

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPEAL: SEPT 2021

**AGAINST A REFUSAL OF A PLANNING APPLICATION
TO EXTEND THIS CORNER PROPERTY, AT:**

**LAND ADJACENT 101 CASTLE AVENUE,
MIDDLESEX, UXBRIDGE, UB7 8LQ.**



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1: THE PROPERTY and PLANNING HISTORY:

This is a detailed Planning Appeal Statement of Case (SoC) in respect of a recent refusal of Planning Permission for the “*Erection of a two storey side extension*” in the form of a two storey side extension to this corner terraced property, creating a new (third) bedroom, which is located on corner of Castle Avenue, but where there is a smaller side road (also called Castle Avenue), which wraps around a small open green, which is located within the broader London Borough of Hillingdon (LBH).

The original Planning Application was drawn up by a local and knowledgeable Architect – Surveyor, who is indeed familiar with Hillingdon’s design guidance and planning policies, in order to address the concerns of the Council regarding infill – corner sites such as these. The appeal has already been lodged on line via the Planning Inspectorate website, on 10th September 2021, and was provided with the following appeal reference:

APP/R5510/D/21/3282670.

So, this Appeal Statement will refer to other examples – precedents of development of similar corner plots in the vicinity that clearly have been approved – endorsed by Hillingdon in the past, and also will come to a logical conclusion as to why it is considered this extension to No101 Castle Avenue in this sustainable location, should be approved, as being in accordance with Hillingdon’s Planning Policies and Guidance, in particular the recently adopted ***London Borough of Hillingdon, January 2020 Development Management Policies, in particular DMHD1.***

Hillingdon is a large predominantly urban borough which covers a large part of North West London, including the urban areas of Hayes, and Hillingdon in the south, Uxbridge, and Ruislip and Eastcote in the north, which is surrounded by the London Green Belt, and therefore where there is immense pressure to develop ‘Urban’ sites. We are also aware that the National Planning Policy Framework, as amended, which inter – alia refers to design issues, and we will refer to this National guidance too shortly, as relevant to this corner property.

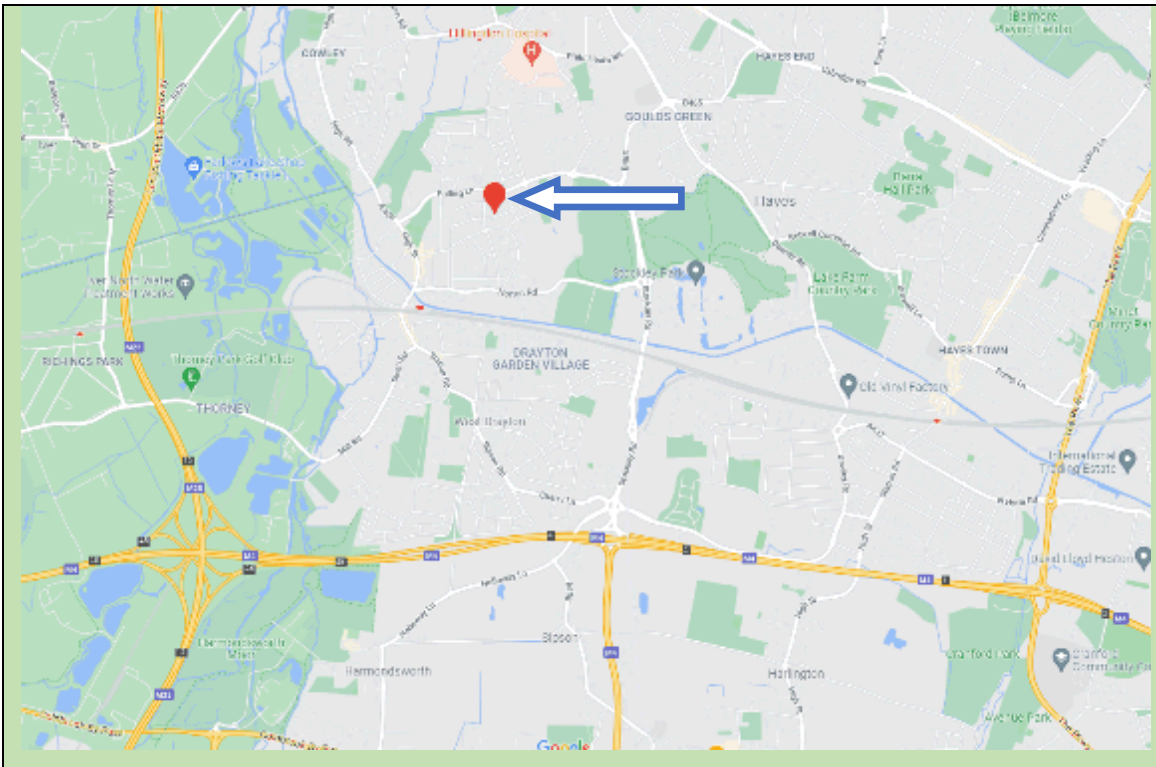
In this case, the Agent who has submitted this application is a locally based and experienced Building Surveying Company, with many years Surveying, Building Control, Planning and Architectural experience in London Boroughs, in particular the London Borough of Hillingdon, and is also cognisant with Lifetime Homes, DDA compliant elements and also Listed Buildings.

In the meantime, as Planning Consultants, we have been asked to prepare this supporting Planning Appeal 'Statement of Case' (SoC) in support of this planning appeal, so as discussed below then these are not typical 'speculative' developments but is a genuine application/appeal seeking much needed accommodation, in the form of a new third bedroom, enabling the family to stay, live and work in this sustainable location.

So, these are typical "Sub – urban" homes located in this part of west London, and within the London Borough of Hillingdon, a predominantly urban Local Planning Authority on the western – north western side of London, but clearly fringing on to the Metropolitan Green Belt.

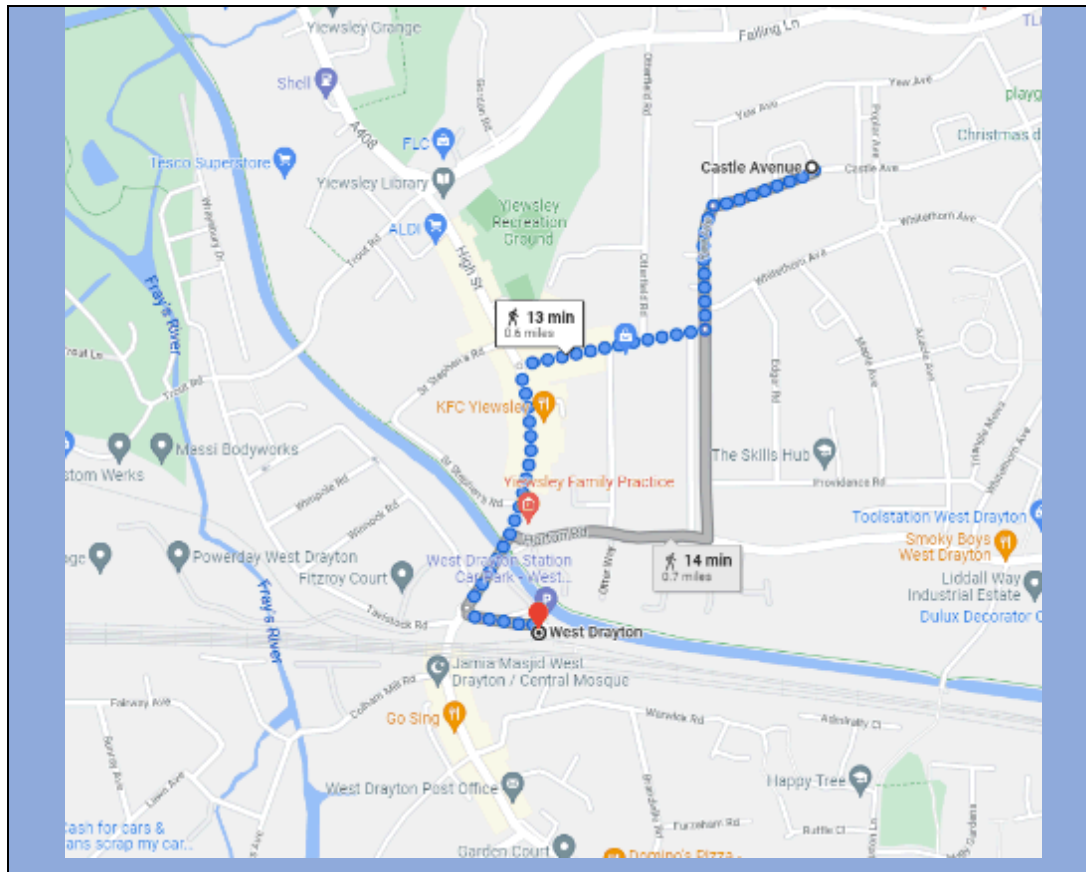
2: THE SUSTAINABLE LOCATION:

The property, No101 Castle Avenue is shown below by the BLUE arrow, and this also shows the extremely sustainable location and nature of the area, within the “urban” area of the London Borough of Hillingdon, just north of the M4, with direct access via the M4 and to the M25 approximately a mile or so west of the site:



So, as background to this appeal, the proposed extension would create much needed additional family accommodation, enabling them to continue to live and work in the area, which is also within this relatively sustainable location, close to shops, leisure uses, educational establishments, religious and cultural places, pubs, restaurants, etc, and where Public transport is readily available, offering residents an alternative to the car, as referred to in greater detail below.

The property is indeed located in this relatively sustainable location, with numerous shops, pubs, take-aways, Community buildings along High Road to the west, and all its employment, recreational, retail and other opportunities too. West Drayton Underground Station is also close-by, a 13 minute walk away, which connects Hillingdon to central London, approximately 40 minutes away by train:



The below screen shot also then shows the Bus Timetable along Otterfield Road, with buses and bus stops just north of the properties, with regular buses (Bus Number U1, U3 and U5 passing just north of the appeal property in some cases every minute, so again offering residents an alternative non – car form of transport, in this extremely sustainable location:

← Milburn Drive (Stop V) ×		
Modified service (U5) Information BLYTH ROAD: From 06:00 Monday 05 Jun...		
U3	Uxbridge	9:59 AM
U1	Ruislip	10:02 AM
U5	Uxbridge	10:02 AM
U3	Uxbridge	10:03 AM
U3	Uxbridge	10:13 AM
U5	Uxbridge	10:17 AM
U1	Ruislip	10:18 AM
U3	Uxbridge	10:19 AM
U3	Uxbridge	10:23 AM
U5	Uxbridge	10:25 AM
U1	Ruislip	10:34 AM
U5	Uxbridge	10:35 AM
U3	Uxbridge	10:43 AM

3: PLANNING POLICIES

The current over-arching National Government guidance remains the **National Planning Policy Framework (NPPF)**, as amended, and more locally are the relevant policies of the Adopted Development Management Policies:

LONDON BOROUGH OF HILLINGDON LOCAL PLAN PART 2 DEVELOPMENT MANAGEMENT POLICIES Adopted Version 16th January 2020.

This now finally supersedes the *Hillingdon Local Plan Saved Unitary Development Plan Policies (November 2012)*, and the Hillingdon's Supplementary Planning Documents (SPD) entitled *Hillingdon Design and Accessibility Statement (HDAS)*, entitled *Residential Extensions*. The Residential Extensions SPD has been Hillingdon's corner stone of guidance on domestic house extensions for many years, but now appears to have been superseded by the recently adopted DM Policies January 2020.

The NEW 2020 Relevant Adopted Local Plan Policies:

Policy DMHB11: Design of new development;

Policy DMHD1: Alterations and Extensions to Residential Dwellings

We have appended **Policy DMHD1 (Alterations and Extensions to dwellings)** as **Appendix A and B** respectively at the end of this statement in its entirety, and for the reasons below we are of the view the proposed extensions subject to this appeal is indeed compliant with DMHD1, of the newly adopted 2020 plan, for the reasons set out below.

4: MATERIAL PLANNING CONSIDERATIONS:

So the **National Planning Policy Framework (NPPF)**, as amended, states there is a presumption in favour of sustainable development...as a core planning principle the effective use of land is encouraged by re-using land that has been previously developed (brownfield land), OR making better use of land in our villages, towns and cities, such as here in 'sub-urban' West London, so entirely in accordance with this National guidance.

As discussed above, Castle Avenue is located in this extremely sustainable location, close to the High Street, Cowley and all its commercial, retail, leisure, religious and other uses, and also Hillingdon Underground Station, which connects the area to central London, just 40 minutes away by train. On this aspect the NPPF does indeed suggest to Councils throughout the UK. Section 11 of the NPPF does indeed refer to '*Making more effective use of land*' and suggests that Planning Policies and decisions should:

c) "...give substantial weight to the value of using suitable brownfield land within settlements for homes...

d) promote and support the development of under-utilised land and buildings, especially if this would help meet identified needs...where land supply is constrained and available sites could be used more effectively..."

So, with the above National guidance in mind, then this application would create an extended family home, which would be created by extending No101 Castle Avenue in this sympathetic manner, with a matching ridge line, whilst also constructed in more sustainable materials, offering considerably improved heat retention for example, and bringing these "inter – war" properties up to much more onerous but improved sustainable standards. ***More locally, the recently Adopted local Development Plan for Hillingdon is the 2020 Adopted Local Plan Policies:***

Policy DMHB11: Design of new development;

Policy DMHD1: Alterations and Extensions to Residential Dwellings

On the question of design, the NPPF also includes a Chapter (No12) regarding design: ***“Achieving well designed places”*** and this recognizes that design is an important consideration, but that:

“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area...taking into account any local design standards or style guides...”

Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to a development.”

So in our view, the design of this two storey side extension to form this extended dwelling which would clearly be matching design, merely extending the terrace on one side, whilst retaining the return building line:



So, given the National guidance, in the form of the NPPF (as amended), then there should be no ‘in-principle’ objections to the extension of the property, by extending an unsustainably constructed dwelling, which meets much more onerous Building regulations, Lifetime Homes and other sustainable attributes/requirements. Essentially, the “Carbon footprint” of the extended dwelling would be considerably lower than that of the existing property, and the sooner it can be extended to create a larger 3 bed family home the better.

It should be noted that, on the question of design, the recent National Planning Policy Framework (NPPF – as amended) indicates that Local Planning Authorities such as Hillingdon should not be too prescriptive in the application of their Local Development Plans, stating:

128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life⁴⁷. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.
130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

In this case, the extended dwelling has been designed as a matching extension, on this corner of the junction with effectively two roads, whilst maintaining, rather than breaching the return building line. The general built up nature of the area, and broader streetscene would not be harmed, and the LPA also can control the potential finish, in terms of materials, window sizes, eaves, doors, etc. Also in this case, we have retained an ‘archway’ feature retaining a degree of symmetry to the front elevation, whilst keeping the front wall flush with the existing façade would also retain that symmetry too.

Indeed, we will provide examples – precedents later on within this statement. In this case, then the simple design solution, has taken on board the National NPPF guidance above and the more local planning policy stance, as set out in **Policy DMHB11** and **DMHD1**, shown below at Appendix A and B respectively, which we will now refer to in greater detail below, in respect of the reasons relating to this appeal, and the single reason for refusal.

Reason 1:

This specifically refers to the *“size, scale, bulk, width and design would fail to appear as a subordinate addition”*, yet as shown below, there are several precedents within Hillingdon, which have indeed demonstrated new dwellings and extensions which (A) are not set down (subordinate) to the existing ridge and (B) breach the return building line have been approved and therefore were clearly considered acceptable by Hillingdon planners in the past.

Policy DMHB11 refers to more general guidance on design. Importantly, the side extension would surely *“harmonise with the local context”* as required by Policy DMHB11, by merely extending the terrace logically at the same height and depth, rather than making it appear different from the rest of the terrace, which would unbalance one end of the terrace?

Also in terms of *“building plot sizes, and widths”* and *“architectural composition and quality of detailing”* along with *“ensuring the use of high quality building materials and finishes”* these would also be subject to potential approval by the LPA, by the imposition of relevant and enforceable planning conditions, attached to a Planning Consent. So in terms of Hillingdon’s own policy DMHD1, this refers to various aspects, including Section D which specifically refers to “corner plots”, so we will consider this appeal against this guidance:

- i) **Corner Plots:** This part of Policy DMHD1 requires such extensions *“ensure the openness of the area is maintained and the return building line is not exceeded...”*

In this specific case, this corner property adjoins a large open ‘green’ to the west, and consequently the ‘openness’, even if No101 Castle Avenue were extended, then this openness would in our view entirely remain, whilst it also noted that there are various two storey side extensions close by as referred to below.

- ii) **Extensions must be set in at least 1metre**, or 1.5m in Conservation or other Areas of Special Local Character (ASLC); In our cases, then the remaining distance to the side boundary with Castle Avenue far exceeds this requirement, maintaining a substantially larger distance to the side boundary of approximately **5 metres**.

Therefore, this set – in would maintain a significant degree of “adequate visual separation” between the new house and the road, thereby maintaining and preserving the openness and character and appearance of the area.

- iii) **Set back 1 metre:** In this case, given it is an end – of – terrace house, then the decision to extend the terrace (often referred to London Boroughs as “continuation”) being more appropriate, where an extension is of the same ridge height with no set back or down – subordination, to retain a degree of symmetry either end of an extended terrace houses, as is the case here. The simple fact it is not set down or back should surely not result in a total embargo on extended homes today, given that no doubt thousands of such corner plots have been developed across London.

It is also an important material consideration, in that developing such modest corner plots, as either extended family homes or indeed new modest homes across London, will collective ease the pressure for development of, or the release of the Metropolitan Green Belt land around London, for new housing developments.

- iv) Unsure quite what the requirement is here, however clearly the extension will follow and mirror the hipped roof design of the existing house, and not being set back and set down from the existing ridge, then the suggested ‘subordination’ will not occur, in this specific case. However, as discussed, we do not feel the extension should be set down in the case of end of terrace extensions, as it will unbalance one end of the terrace, in architectural – visual amenity terms.

- v) **Conservation Areas:** We are not within any such Conservation Area or a more local Hillingdon designation, such as Areas of Special Local Character, where design is often more critical. Even so, the extension would retain the original ‘core’ of the terrace, whilst providing much needed additional family accommodation, enabling the family to continue to live and work locally, whilst ultimately contribute towards the local economy too.

Ultimately, Hillingdon could impose necessary and relevant condition(s) preventing the “*Insertion of any additional (side facing) windows*”, which might overlook neighbours. So, bearing in mind the advice contained in Circular 11/95 ‘*Use of Planning Conditions*’ we can confirm that the applicants would be prepared to adhere to such a condition(s).

So the proposal for a two storey side extension remains in accordance with the ***Local Plan Part 2: Development Management Policies***, being:

- ❖ Having the same ridge height;
- ❖ The same angle of pitched – hipped roof;
- ❖ Having the same eaves level;
- ❖ Having the same window proportions and colour;
- ❖ Being of the same brick, render where necessary and roof tiles.

5: PRECEDENTS

Below we have attached photographs and plans, (where available from the Hillingdon website), which includes a selection of similar two storey side extensions on mainly corner properties, either to form an extension to an existing house or indeed a new dwelling. Some of these precedents clearly indicate that such extensions to corner properties can and do 'assimilate' or merge into the surrounding environment and wider street – scene, such that they do not have an adverse impact upon the visual amenities of an area:

70a WINDSOR AVENUE:



48A WINDSOR AVENUE:



60a BEDWELL GARDENS:



Whilst this example provides a further precedent of a return building line being breached, in the above case, retains adequate 'spaciousness' to the side boundary, and also meeting the minimum 1m separation distance to side boundaries advocated in the recently Adopted Policy DMHD1.

43 BEDWELL GARDENS:



Just to refer to some of these in support of our case – application here, then of particular interest is a two storey side extension to No43 Bedwell Gardens, which was allowed at appeal, although that case created a new house. The Inspector gives some interesting and relevant commentary regarding the development of ‘corner plots’, which in our view supports this appeal.

The application Ref **32498/APP/2018/1989**, dated 30 May 2018, was refused by notice dated 25 July 2018. However, the Inspector overturned this decision and allowed the appeal on 22nd March 2018, stating:

“4. The appeal property is an end of terrace two storey dwelling on a wider than norm corner plot with a frontage to Bedwell Gardens and a flank to Cleave Avenue. The dwelling is within a neighbourhood of suburban dwellings of Appeal Decision APP/R5510/W/18/3214744 2 broadly similar ilk and this established mid density area of residential character has a pleasing appearance. The appeal scheme is as described above.

5. The Council is concerned that the planned building would intrude upon a characteristic undeveloped gap and hence appear cramped and unduly dominant. It is also put that the scheme would not architecturally harmonise with the original dwelling and its terraced appearance and symmetry and thus be harmful to the street scene.

6. In this instance I am not convinced that complete openness at junctions is the neighbourhood norm given the development pattern I observed. As an example, the property directly opposite is of two storeys almost the rear of the footpath. Cleave Avenue itself is relatively generous in scale with its carriageway and two footpaths and I would not read this proposed dwelling as creating too manifest a pinch-point.

I am not persuaded that the building line of the properties which front this road should have great influence on the appeal plot. I say this because the building in question would be some way from these dwellings and also the road is at an angle which deflects the eye.

8. Given the foregoing in my opinion the scheme would not appear cramped, uncomfortably dominant, out of sync with surroundings, or a negative addition to the host property and its terrace.; it would be in harmony and suitable for its context. 9.

I therefore conclude the proposal would not run contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) (LP2).

13. For the reasons given above I conclude that the appeal proposal would not have unacceptable adverse effects on the character and appearance of the adjacent properties and the locality or on highway safety. Accordingly, the appeal is allowed.”

These policies and the SPD have finally after many years of use been replaced with Policy DMHD1 which requires such extensions “*ensure the openness of the area is maintained and the return building line is not exceeded...*” In the case of our corner plot, the Inspectors comments are extremely pertinent here, as underlined above. The Inspector acknowledged that complete ‘openness at junctions’ was NOT typical in the area, with other local precedents close-by, and also as the appeal property was some distance from the houses forming the side building line.

60 and 62 ROSEVILLE ROAD:

This further example is also similar to our proposals, with two opposing corner plots being approved by Hillingdon, as shown in the approved plans below, AND as shown in the photographs below too:



Again, the Case Officers report in 2017 (so only 2 years ago) reflects newly Adopted 2020 Policy DMHD1, which effectively retains and brings forward much of the previous SPD Residential Extensions Supplementary Planning Document, and therefore still pertinent to these applications. The Case Officers report concludes:

"The proposed first floor side extension would be set back from the side boundary with Coronation Road by 2 m, which complies with the guidance in as set out in HDAS. However, the application property is located on a prominent corner plot and would subsequently project forwards of the established building line along Coronation Road by approximately 4.5 metres. However, there are examples of other corner properties along Coronation Road which have been extended to exceed the established building lines.

These are present at No.36 Wyre Grove, approved in November 2015, No.1 Carfax Road, approved August 2010 and No.33 Cranford Drive, approved September 2005. As such, a precedent for the breaking of the established building line has been set in the nearby area. In addition it is considered that the 2 metre set back from the Southern boundary line would allow a visual gap to be retained."

We have again underlined the salient parts of the Case Officers report, which quite rightly reflects the situation here at Castle Avenue, with these extensions extending beyond the building line in Carlton Avenue, and the Officer quite rightly acknowledges that this building line has already been breached in terms of the extensions to other properties shown above.

So, these two – two storey side extensions have subsequently been built, and show how two opposing corner properties can extend in an identical way to extend closer to the side boundary, and as such retain a symmetrical appearance, which does NOT detract from the wider street-scene OR conflict with the newly Adopted policy:



6: CONCLUSION

The proposed two storey extended family home would be located within this sustainable location, close to the commercial centre of The High Street, Cowley, and West Drayton Underground Station, and several local bus routes, so Public transport is readily available, which accords with both National and Local guidance and policies. The High Street to the west has countless retail, leisure, religious, educational and other Community uses/facilities close by.

In design terms, the extended family home would closely follow several other approvals by Hillingdon in close proximity, where the return line has been breached, but where in reality they demonstrate new homes are acceptable in visual amenity terms, as we believe is the case here.

Therefore, in our view and for the reasons highlighted in this Appeal Statement, it is maintained that the two storey side extension would accord with National Policy Guidance, in the form of the **National Planning Policy Framework (NPPF)**, (as amended) and would not conflict with the emerging Adopted Local Development Plan policies 2020, as described above.

It is therefore hoped that the Inspector will consider this supporting Appeal Statement, and will subsequently grant Planning Permission for the two storey side extension, as submitted to the London Borough of Hillingdon.

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amenity space and garages and will not have a detrimental impact upon the residential amenity of adjoining properties.

Garden and Backland Development

4.15 In general, the Council will not accept proposals for developments on garden land but proposals for development of backland sites in other uses will be considered subject to the criteria in Policy DMH 6: Garden and Backland Development and other relevant policies.

4.16 The restrictive approach reflects the direct and indirect value of gardens which contribute to local character, provide safe and secure amenity and play space, support biodiversity, help to reduce flood risk and mitigate the effects of climate change, including the 'heat island' effect.

4.17 The London Plan recognises the contribution of gardens (especially back gardens) and suggests a presumption against their loss where it can be locally justified.

4.18 In addition, the Council's Townscape Character Study produced in November 2013 notes the contribution that front gardens make to local character. The Council will take account of the conclusions of the Study when assessing proposals that involve the loss of front gardens in certain character areas.

Policy DMH 6: Garden and Backland Development

There is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
- ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and
- iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.

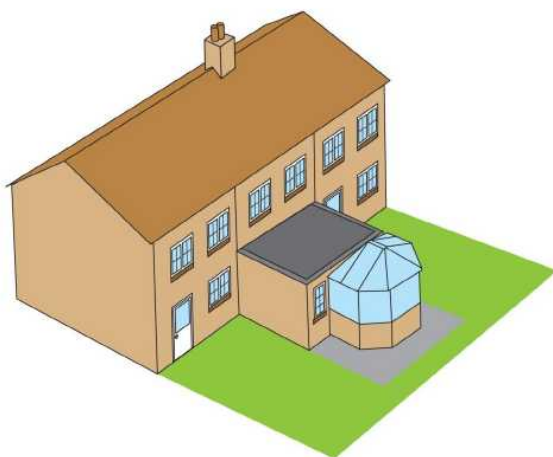
A1.4 Whilst the Council can provide guidance on the permitted development procedures it is the responsibility of the householder to check whether any proposed works require planning permission and/or Building Regulations Consent. Where planning permission is not required, the guidance in this section should be used as good practice.

Alterations and Extensions to Residential Dwellings

A1.5 Many houses in Hillingdon have a distinctive 1930s character and have been developed to a standard design providing consistency in terms of density and appearance. The Hillingdon Townscape Character Study 2013 sets out the building types which gives the Borough its particular sense of place and can be found here: <http://www.hillingdon.gov.uk/12566>.

A1.6 Good design of residential alterations and extensions will enhance the appearance of a house, and thus its value, as well as improving the appearance of the local area. It can also help improve people's enjoyment of their house and reduce energy bills. Well designed alterations and extensions, using quality materials, should be of a scale and form in keeping with the house, and sympathetic to existing character, proportions, and floor plan. All proposed extensions should appear subordinate to the existing house, with appropriately selected windows, materials and detailing.

Rear Extensions

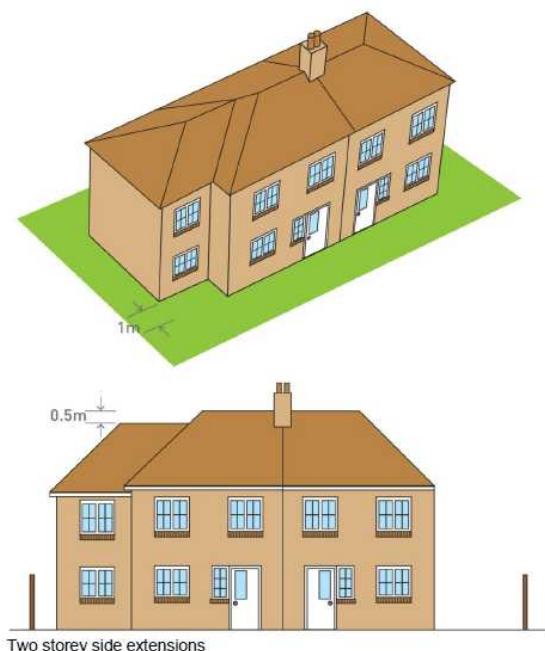


Extensions such as conservatories on the back of an existing extension will generally be refused planning permission

A1.10 A single storey side extension is a common means of extending a house to provide extra living or garage space. The size and width of a side extension should not dominate the original property and should appear subordinate to the main house. It should also reflect the architectural style of the main building. Single storey side extensions must be accommodated within the plot and not over-sail the neighbour's property. In Conservation Areas and Areas of Special Local Character, side extensions will be expected to be set back by one metre from the front wall of the main house.

A1.11 Two-storey side extensions on detached and semi-detached houses should be set back from the main front wall of the dwelling by at least one metre to provide definition between the original house and the extension. Similarly, roofs of side extensions should be set back from the front roof plane so that their ridges are lower than the main ridge to ensure that the addition reads as a subordinate element.

A1.12 All side extensions should be limited in width to less than half the width of the original property to avoid over-dominance of the original house.



Overlooking

A1.23 No direct overlooking will be permitted. Adequate distance should be maintained to any area from which overlooking may occur. Regard should be given to the character of the area and the distances between buildings but as a guide, the distance should not be less than 21m between facing habitable rooms and windows and 24m from window to patio to window. However, in these situations where the distance between existing houses already breaches this distance, any new development should not result in any additional overlooking.

The 45-degree Rule

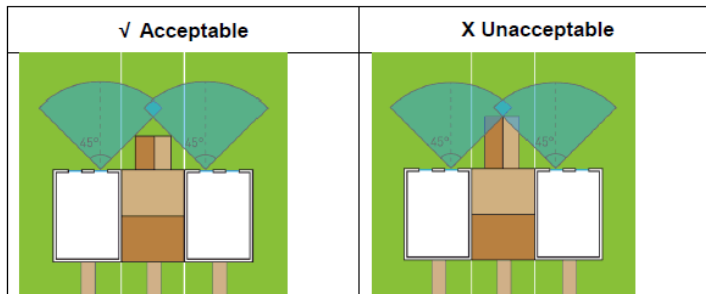
A1.24 The 45-degree rule can be used to establish the maximum permissible height, depth and width of an extension. It provides a general guide to what is normally considered acceptable. However, it is only a general rule of thumb and the Council may, on occasion, consider an extension to be unacceptable, even if it appears acceptable on paper.

A1.25 The 45-degree rule can be used to check if your extension may result in a loss of light to adjoining windows. When assessing a planning application for two-storey extensions, two methods for applying the 45-degree rule will be used:

- Method 1: Considers the depth and width of the extension
- Method 2: Considers the height of the extension

A1.26 Applicants are advised to locate any extension as far from the 45-degree splay as practically possible to reduce the impacts to neighbours, and thereby increasing the chance of creating an acceptable extension.

The 45 degree rule



Policy DMHD 1: Alterations and Extensions to Residential Dwellings

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

B) Rear Extensions

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;

- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

C) Side Extensions

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

D) Front Extensions

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;