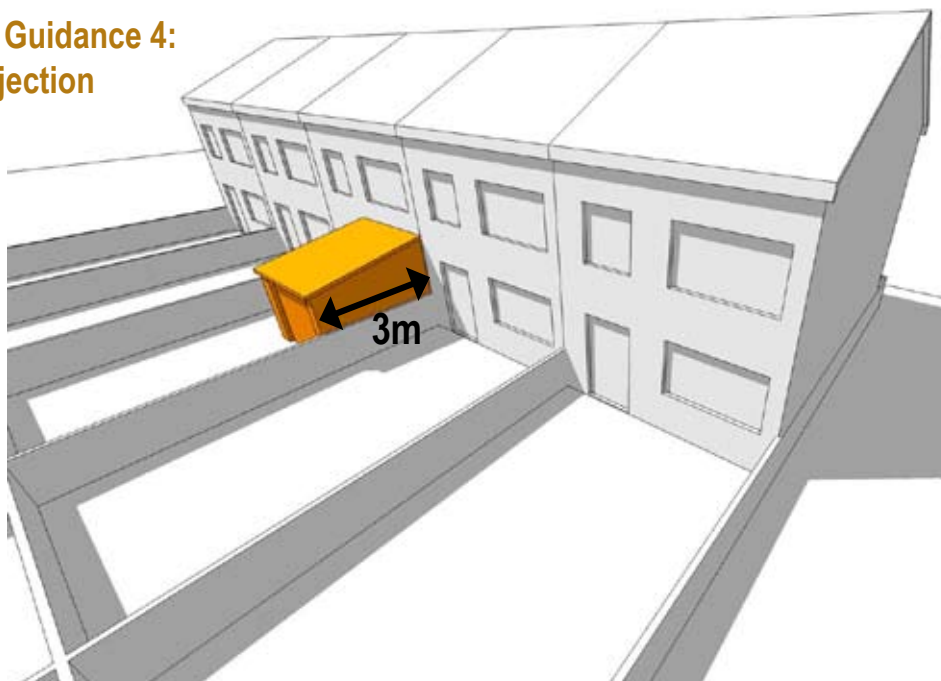


- 1 Rear extensions (and conservatories) can have a significant effect on the amenities of neighbours, because, if badly designed, they can result in a loss of outlook, overshadowing, overlooking, or could have an overbearing and oppressive impact.
- 2 In normal circumstances some form of single storey rear extension will usually be acceptable. In order to ensure that the neighbouring property does not suffer an unacceptable loss of amenity the rearward projection of the extension will be limited by the distance between the extension and the boundary to the neighbour's property. The shorter the extension, the less the impact on the neighbour is likely to be.
- 3 Any extension which includes habitable accommodation at first floor level or which has an eaves level above single storey level, will count as a two storey extension for the purpose of applying the policies/guidelines in this document.

Design Guidance 4: Single Storey Rear Extensions

- i) Single storey or ground floor rear extensions on a boundary should not project more than 3 metres from the main rear wall of the adjoining neighbouring property/properties.
- ii) A single storey or ground floor rear extension set off a boundary shall not project by more than the set off distance plus 3 metres from the main rear wall of the adjoining neighbouring property/properties. (For instance, if the extension is set off the boundary by 0.5 metres then the maximum total projection shall be 3.5 metres)

Design Guidance 4: 3m Projection

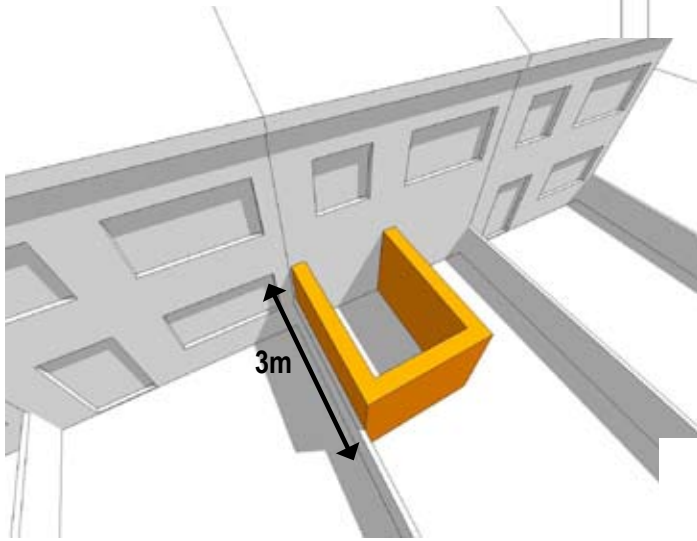
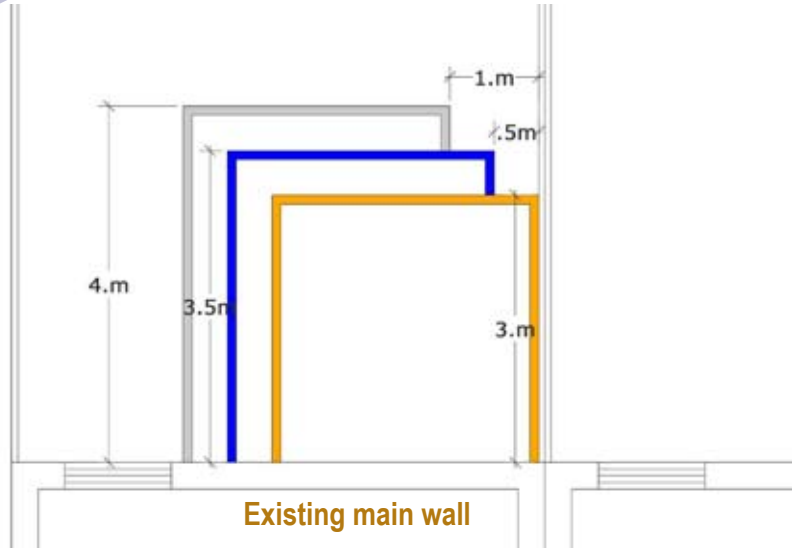


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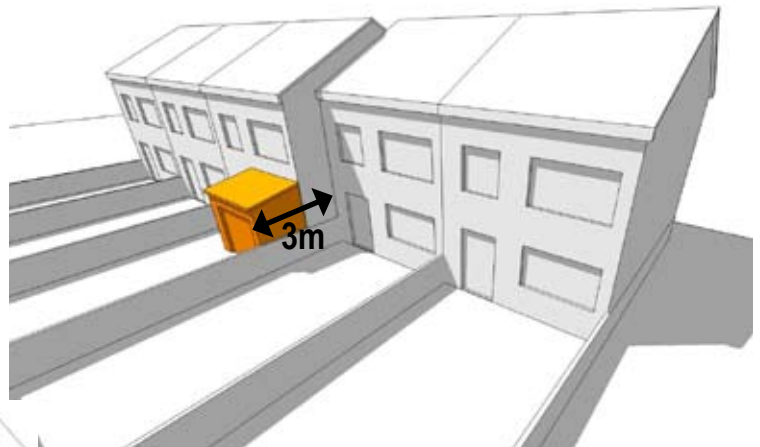
Design Note

SINGLE STOREY REAR EXTENSIONS

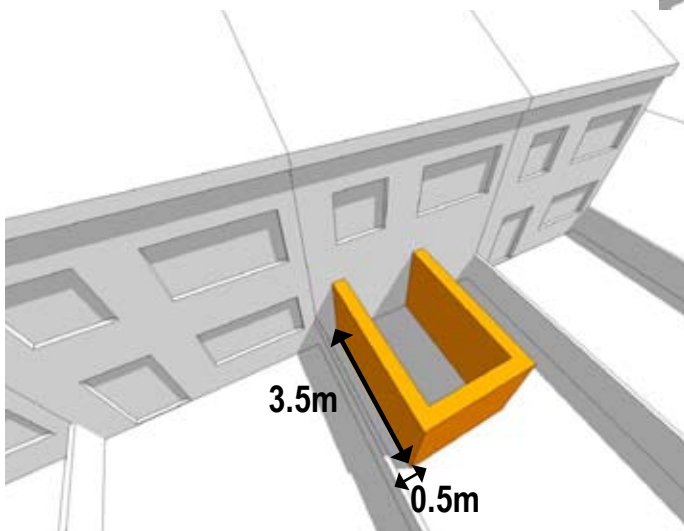
**Design Guidance 4:
Maximum Projection
Single Storey Rear Extension Plan View**



**Design Guidance 4:
3m Projection along boundary**



**Design Guidance 4:
3m Projection Staggered Building Line**



**Design Guidance 4:
Max 3.5m Projection when set back 0.5m
from boundary**