

- 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 Rear extensions can also sometimes be visible from public areas. In these cases the effect they have on the appearance or character of the area will also have to be taken into account.
- 3 Two-storey rear extensions, or first floor rear extensions, are often not acceptable in normal situations. This is because of loss of privacy to neighbours (see guidelines on overlooking and privacy) or overshadowing of neighbours' property. Two storey extensions will be more acceptable if they are set away from the boundary with neighbours, or where there are wide gaps between the properties.
- 4 Because of the greater height of two storey extensions it is more important that they relate well to the original property, especially the form of the roof.

### Design Guidance 5: First Floor Rear Extensions

- i) First floor rear extensions on the boundary should not project more than 1.5 metres from the main rear first floor level wall of the adjoining neighbouring property/properties.
- ii) First floor extensions set off the boundary shall not project by more than half the set off distance plus 1.5 metres from the first floor rear wall of the adjoining neighbouring property. (For instance if the extension is set off the boundary by 0.5 metres then the maximum total projection at first floor level shall be 1.75 metres).

### Design Guidance 5: First Floor Rear Extension Limits Plan View

