

- 1 Two storey side extensions can easily change the character of a street by linking together semi detached or detached properties to create a terraced effect. The loss of this visual gap between properties is to be avoided, with a minimum gap of 1 metre to the boundary being maintained.

Design Guidance 3: First Floor Side Extensions

- i) The form and design of side extensions should incorporate roofs which complement that of the original property.
- ii) First floor side extensions which, if repeated on neighbouring properties, would create a linking effect and join them, 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.
- iii) In a street characterised by regularly spaced properties of similar design and scale, first floor side extensions should be set back from the front main wall of the property by a minimum of 1 metre. The ridge level of the extension shall be set a minimum of 0.5 metres lower than the apex of the roof of the original building.
- iv) Side extensions should not result in a reduction in the number of usable car parking spaces within the site.

- v) Side extensions that include proposals for providing additional or replacement car parking spaces on front garden areas where the loss of grassed or landscaped areas would detract from the character of the area will not be permitted.
- vi) A minimum of 5.5 metres length of parking space should be provided 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.

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Design Note

FIRST FLOOR SIDE EXTENSIONS

Design Guidance 3: Avoiding the Terracing Effect



Poor Design Practice



Poor Design Practice



Good Design Practice