

1. Planning Policy Statement 1 'Delivering Sustainable Development' sets out the Government's planning policies on the delivery of sustainable development through the planning system. It states that "good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development". This policy statement will be taken into account when considering any planning application for built development.

2. The character of any neighbourhood comprises a number of elements including:

- Form, layout and architectural style of buildings
- The materials used
- Local landscape setting and
- Local topography

3. Any alterations or extensions to a property should respect the general scale, character, proportions, details and materials of the original structure and complement the general character of the surrounding area.

4. An extension should normally be designed to appear subordinate to the original dwelling so that it does not visually dominate it. When designing an extension or alteration, you need to have regard to the following key elements:-

- Its scale and proportions
- Roof form and pitch
- Windows and door shapes/proportions
- Gardens and landscaping
- Boundary walls, gates and piers
- Pedestrian and vehicular access and car parking

5. Similarly, the external facing materials should match or harmonise with the form, colour and texture of the original property, particularly on elevations that are visible from the street.

Design Guidance 1A: General Design Principles

- i) The main design features of the original property should, where appropriate, be reflected in the extension.
- ii) Proposals that fail to complement the architecture of the original property or incorporate materials sympathetic in size, colour and texture will not be permitted.

Bulk and Scale

6 Over-large extensions can dominate and have a very harmful effect on the appearance of the original property, adjoining properties and the character of the surrounding area. Traditionally, extensions are smaller and subordinate to the original building.

7 Large extensions can have a noticeable impact on the amenities of neighbours. They can have an overbearing and enclosing impact on neighbours especially where main windows to their habitable rooms face onto extensions particularly two-storey or first floor extensions.

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Design Note

GENERAL DESIGN PRINCIPLES TO CONSIDER WHEN DESIGNING AN EXTENSION OR ALTERATION TO YOUR HOME

Design Guidance 1B : Bulk and Scale

- i) The bulk and scale of the extension should appear subordinate to the original property, should not change the general character of the area and should not form an overly dominant feature in the street or as seen from neighbouring homes or garden areas.
- ii) Proposals that result in a built form that is overly dominant and is out of scale with its immediate context or fails to be visually subordinate to the host building will not be permitted.

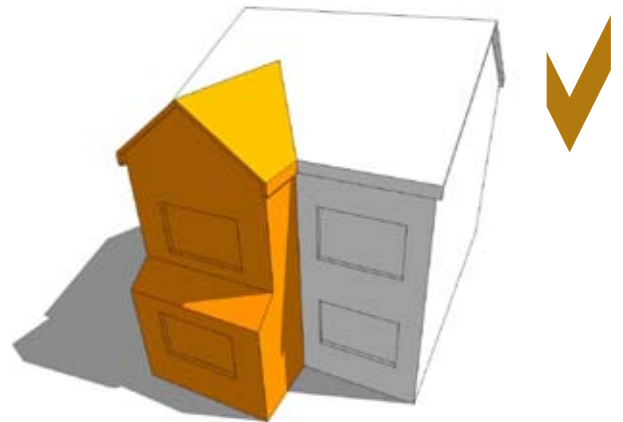
Daylight And Sunlight

- 8 Most home extensions will cause some degree of shadowing. Any extension should be located and kept to a size which does not cause unacceptable overshadowing of, or loss of natural daylight to a neighbouring property.
- 9 Side facing habitable room windows in the neighbouring property will be afforded the same protection as rear facing ones unless they are secondary windows (i.e. they are to a room already served by one or more larger windows).
10. The accompanying Design Notes provide guidance and policies taking into account issues of light for specific types of extension.

Subordinate Side Extension



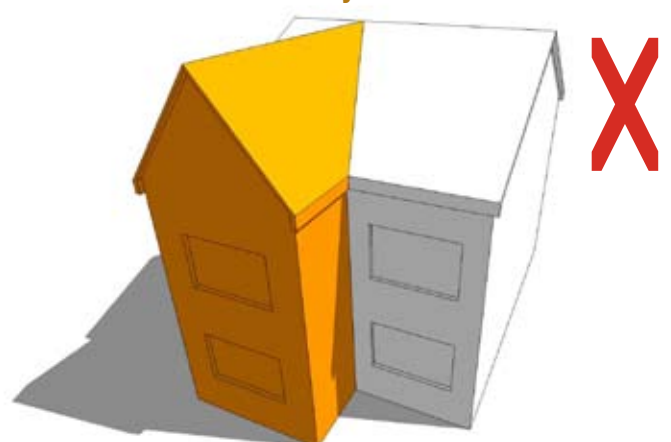
Subordinate Rear Extension



Overly Dominant Side Extension



Overly Dominant Rear Extension



Design Guidance 1B:
Examples of Good and Bad Design Practice for Rear and Side Extensions

Design Guidance 1C : Daylight and Sunlight

- i) Extensions that result in an unacceptable loss of daylight or sunlight to neighbouring properties will not be acceptable.

Overlooking And Privacy

- 11 Neighbours are entitled to enjoy a reasonable degree of privacy within their house and garden areas. Home extensions can reduce privacy if not designed well.
- 12 Habitable room windows should be positioned such that if they directly face other habitable room windows on neighbouring properties there should be adequate distance between them to prevent direct overlooking.
- 13 Conservatories located along or close to boundaries can result in poor levels of privacy for both you and your neighbours.
- 14 Balconies can result in severe overlooking and loss of privacy to neighbours especially where they are close to other properties or gardens with no opening windows.
- 15 The presence of trees, hedges, or other soft landscaping that provides a screen between properties will not justify a reduction to the separation distance required as they are non permanent features.

Design Guidance 1D: Overlooking and Privacy

- i) Windows to habitable rooms at ground level should not enable or allow an unrestricted view into neighbouring garden areas or into ground floor windows of any other property.
- ii) Windows to first floor habitable rooms that overlook neighbouring garden areas should be a minimum of 10.5 metres from boundaries they face.
- iii) Windows to habitable rooms at first floor level should be a minimum of 21 metres from any facing habitable room windows in neighbouring properties. A relaxation of this distance may be considered where the relationship between the extension and the window(s) is oblique.
- iv) Extensions sited adjacent or close to a boundary should have a blank side facing the neighbour, obscure glazing and non opening windows, or be screened by a fence or wall that extends above eye level when viewed from within the extension.
- v) Balconies should only be sited or screened so as not to cause loss of privacy to neighbours.

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Design Note

GENERAL DESIGN PRINCIPLES TO CONSIDER WHEN DESIGNING AN EXTENSION OR ALTERATION TO YOUR HOME

Access and Car Parking

16. The design of extensions should not result in the loss of existing off-street parking provision, unless it can be demonstrated that alternative provision can be made elsewhere within the curtilage, without causing detriment to the overall streetscape, an unacceptable loss of amenity space, and without causing a traffic hazard or harming the amenities of neighbours.
17. Parking provision should be consistent with the latest appropriate guidance (currently set out in Joint Lancashire Structure Plan 2001 to 2016, access and parking SPG, 2005 see <http://www.lancashire2016.com/accessparking.asp> (or as amended from time to time)).
18. This currently provides for car parking to be provided at a ratio of 1 space for a single bed dwelling, 2 spaces for a two or three bed dwelling, and 3 spaces for a larger property (including garages). Relaxation of the parking standards may be accepted in highly accessible locations.
19. Car parking spaces occupy a space 2.5m by 5.0m but parking spaces in front of a garage should be 2.5m by 5.5m to allow for the unobstructed opening/closing of garage doors.
20. A new garage must have internal dimensions of at least 6m by 3m in order for it to count as a car parking space.
21. On main roads, such as classified roads or roads with a speed limit greater than 30mph, turning space should be provided within the site. Proposals that result in the loss of existing manoeuvring facilities are unlikely to be acceptable. Appropriate visibility will also be needed, the standards for which will vary depending on the location and site.
22. Where gates are proposed, they should be positioned to allow a vehicle to park off the carriageway even when the gates are closed. So gates should be set at least 5 metres from the back edge of the footpath and open into the site.
23. The creation of a new hardstanding and access is only likely to require planning permission if the access is to/from a classified road or where permitted development rights have been withdrawn.