications on future maintenance. Where outbuilding footprints are very large, multiple smaller roofs will be preferable to a single large one to reduce the apparent mass of the building. Upper floors are not normally acceptable on detached garages as they are likely to be too large in domestic scenarios.

11.3 The size and design of the outbuilding must remain in proportion with the house, including the roof, which if left unchecked can significantly increase the perceived mass of the structure. Outbuildings and garages will not normally be permitted in front of the house in order to protect the building line and street scene.

11.4 Detached garages and outbuildings may be constructed in a variety of materials, however materials that match or complement the main dwelling are preferred. Where garages are constructed to the side of dwellings, at least the front façade should be constructed in the same materials as the dwelling so that it maintains the visual coherence. Detached garages will not normally be permitted if they are to be constructed in such a way that they may be easily converted into a separate dwelling.

11.5 If you are planning a twin garage, two doors will be more appropriate than one large door to offset the horizontal emphasis.

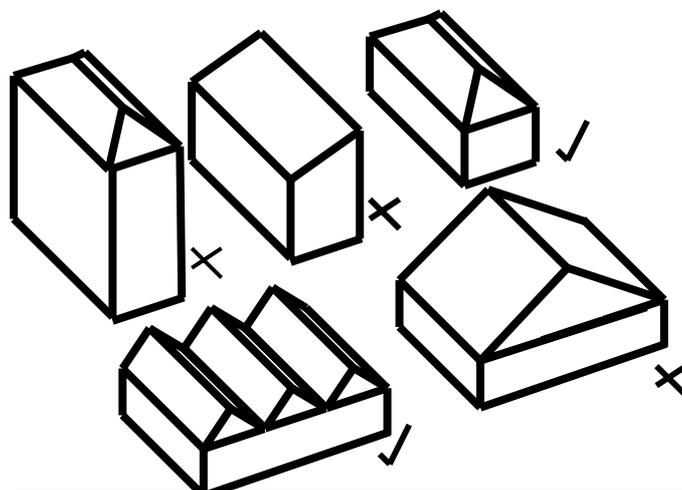


Fig J: Roof shapes for detached garages

12 ADDITIONAL INFORMATION

12.1 The Development Control section and Building Control section will be happy to give informal advice about your planned extension. There are also some leaflets available from the planning reception, which detail the requirements for compliance with regulations. You are however advised to seek professional assistance in preparing a formal planning application.

12.2 Don't forget to get approval from the Building Control section after the extension is built. They will assess your extension and ensure that it meets all health and safety criteria and give you peace of mind that your extension is well designed and built, and legal.

12.3 If you are considering an extension, tell your neighbours beforehand - you may avoid a dispute!

13 CONTACTS

13.1 The Planning and Building Control Sections may be found at

Planning Section,
Stockton On Tees Borough Council,
PO BOX 34,
Municipal Buildings,
Church Road,
Stockton – on – Tees,
TS18 1LE.

Telephone 01642 393939

13.2 You should consider contacting Cleveland Police's Crime Reduction and Architectural Liaison Officer for advice about reducing opportunities for crime. Telephone Eddie Lincoln on (01642) 302271.

Annexe 1: Policy HO12

Where Planning permission is required, all extensions to dwellings should be in keeping with the property and the street scene in terms of style, proportion and materials and should avoid significant loss of privacy and amenity for the residents of neighbouring properties.

Permission for two-storey rear extensions close to a common boundary will not normally be granted if the extension would overshadow or dominate neighbouring property to a substantial degree.

Permission for two-storey side extensions close to a common boundary will not normally be granted unless they are set back from the boundary or set back from the front wall of the dwelling.

Annexe 2: Summary of representations to Supplementary Planning Guidance 2 – Householder Extension Guide

Response No	Respondent	Summary of representation	Development Plans Response
SPG2001 001/5	Ingleby Barwick Parish Council	What is the point of these guidelines if they are applied in an arbitrary way or even not at all?	The text in the opening sections of the document highlight the status of the document. Additional text for absolute clarity inserted in section 1
SPG2002 001/5	A Keddie HSE Newcastle	No adverse comments	Support Welcome
SPG2003 001/5	Andrea Lloyd North Yorkshire County Council	No adverse comments	Support welcome
SPG2004 001	John Ross	Paragraph 6.4: should read “reduced to 45 degrees [from 60 degrees]” not “increased”	Agree – text amended
SPG2005 001/5	Marie Higgins Sport England	No adverse comments	Support welcome
SPG2006 001	Alan Hunter English Heritage	No mention of listed buildings or conservation areas where different rules may apply. Reference to Permitted Development Rights should be extended	Agree – new paragraph inserted in guiding principles section (2.4) Agree, paragraph 2.3 amended.
SPG2006 002	Alan Hunter English Heritage	Diagrams should be accompanied by figure numbers	Agree – will be added
SPG2006 003	Alan Hunter English Heritage	Paragraph 1.6: concept of subservience not clear	Agree- add text to paragraph 2.5 to clarify point.
SPG2006 004	Alan Hunter English Heritage	Reference to 2/3 of the plot is ambiguous- does it include building footprint?	2/3 of plot is a broad figure that will vary between plots. Insert

		Cannot be applied to terraced housing	word 'approximately'. (2.5) Terraced housing is dealt with in section 7. Put in to it's own section for clarity. Following sections re-numbered.
SPG2006 005	Alan Hunter English Heritage	Paragraph 1.10: Intrusion is not just about light and privacy – perceptions also.	Add text to state it is not about size – it is about design in para 2.6
SPG2006 006	Alan Hunter English Heritage	Section 3 – trees should be protected	Agree – add paragraph about trees preferring the retention of trees for their aesthetic qualities in section 3.2.
SPG2006 007	Alan Hunter English Heritage	Paragraph 3.2: Replace 'will' with 'would'	Agree – make change (3.3)
SPG2006 008	Alan Hunter English Heritage	Paragraph 4.2: '...constructed within the curtilage...'	Agree – make change
SPG2006 009	Alan Hunter English Heritage	Paragraph 5.2: Put reference to diagram to illustrate the effect of terracing "Maintenance problems" would better cover the range of deficiencies associated with flat roofed extensions	Partially agree – all illustrations are to be given captions Agree – change wording (5.3)
SPG2006 010/5	Alan Hunter English Heritage	Section 6: Rear extension No adverse comment	Support welcome
SPG2006 011	Alan Hunter English Heritage	Paragraph 7.1: Clarify term 'solid-to-void'	Agree – text added (8.1)
SPG2006 012	Alan Hunter English Heritage	Paragraph 7.2: Bathrooms do not always have obscured glass, and it can also be very difficult to enforce conditions attached to planning permissions. Internal	Agree- amend first sentence to emphasise windows that do not directly overlook neighbour are better than obscured glass. Final

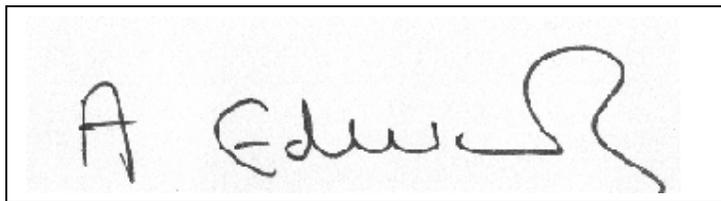
		arrangements to prevent overlooking would be better than obscure glazing	text is sufficient to caveat overlooking issues and justify refusal of planning permission
SPG2006 013	Alan Hunter English Heritage	Paragraph 7.3: Extrapolate “erroneous”	Agree – change wording in 8.3
SPG2006 014	Alan Hunter English Heritage	Paragraph 7.4: extrapolate “dominate” New materials and design may be appropriate	Agree- text added to clarify how materials may dominate. Support for new materials welcome (8.4)
SPG2006 015	Alan Hunter English Heritage	Paragraph 7.6: “...that stem form from...” Where extensions to historic buildings are undertaken care must be exercised in utilising the correct materials and skills	Typographical error Agree – text added to emphasise care in materials choice and contractor. (8.5 and 8.6)
SPG2006 016	Alan Hunter English Heritage	Paragraph 8.1: Insert warning about new roof structures not lending themselves quite so easily to conversion as older ones.	Agree- insert need for proper survey to ascertain suitability for conversion.
SPG2006 017	Alan Hunter English Heritage	Paragraph 9.2: Insert text about use of sustainable materials, especially on older buildings.	Agree – text added in section 7 concerning choice of materials. Text already advocates traditional materials for conservatories on older properties.
SPG2006 018	Alan Hunter English Heritage	Paragraph 10.1: Specify dimensions internally or externally	Agree – text inserted to clarify measurements as external
SPG2006 019	Alan Hunter English Heritage	Paragraph 10.2: gable-fronted garages are usually aesthetically inferior to side-gabled or hipped roofed.	Partially agree – design may depend on the architecture of the house the garage serves.
SPG2007	Steve Petch Redcar and Cleveland Borough Council	Poor illustrations from a variety of sources.	Agree- Will explore possibilities for replacement with photographs and other images. Will also be

			given figure numbers and captions.
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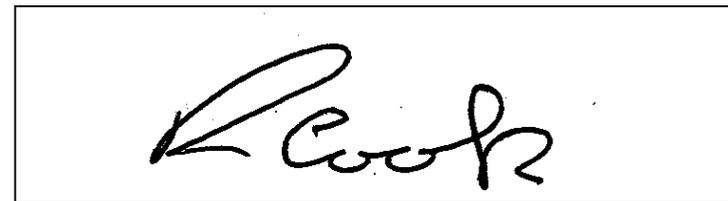
The following change was made after the Cabinet Meeting of 8 January 2004 at which the amended Supplementary Planning Guidance note was approved. A letter was received from the Local Government Ombudsman following a complaint by a resident about the service he received from Development Control. Although the complaint was not upheld, the Ombudsman noted that the planning decision at the heart of the complaint was based on the implementation of a 'rule of thumb' for testing the likely impact of an extension on the neighbouring properties. The rule concerns the acceptable distance between properties to limit overlooking. The Ombudsman suggested that the rule of thumb be formalised by adding text to the Supplementary Planning Guidance note. The following text was added in Paragraph 2.7:

“Although every application is assessed on its own merits, the Local Planning Authority would normally seek a minimum separation distance of 21 metres between the windows of the main habitable rooms (for example bedrooms and living rooms) of the proposed extension that face windows of the main habitable rooms of the neighbouring property. Where a side extension would face the rear of the neighbouring property (or a rear extension would face the side of the neighbouring property) a gap of 11 metres is normally required between the windows of the main habitable rooms to prevent overlooking. These standards may be reduced if obscured glazing is used or where the windows are those of secondary rooms (for example bathrooms, hallways and landings).”

Cabinet agreed that the Corporate Director of Development and Regeneration, together with the Cabinet Member for Regeneration and Development could approve the inserted text under delegated powers. Their signatures below confirm that they have read and approved the text, and that the Supplementary Planning Guidance note is officially adopted.



Andy Edwards
Corporate Director of Development and Regeneration



Cllr. Bob Cook
Cabinet Member for Regeneration and Development