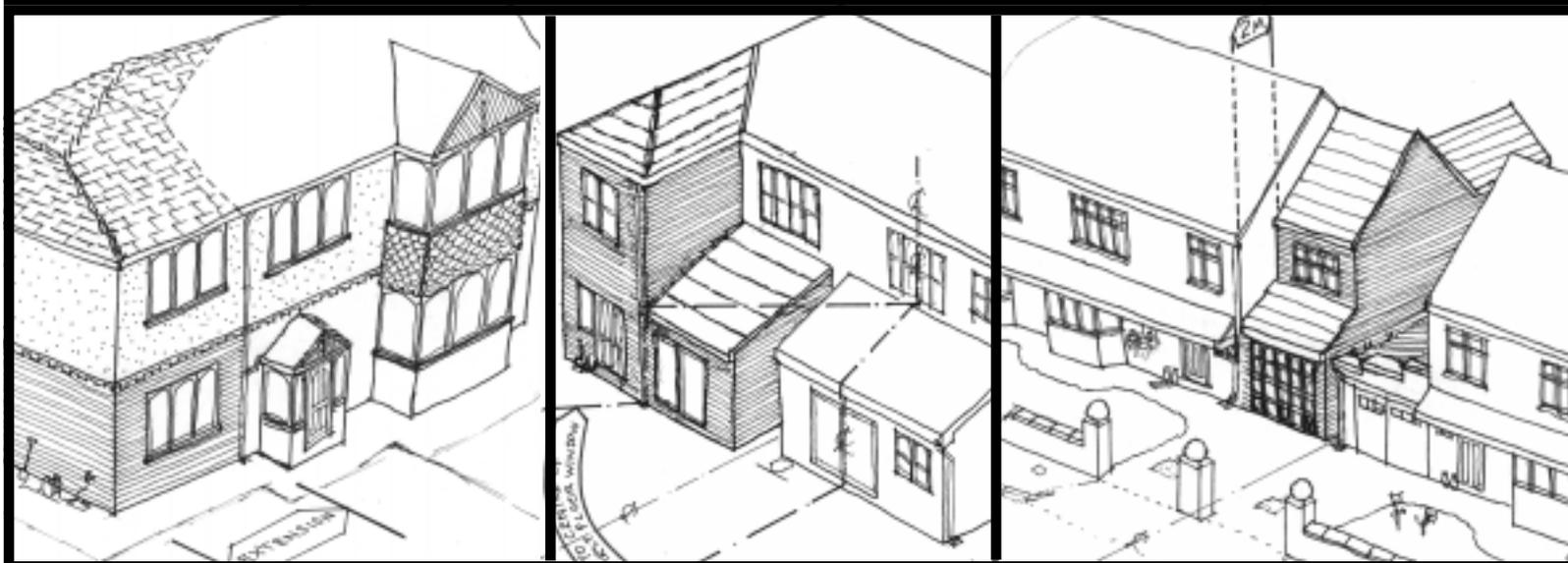


Draft Supplementary Planning Guidance for



House Extensions

City of
Salford

November 2001

1. Introduction

1.1 The City Council recognise that the occupiers of dwellings may wish to modify or extend their homes to provide accommodation that suits their needs. In seeking to meet these needs the City Council also has to consider the impact of such works on immediate neighbours and the local environment. To ensure consistency and fairness the City Council believes that the standards set out below will ensure that the impact on neighbouring residents is limited, that the design and appearance of extensions will make a positive contribution to the local environment, whilst meeting the needs of homeowners.

1.2 The City Council in its Unitary Development Plan sets out general principles that should be considered in the determination of planning applications for extensions to houses. Policy DEV8 House Extensions states that:

The City Council will only grant planning permission for proposals relating to the extension of a dwelling, including its roof, where the following criteria can be satisfied:

- i) the extension would not have an unacceptably adverse impact on the amenity of neighbouring residents by reason of overlooking, overshadowing, dominance, loss of privacy and light;*
- ii) the extension would not have an unacceptably adverse impact on the character and appearance of the street scene.*
- iii) the extension would not have an unacceptably adverse effect on the character of the dwelling, by reason of its siting, height, massing, design and appearance;*
- iv) the extension would not have an unacceptably detrimental effect on the appearance and use of the site, including the provision of garden areas and car parking facilities.*

1.3 This supplementary planning guidance supplements and gives further detailed advice on how proposed extensions can meet and address these criteria promoting good practice and consistency of decision making. To assist with this, certain standards are defined, and even small departures from these are unlikely to be acceptable unless the applicant can demonstrate that there are exceptional circumstances. A separate guide is available which sets out when planning permission is and is not required.

1.4 For the purposes of clarity this supplementary planning guidance does not give guidance on the works associated with proposals near or adjoining neighbouring buildings or disputes that may arise therefrom. Anyone contemplating work on or near neighbouring buildings or who have a complaint about such work should first refer to the booklet, The Party Wall Act 1996, copies of which are available at the Development Services Reception.

2. General Issues

Aspects

2.1 Proposals should avoid causing a significant loss of privacy to neighbouring residents, either to their dwelling or directly overlooking their gardens. In order to achieve this, a minimum distance of 21 metres should normally be maintained between the facing main windows of habitable rooms (i.e. lounges and bedrooms). This is particularly relevant for extensions introducing accommodation at first floor level and above. [DIAGRAM 1]. Significant differences in ground level that would result in serious overlooking of neighbouring dwellings may make a proposal unacceptable unless there is a distance in excess of 21m or other mitigating factors highlighted below.

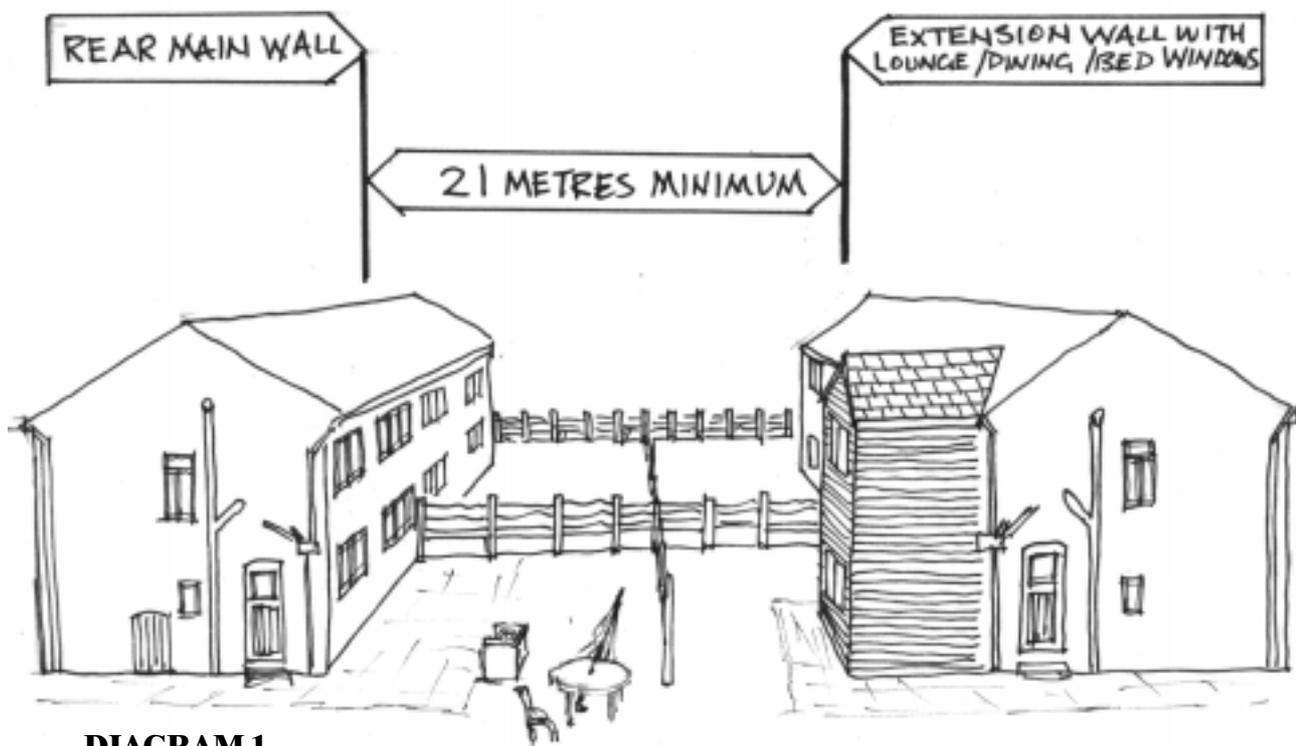


DIAGRAM 1

2.2 Exceptions to this minimum distance may be acceptable in some circumstances, for example if the facing windows are set at an angle so there is no direct overlooking, or the extension is only single storey. Existing boundary conditions which would contribute to a lessening of overlooking will only be considered if they are permanent.

2.3 Windows in the side of proposed extensions, including conservatories, close to a boundary and looking directly into a neighbour's dwelling or garden are considered unacceptable. Objections to windows because of overlooking can sometimes be overcome by using obscure glazing (as is often found in bathrooms), although this treatment will not be acceptable to habitable rooms.

Guidance Note HH1: Planning permission will not normally be granted for extensions that do not maintain a minimum of 21m between facing habitable room windows.

Guidance Note HH2: Planning permission will not normally be granted for extensions that introduce windows close to and directly overlooking the gardens of neighbouring dwellings.

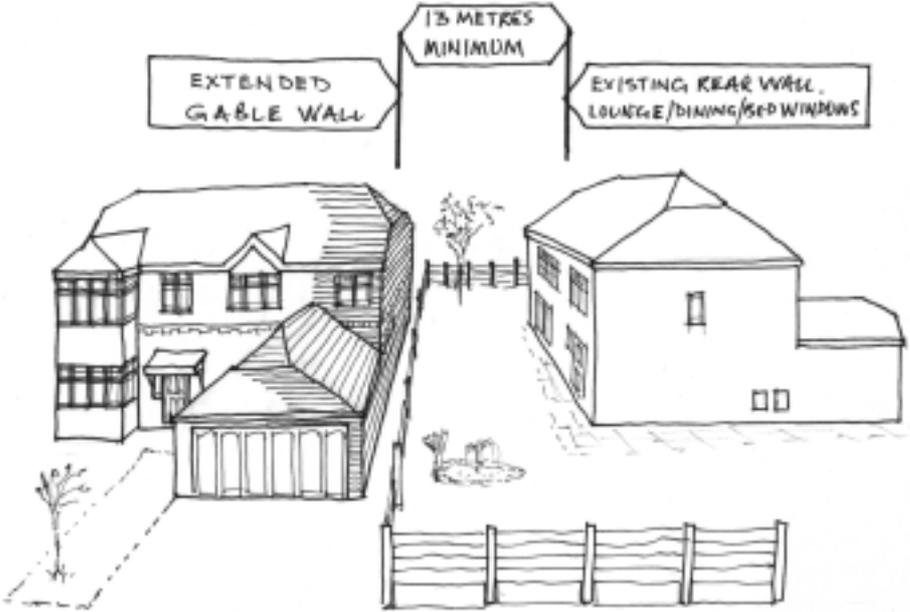


DIAGRAM 2

face an existing blank gable end wall of a neighbouring dwelling. For single storey extensions in similar circumstances a minimum of 9m should normally be maintained [DIAGRAM 3].

2.4 The design and siting of proposed extensions should have regard to minimizing the loss of daylight and/or sunlight to neighbouring dwellings. They should not be so large or close to other dwellings that they appear overbearing/dominant. A minimum distance of 13 metres should normally be maintained between a blank wall of a two storey/first floor extension and the main window of habitable rooms in other properties [DIAGRAM 2]. Equally a minimum of 13m should normally be maintained between the habitable rooms windows of a proposed two storey/first floor extension which

Guidance Note HH3: Planning permission will not normally be granted for a two storey/first floor extension that does not maintain a minimum distance of 13m between its blank wall gable end wall and facing habitable room windows of neighbouring dwellings. This same distance shall normally be maintained for habitable room windows in a proposed two storey/first floor extension that faces an existing blank gable end wall of a neighbouring dwelling.

Guidance Note HH4: Planning permission will not normally be granted for a single storey extension that does not maintain a minimum distance of 9m between its

blank gable end wall and facing habitable room windows of neighbouring dwellings. This same distance shall normally be maintained for habitable room windows in a proposed single storey extension that faces an existing blank gable end wall of a neighbouring dwelling.

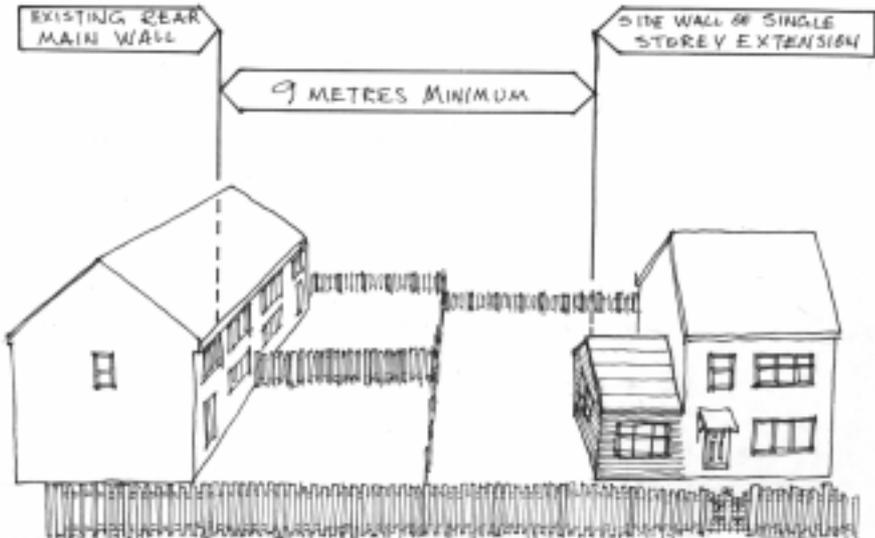
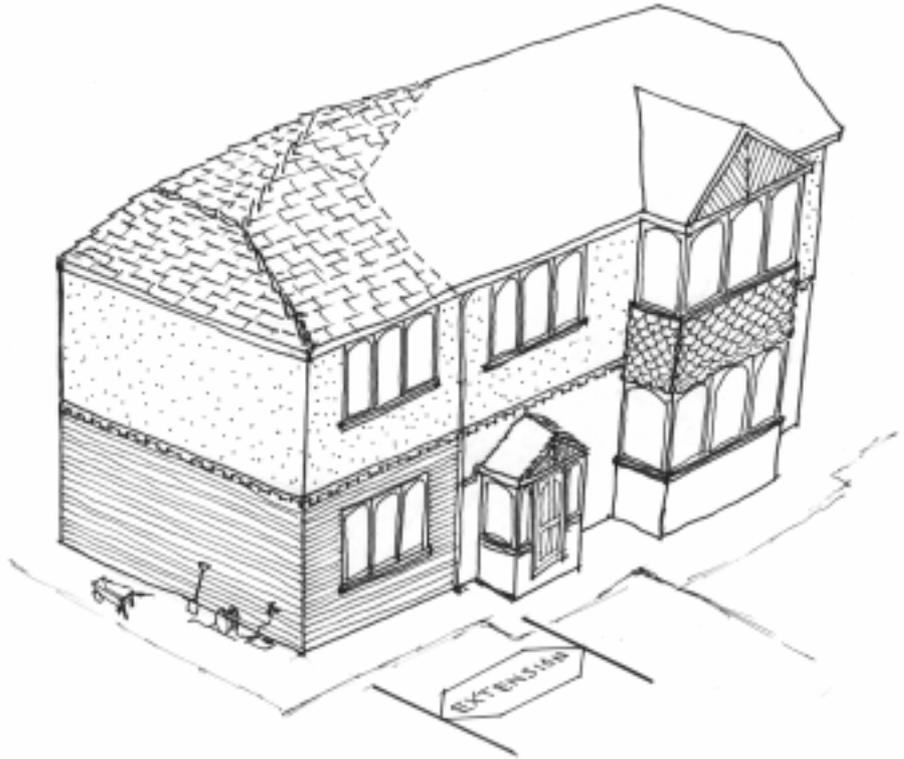


DIAGRAM 3

3. Design

3.1 Extensions and other alterations should respect and be consistent with the design, character and shape of the original dwelling. Extensions should normally be designed to appear subordinate to the original dwelling so that they do not visually dominate it.

3.2 Roofs should match those of the existing dwelling, and flat roofs are not normally acceptable, except on single storey rear extensions that are not visually prominent. The design of windows has a significant impact on the appearance of a dwelling, and therefore they should match the existing windows in terms of size, proportion and alignment [DIAGRAM 4].



Guidance Note HH5: Planning permission will not normally be granted for two storey/first floor extensions located at the side of a dwelling with a flat roof.

DIAGRAM 4

Guidance Note HH6: The size, proportion, design and alignment of windows in a proposed extension shall normally match those of the existing dwelling.

4. Materials

4.1 The external facing materials of extensions should match or harmonise with the design, colour and texture of the original house, particularly on elevations that are visible from the street. Detailing such as window arches, stonework, decorative brick course, and other such architectural features, should normally also be carried through from the original dwelling to any extensions.

Guidance Note HH7: The external facing materials of all extensions shall normally match or harmonise with the external facing materials of the original dwelling.

Guidance Note HH8: The design and appearance of all extensions shall normally incorporate architectural features of the original dwelling in its external elevations.

5. Trees

51 Proposals that would require the felling of protected trees, trees in conservation areas or other trees that contribute significantly to the character of an area or that could endanger its health (for example by severing its roots), are very rarely considered to be acceptable. Instead, alternative methods of providing additional accommodation should be explored. Proposals that would result in the felling of trees or would extend within the canopy of such trees or in close proximity must be accompanied by a tree report prepared by a suitably qualified person. More detailed guidance on the impact extensions and other buildings can have on trees and the issues it raises is being prepared by the City Council.

6. Personal Circumstances

6.1 Personal circumstances, such as a disability, or the specific requirements of minority groups, may make it difficult to provide the necessary facilities within the standards set out here. The City Council will interpret these standards flexibly in these circumstances, but proposals that significantly deviate from them are still unlikely to be appropriate. Standards may be relaxed where an extension would provide basic facilities that are lacking from a house such as a bathroom.

7. Single storey rear extensions

7.1 Single storey rear extensions (including conservatories) should not normally project more than 2.74 metres (measured externally) along the boundary with an adjoining semi-detached, terraced dwelling or adjacent dwelling. Consideration may be given to extensions on older terraced dwellings that exceed this length where it can be demonstrated that such an extension is to upgrade or introduce basic amenities (e.g. a kitchen).

Extensions that exceed 2.74 m will normally be acceptable provided that they do not project beyond a 45 degree line drawn from the mid point of any habitable room window in the adjoining or adjacent dwelling(s) [DIAGRAM 5]. In addition where the adjoining/adjacent dwelling has already been extended along the common boundary, an extension in excess of 2.74m will normally be acceptable subject to the same principles described above.

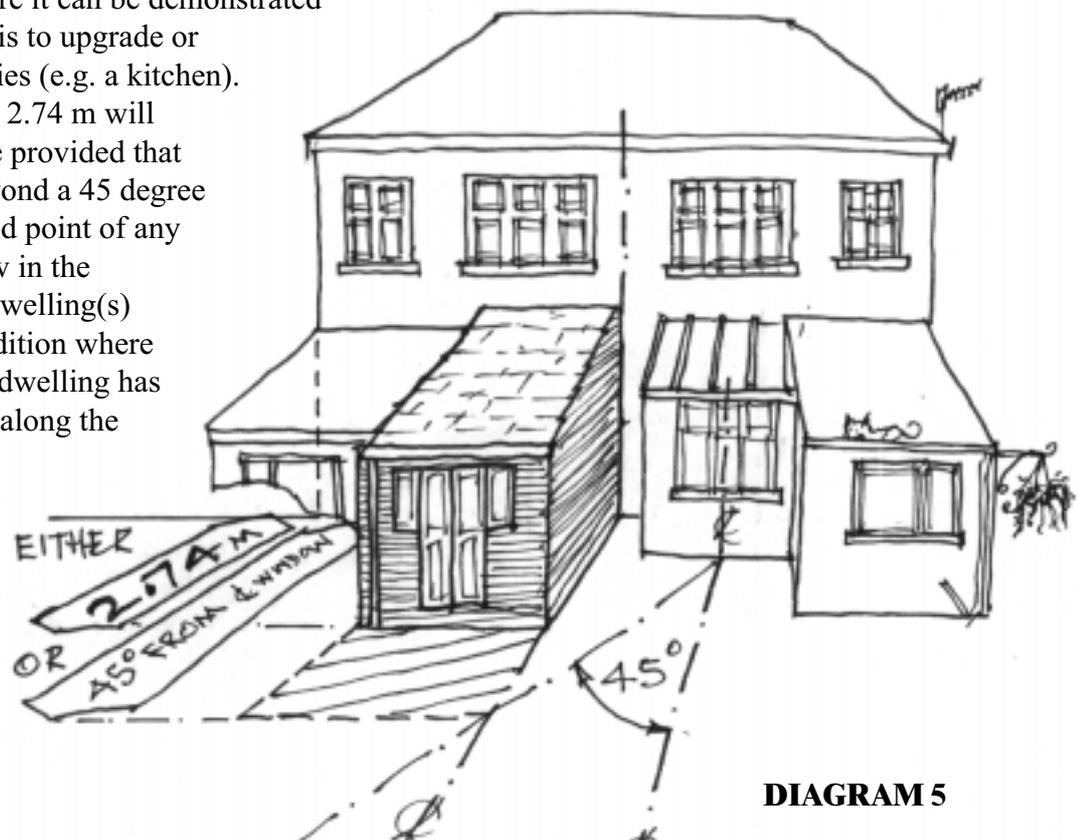


DIAGRAM 5

Guidance Note HH9: Planning permission will not normally be granted for single storey extensions to detached, semi detached or terraced dwellings located along the common boundary that exceed 2.74m. Extensions that exceed 2.74m will normally be granted provided they do not project beyond a 45 degree line drawn from the mid point of any ground floor habitable room window of an adjoining/adjacent dwelling.

8. Two storey and first floor extensions to the rear

8.1 Two storey extensions or first floor level extensions along the common boundary between adjoining semi-detached or terraced dwellings are not acceptable. However, if the adjoining dwelling has a single storey rear extension along the common boundary, such extensions will normally be acceptable provided that they do not project more than 2.74 metres. Extensions that exceed 2.74m will normally be acceptable provided that they do not exceed a 45 degree line drawn from the mid point of any habitable room window in the neighbouring dwelling. [DIAGRAM 6].

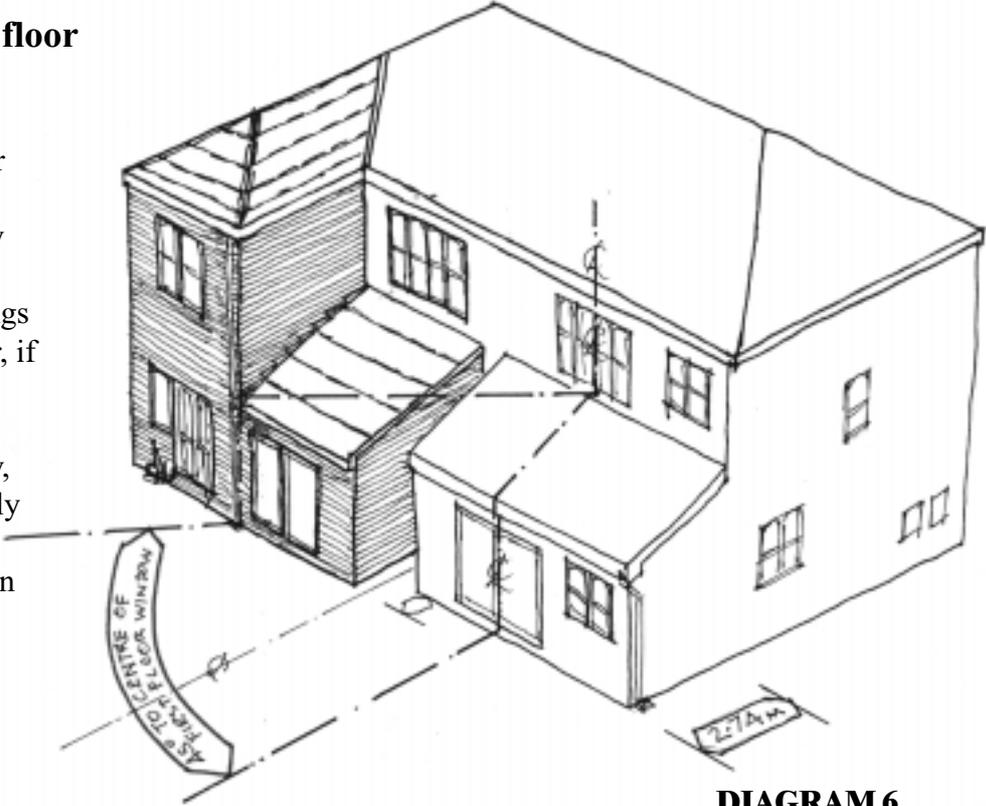


DIAGRAM 6

8.2 Extensions at first floor level away from the common boundary and in the absence of an existing neighbouring extension, will normally be acceptable provided that the distance away from the nearest common boundary is equal to the projection of the extension itself. [DIAGRAM 7].

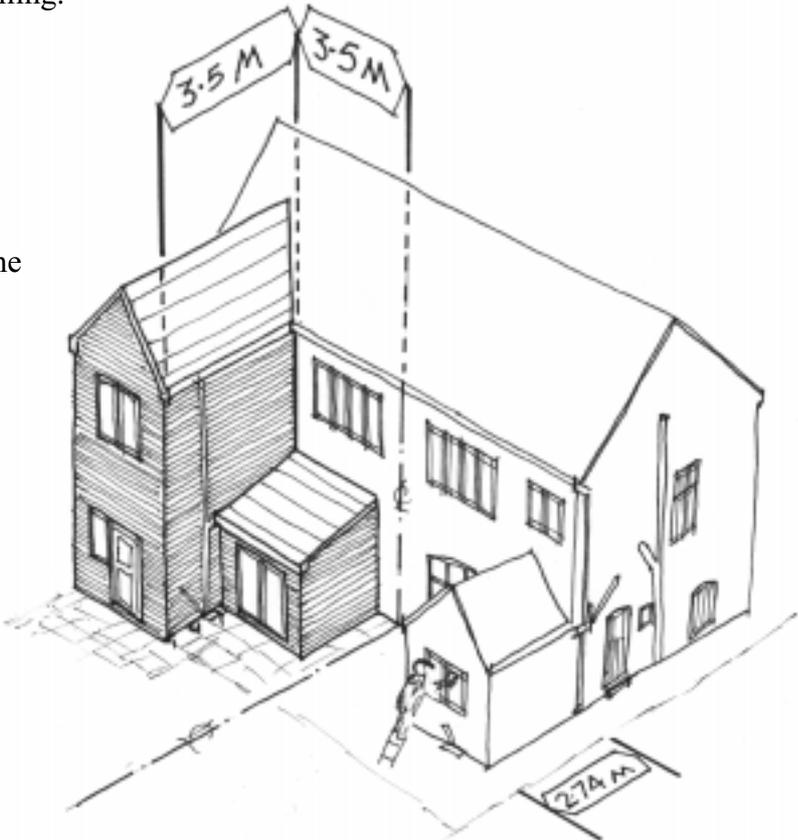


DIAGRAM 7

Guidance Note HH10: Planning permission will not be granted for two storey/ first floor extensions along the common boundary with adjoining semi detached or terraced dwellings.

Guidance Note HH11: Where the adjoining dwelling(s) has an existing single storey extension along the common boundary planning permission will normally be granted for a two storey/first floor extension along the common boundary provided that it does not project more than 2.74m. In similar circumstances where an extension would exceed 2.74m, it will normally be considered to be acceptable provided it does not exceed a 45 degree line drawn from the mid point of any habitable room window in the adjoining/adjacent dwelling.

Guidance Note HH12: In the absence of an extension to the adjoining dwelling planning permission will normally be granted for a two storey/first floor extension provided its' projection is equal to its distance from the nearest common boundary with the adjoining dwelling .

9. Side extensions

9.1 Where two storey side extensions on semi-detached dwellings or detached dwellings extend up to the front wall of the house, they can lead to houses appearing to be a terrace rather than separate pairs of dwellings. Proposals that would, or have the potential to, create such a terracing effect are not normally considered acceptable.



DIAGRAM 8(i)

9.2 If the first 2m of a two storey side extension would be within 1m of the side boundary of a dwelling, planning permission will not normally be granted unless the first floor element is set back a minimum of 2 metres from the front of the house [DIAGRAM 8 (i) and (ii)]. Exceptions will only be made where there is little chance of a serious terracing effect ever occurring, for

example where dwellings are angled away from each other or the dwelling is a corner plot, or where the character of the area is such that the introduction of a terracing effect would not be at odds with its character.

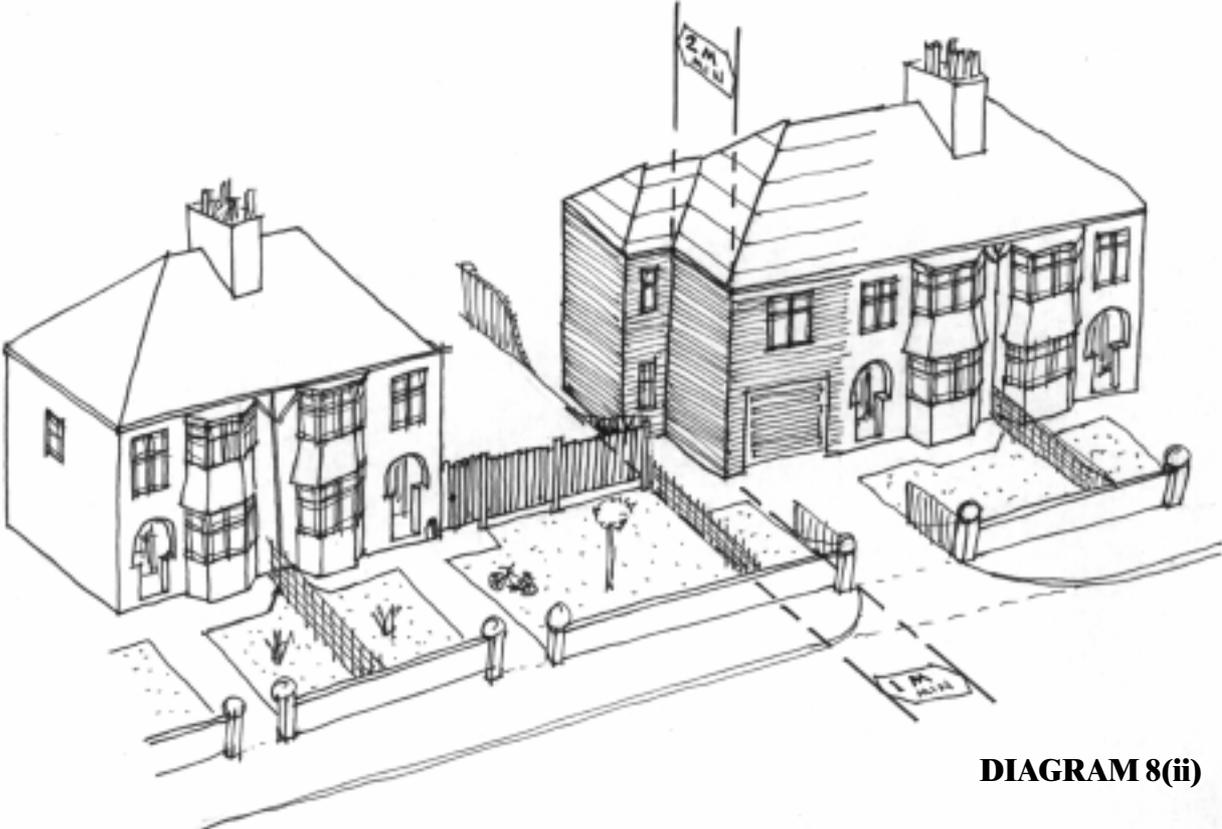


DIAGRAM 8(ii)

9.3 On corner locations factors that will be taken into account when considering side extensions will include the presence of a strong building line and any over riding need to protect it and the proximity of adjacent dwellings. A minimum gap of 2m should be left between the boundary (normally the back of pavement) and the nearest part of a single or two storey side extension. [DIAGRAM 9]. On ‘open plan’ estates, particularly on accessways without footpaths, the gap of 2m will normally be measured from the back of the service strip [DIAGRAM 10].

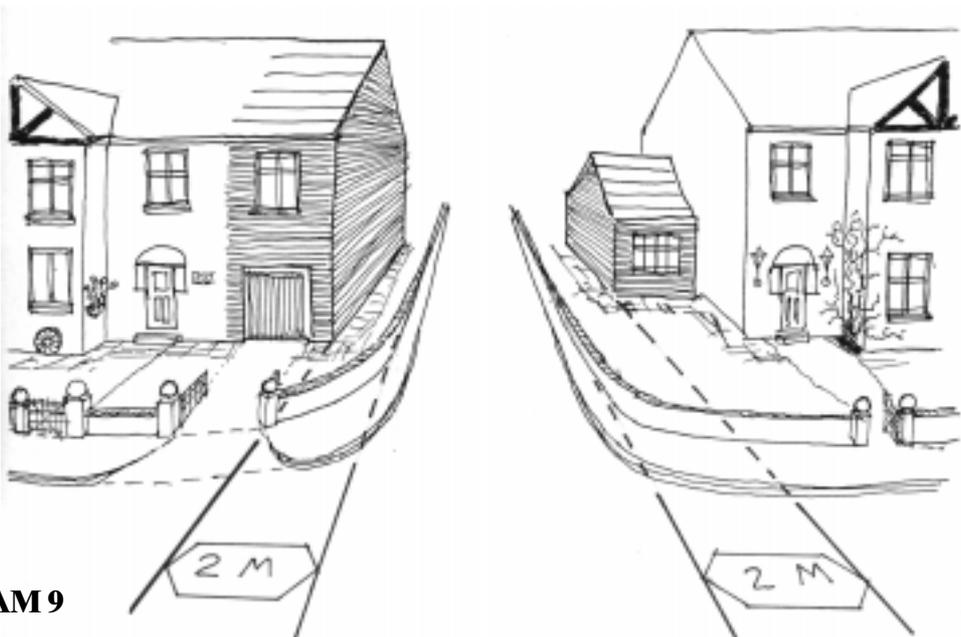


DIAGRAM 9

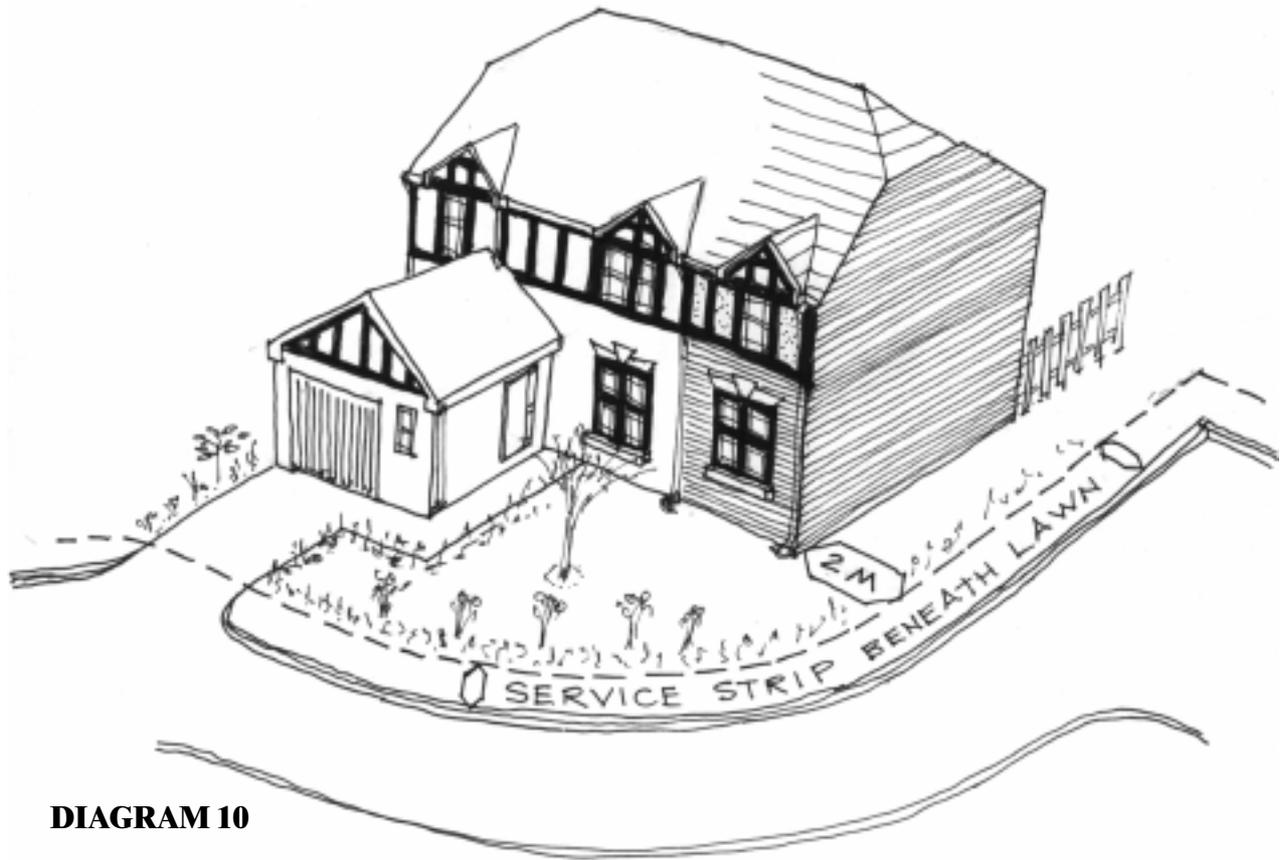


DIAGRAM 10

Guidance Note HH13: Planning permission for the erection of a two storey side extension that lies within 1m of the boundary of the dwelling will not normally be granted unless the first floor element is set back 2m from the front of the house.

Guidance Note HH14: Planning permission for a single or two storey extension to dwellings on corner plots will not normally be granted unless a minimum distance of 2m is maintained between the boundary or back of service strip and the nearest part of the extension.

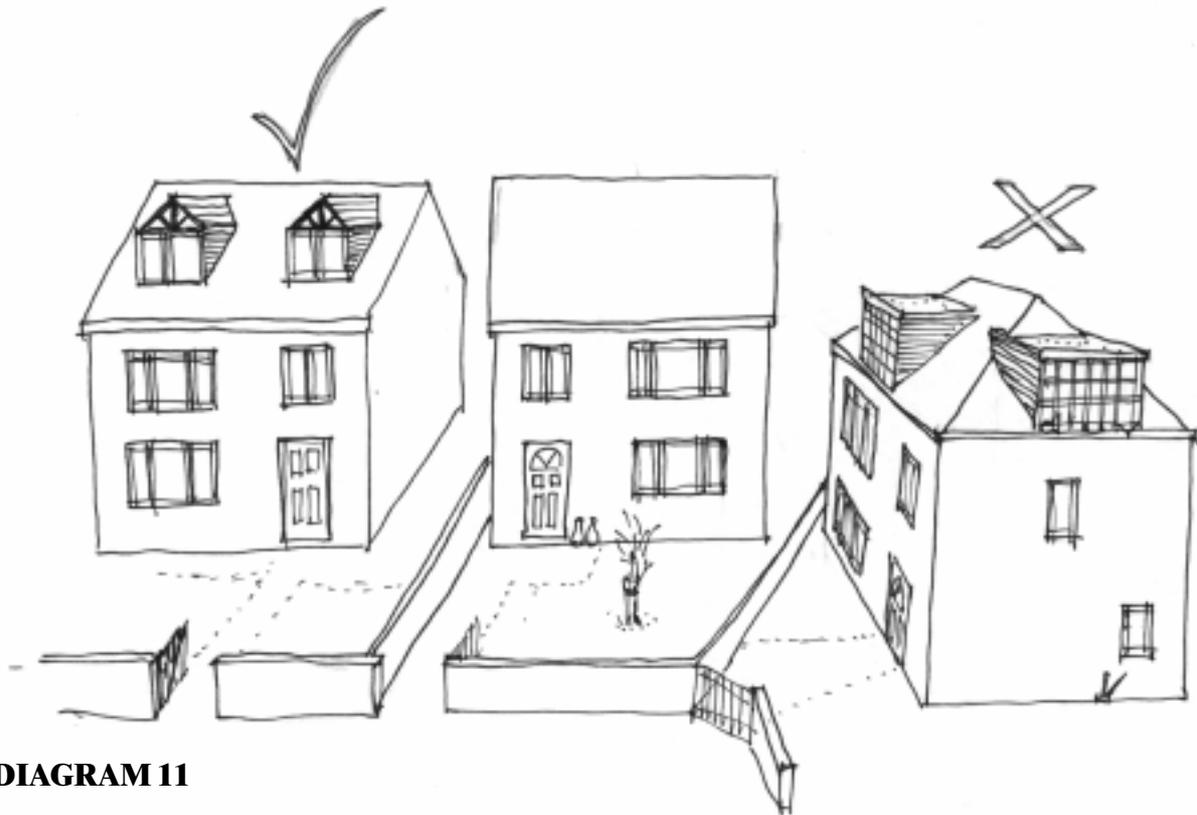


DIAGRAM 11

10. Dormers

10.1 Dormer extensions can be visually prominent, and therefore it is important that they are carefully designed and located. Window features are often important, and their position and proportion should respect those of the original dwelling. A pitched or hipped roof can often improve the appearance of dormer extensions, and will make them more acceptable. Dormers should be set in from the external walls of the building on all sides and be below the ridge line. Splitting them into two parts can reduce the impact of larger dormer extensions. [DIAGRAM 11].

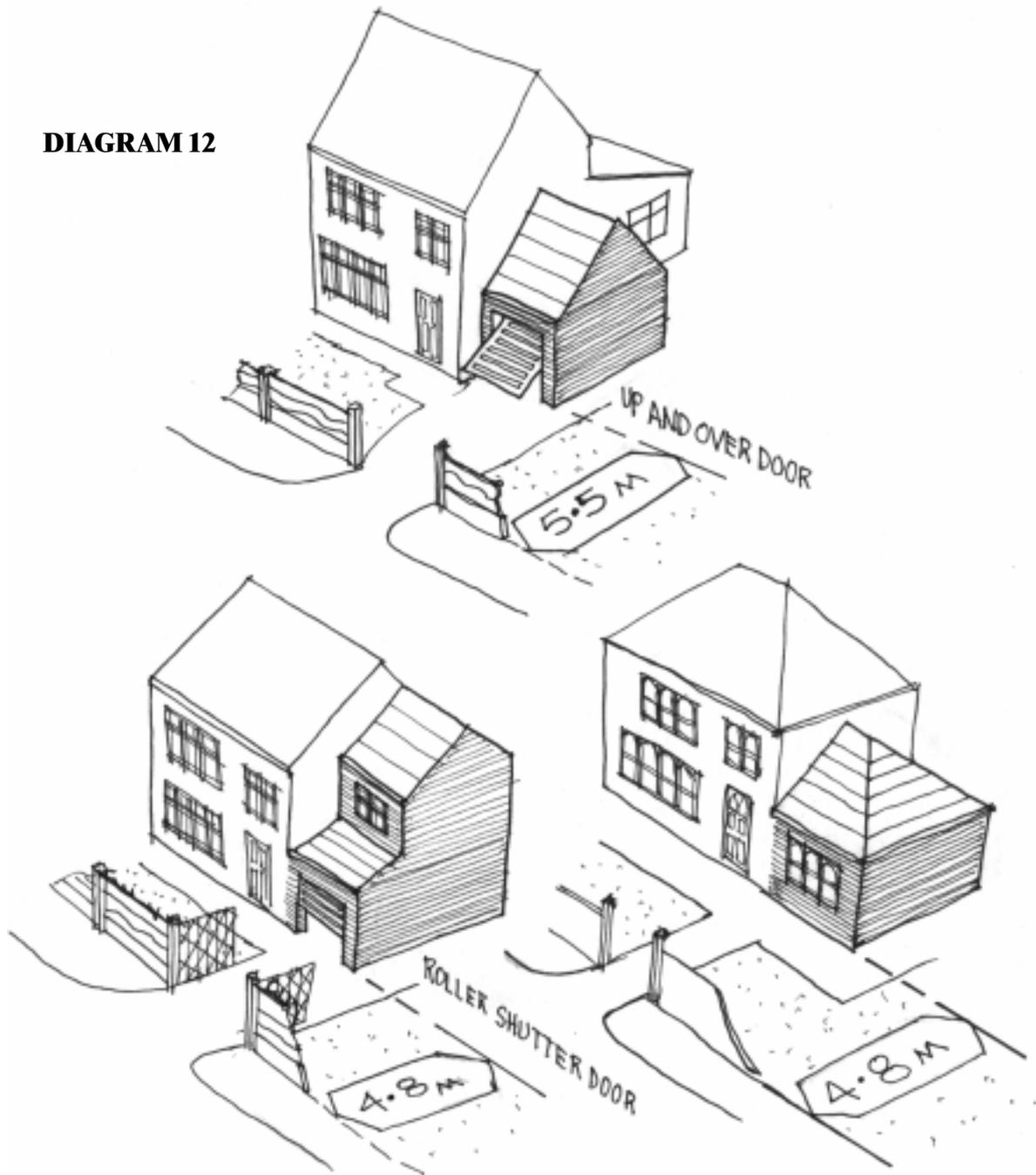
10.2 Dormers will not normally be acceptable, (unless it can be demonstrated through their careful design and siting that their impact can be significantly reduced), where they:

- ❑ face an adopted highway used by vehicular traffic and are not an original feature of the street scene.
- ❑ wrap around two or more different roof slopes.
- ❑ are located on a hipped side roof plane.

Guidance Note HH15: Planning permission will not normally be granted for the erection of dormers on the roof plane facing an adopted highway, on a hipped side roof plane or those that wrap around two or more different roof slopes unless their impact on the street scene can be significantly reduced through appropriate design and siting .

Guidance Note HH16: Planning permission will normally only be granted for dormers that are sited below the ridge line of the dwelling, set up from the eaves line and set in from both sides of the roof.

DIAGRAM 12



11. Car parking

11.1 Normally all proposals for extensions should retain a hardstanding at least 4.8 metres in length, clear of the highway, so that at least one car can be parked within the curtilage of the property. In town centre locations or areas well served by public transport consideration may be given to proposals that do not retain in curtilage parking. A 5.5 metre hardstanding will also normally be required in front of garages so as to allow a car to be parked completely off the highway while the garage doors are opened. [DIAGRAM 12]

11.2 Where a development requires a new access to a highway, a dropped crossing over the footway must be provided. This should be constructed by or to the specification of the Highways Maintenance Section of the City Council, and at the applicant's expense.

Guidance Note HH17: Planning permission will not normally be granted for any extensions that do not maintain a hardstanding of 4.8m in length to accommodate at least one car clear of the highway.

Guidance Note HH18 Planning permission will not normally be granted for the erection of a garage unless a hardstanding of 5.5m is maintained between the garage and the highway

12. Green Belt

12.1 The construction of new buildings inside the Green Belt is generally seen as unacceptable (or inappropriate) unless it is for a number of specified purposes. One exception is the limited extension and alteration of dwellinghouses (or replacement of existing dwellings). This is qualified by the proviso that the works do not result in disproportionate additions over and above the size of the original building. No specific percentage addition is suggested here but special regard should be had to matters of siting, height, scale, design and use of materials in order to maintain the openness of the Green Belt. Where possible the reuse of existing buildings should be considered first.

12.2 Planning applications for extensions should be accompanied by drawings that demonstrate the size/volume of the original building. Very special circumstances will have to exist to justify any exception to the strict control of development in the Green Belt. It is up to the applicant to provide this justification.

13. Listed Buildings and Conservation Areas

13.1 Extensions to listed buildings and/or within conservation areas are likely to be particularly sensitive, and in particular the design standards applied may be stricter than those outlined in this policy document. In these circumstances, the advice on a Conservation Officer should be sought prior to the submission of an application. Most works to listed buildings will require Listed Building Consent, even if they do not require planning permission.

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