

Extensions *to* Dwellings

SUPPLEMENTARY PLANNING GUIDANCE
TO THE STAFFORD BOROUGH LOCAL PLAN 2001



Stafford
BOROUGH COUNCIL

Introduction

Whilst a resident's main concern is usually the internal arrangement of an extension, its external appearance can affect the community as a whole and the immediate neighbours in particular. The Borough Council is principally concerned with safeguarding the public interest, and therefore with controlling the appearance of a proposed extension and its effect on the character of the area and on the amenities of the neighbouring residents.

The standards outlined below are intended to minimise the impact of new extensions on the amenity of neighbouring residents and should be followed whether the extension is to be built under permitted development rights or with planning permission.

These standards must be read in conjunction with policies HOU 13 and HOU 14 of the adopted Stafford Borough Local Plan 2001 and with Supplementary Planning Guidance "Space about Dwellings".

Loss of Daylight and Outlook

Extensions should not cause an unreasonable loss of daylight or an unreasonable degree of overshadowing to any habitable rooms in neighbouring properties or gardens.

An established practice is to implement the 45 degree Code in order to minimise the loss of light or outlook to principal windows on adjoining properties.

A principal window is defined as:

- **the main or secondary window of more than 1 metre in width to a**
 - **living room**
 - **dining room**
 - **kitchen**
 - **first, second or third bedroom**

The 45 degree Code referred to in these standards is intended to:

- maintain a reasonable relationship between existing buildings and extensions
- avoid an overbearing visual impact in terms of bulk and proximity to boundaries both from inside adjoining properties and from adjoining gardens
- reduce potential loss of light and overshadowing

The following standards as illustrated below will provide the basis for assessing householder extensions. However the 45 degree code should not simply be applied on a mechanical basis; reference should also be made to the following site considerations:

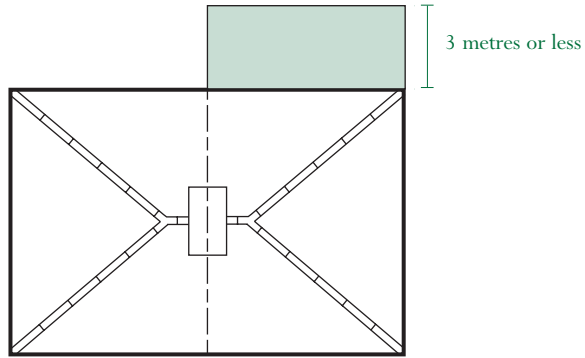
- design and character of the existing property and neighbouring properties
- distance of existing buildings to site boundaries
- siting of adjoining buildings within the site or on neighbouring premises
- existing boundary features: outbuildings, fences, walls, trees
- orientation of application property in relation to neighbouring properties
- significant changes in level between properties/gardens
- garden/plot size

The Standards

(A) SINGLE STOREY REAR EXTENSIONS

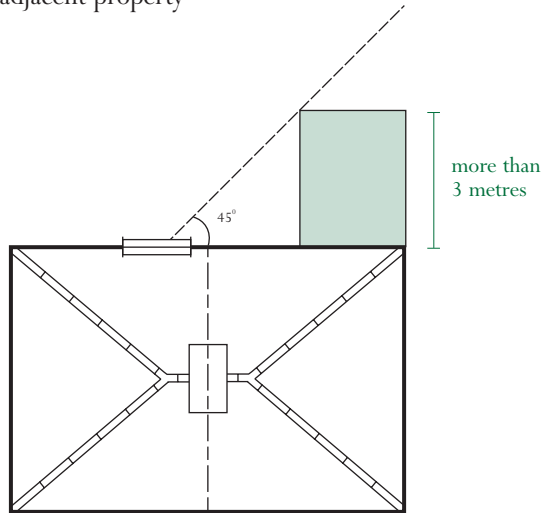
Permission will normally be granted for:

- (i) Single storey extensions projecting 3 metres or less from the main rear wall of the original dwelling



(not to scale)

- (ii) Single storey extensions projecting more than 3 metres which do not impinge upon a 45 degree sightline drawn horizontally on plan from the centre of the nearest ground floor principal window of an adjacent property

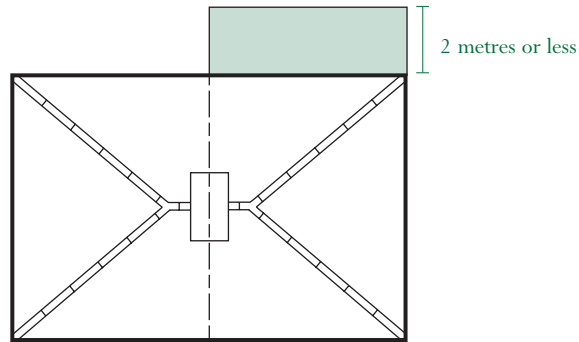


(not to scale)

(B) TWO STOREY REAR EXTENSION

Permission will normally be granted for:

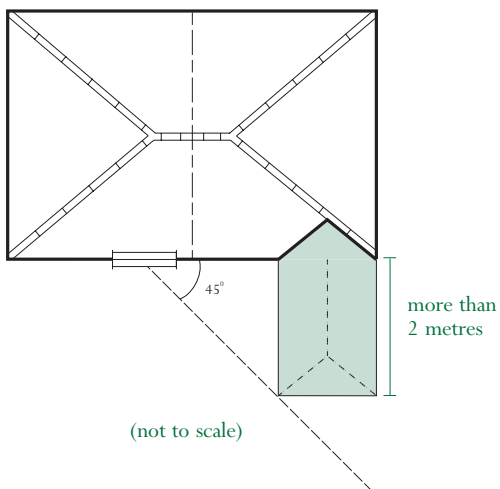
- (i) Two storey extensions projecting 2 metres or less from the main wall of the original dwelling



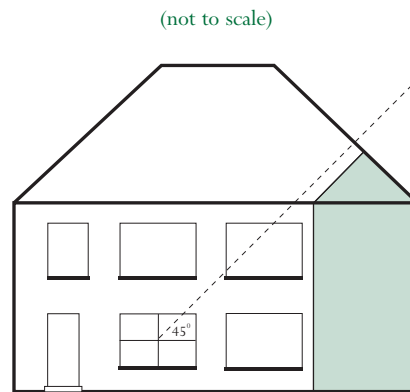
(not to scale)

- (ii) Two storey extensions projecting more than 2 metres which do not impinge upon a 45 degree sightline measured horizontally on plan and vertically on elevation from the centre of:

- the nearest ground floor principal window of an adjacent property
- in the case of a full height window (e.g. patio door) a height of 2 metres above ground level on the centre line of the window will be used



(not to scale)



(not to scale)

centre point of the nearest principal window, or
centre of full height window at 2 metres above
ground level