

- 1 Whilst side extensions can be an effective way of providing garaging space or more living space, they can have a big impact on the character of the street.
- 2 Sufficient space should be allowed in front of new garages to ensure that cars can be parked clear of the highway and, where a new garage results in the loss of an existing car parking space, it should be large enough to reasonably accommodate an average sized car (see Design Note 1).

### **Design Guidance 2: Single Storey Side Extensions**

- i) The form and design of side extensions should incorporate roofs which complement that of the original property.
- ii) In a street characterised by regularly spaced properties of similar design and scale, single storey side extensions should be set back from the front main wall of the property by a minimum of 1 metre.
- iii) Single storey extensions which, if repeated on neighbouring homes, would create a linking effect and join properties, must be sited a minimum of 1 metre from the side boundary with the neighbouring property. This requirement may be relaxed if the property and its neighbour have significantly staggered building lines and an alternative means of access to the rear.
- iv) Side extensions should not result in a reduction in the number of usable car parking spaces within the site.

- v) Side extensions should not result in hard surfacing a significant proportion of front garden areas for car parking, where the loss of grassed or landscaped areas would detract from the character of the area.
- vi) A minimum of 5.5 metres length of parking space should be provided/retained between any garage and the highway.
- vii) Where a new garage is proposed which results in the loss of an existing off street parking space, the new garage must have internal dimensions of at least 6 metres long and 3 metres wide.

# 2

## Design Note

### SINGLE STOREY SIDE EXTENSIONS

Design Guidance 2:  
Single Storey Side Extension to Two Storey Dwelling -  
Poor Design Practice



Design Guidance 2:  
Single Storey Side Extension to Two Storey Dwelling -  
Good Design Practice



Design Guidance 2:  
Single Storey Side Extension to  
Single Storey Dwelling - Poor Design Practice



Design Guidance 2:  
Single Storey Side Extension to  
Single Storey Dwelling - Good Design Practice

