

## QD14 Extensions and alterations

**Planning permission for extensions or alterations to existing buildings, including the formation of rooms in the roof, will only be granted if the proposed development:**

- a. **is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area;**
- b. **would not result in significant noise disturbance or loss of privacy, outlook, daylight / sunlight or amenity to neighbouring properties;**
- c. **takes account of the existing space around buildings and the character of the area and an appropriate gap is retained between the extension and the joint boundary to prevent a terracing effect where this would be detrimental to the character of the area; and**
- d. **uses materials sympathetic to the parent building.**

**In considering whether to grant planning permission for extensions to residential and commercial properties, account will be taken of sunlight and daylight factors, together with orientation, slope, overall height relationships, existing boundary treatment and how overbearing the proposal will be.**

- 3.57 Badly sited extensions can reduce the privacy, block daylight or seriously interfere with the outlook of adjoining properties. When considering orientation and daylighting / sunlighting, regard will be given to the Building Research Establishment (BRE) report entitled 'Site layout planning for daylight and sunlight - a guide to good practice' (1991) and any subsequent revisions. An important guideline when assessing proposals to extend properties is checking whether the extension cuts a 45-degree line (both horizontal and vertical) drawn from the centre of the nearest ground floor window of a kitchen or habitable room on a neighbouring residential property. In the case of two storey extensions the quarter point of the nearest ground floor window is used instead. The BRE report should be referred to, however, for further details and guidance. It is not the length or height per se of an extension that is critical but its effect on adjoining properties and its appearance.
- 3.58 Extensions to residential and commercial buildings should normally be sited at least 1m from a joint (i.e. shared) boundary to prevent undesirable terracing and loss of light to adjacent properties. In less densely developed areas a greater distance will probably be more appropriate and thus required in order to maintain the space around buildings and the character of the area.
- 3.59 Policy QD14 has particular links with the following in this Plan: the policies relating to design; the efficient use of resources; listed buildings; conservation areas; local interest buildings; nature conservation; species protection; greenways; and, external lighting.