

SPD1: DESIGNING A HOUSE EXTENSION



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INTRODUCTION

- 1.1 A well designed house extension should not adversely affect any of the amenities of nearby occupants. An extension should harmonise with, and improve the appearance of, the existing building and its surroundings.
- 1.2 This Document outlines detailed design guidelines on house extensions. The relevant policies concerning property extensions are considered in the Design and Heritage chapter of the **Hull Local Plan 2016 to 2032**.
- 1.3 The principles in the SPD apply to both prior approval applications for permitted development and those requiring full planning permission.
- 1.4 Where extensions are designed to provide suitable and accessible accommodation for disabled people, the extension will generally be expected to follow this advice and guidance. It is advised that requirements are discussed with planning officers as soon as possible.

Policy 22

House extensions and alterations

House extensions should be designed to minimise their impact on the amenity of neighbouring occupiers and the surrounding area. The design should:

- a. **Not over-dominate or unduly enclose the neighbouring properties or the property itself;**
- b. **Minimise the impact of overshadowing, loss of daylight and loss of privacy;**
- c. **Be subordinate to the main dwelling;**
- d. **Be well related to the existing building in terms of size, siting, materials and detailing; and**
- e. **Respect the context of the area.**

ADVICE

As well as providing your home with extra internal space, the extension will be visible from the outside, and should integrate with the design of your dwelling, and with the surrounding area.

Before designing an extension it is important to identify the elements of design that are important in the appearance of your existing dwelling. These elements should inform the design of any extension and may include, but are not restricted to:

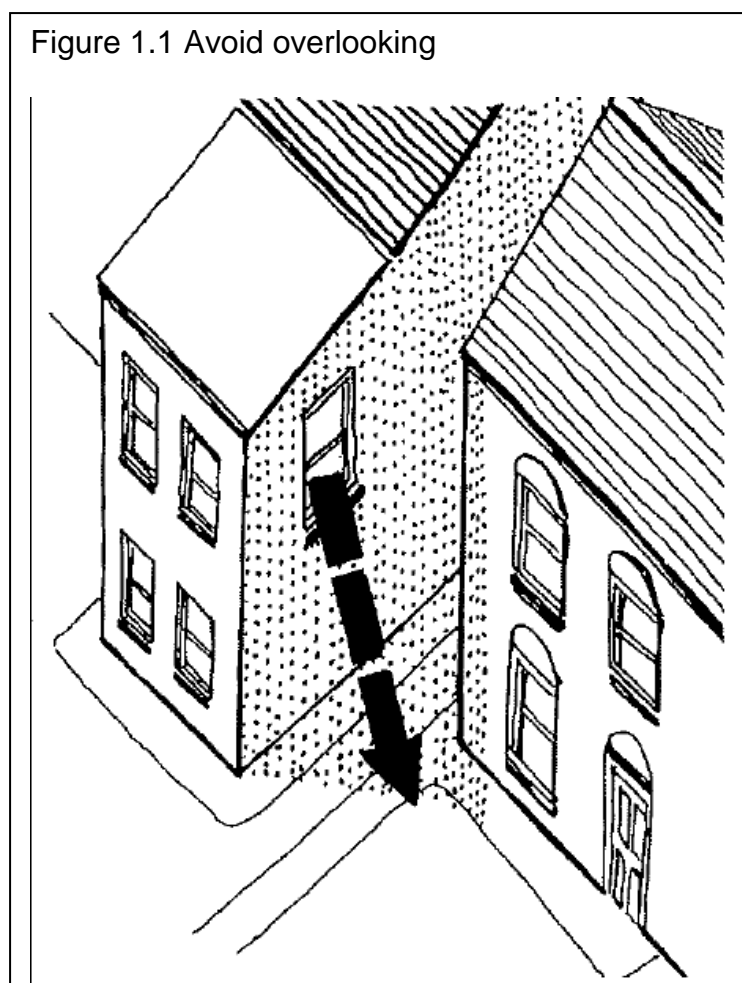
- **building form and type (size and shape and whether it is detached, semi-detached etc)**
- **proportions (ratio of height to width) and arrangement of windows and doors;**
- **materials (e.g. bricks, stone, tiles etc);**
- **architectural detailing (design of doors, eaves, windows etc);**
- **site constraints.**

An extension in general

Privacy

1.5 For extensions in general, side windows serving main rooms such as kitchens, living rooms and bedrooms should be designed to avoid direct views into similar habitable rooms of adjacent dwellings or those parts of neighbouring private gardens close to the adjacent dwelling (Figure 1.1). Direct overlooking over short distances, uncharacteristic of the general levels of privacy in the area should be avoided.

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1.6 There are a number of ways to overcome privacy problems:

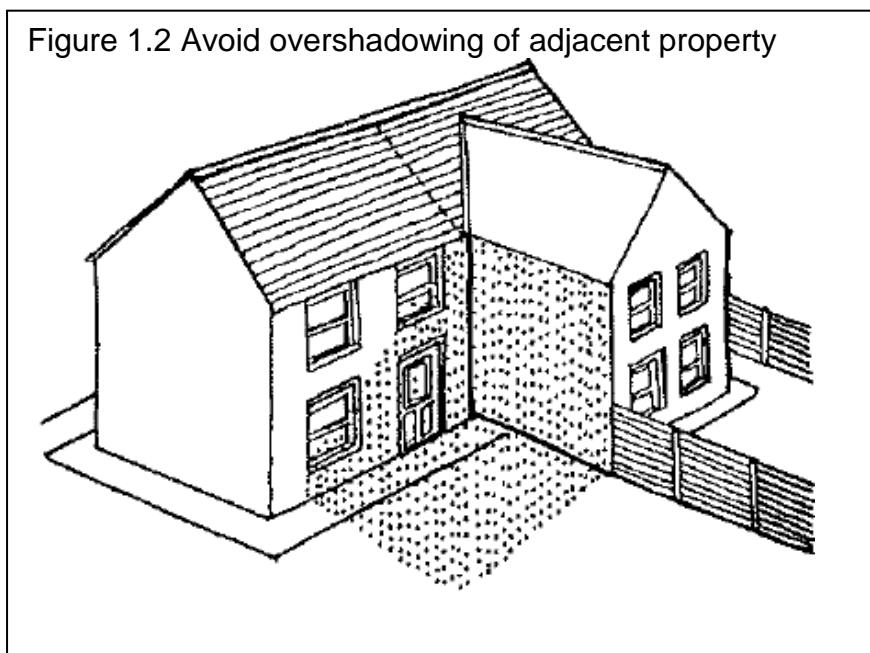
- Relocate the window onto another side of the extension if overlooking would not be a problem;
- Use frosted glass if the offending window serves a non-habitable room such as bathroom;
- Use a high level window, although this may not be suitable on prominent elevations if this would be out of character with existing windows;
- If the window is at ground level, build screen fencing or walls along the boundary although walls or fences over 2m high (1m facing a highway) will require planning permission;
- Use rooflights; or
- Relocate the extension to another part of the building.

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Overshadowing and loss of daylight/sunlight

- 1.7 An extension should not cause an unacceptable loss of daylight or sunlight to habitable rooms of neighbouring properties. The orientation and position of the neighbours window and garden in relation to the extension is important especially for two storey rear and side extensions (figure 1.2)

Figure 1.2 Avoid overshadowing of adjacent property



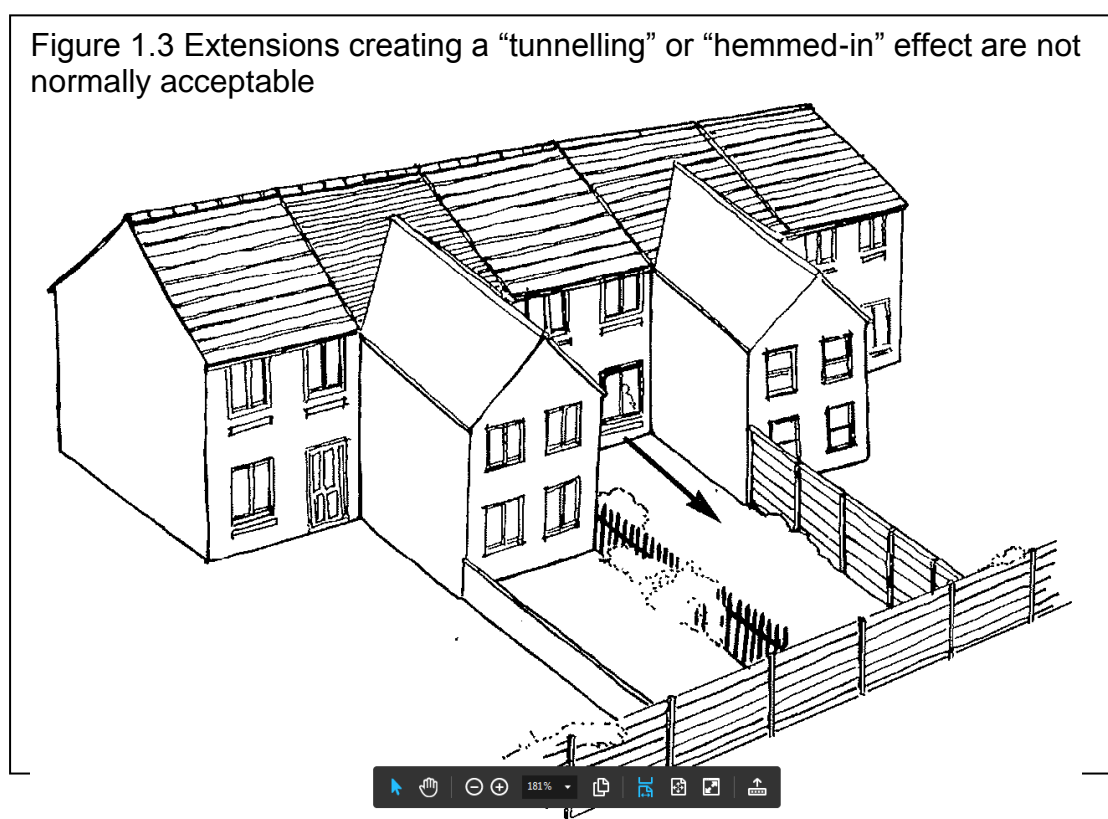
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Over dominance

- 1.6 The size of an extension should not cause an over dominant or overbearing effect on the amenities of nearby occupants. In particular, a large side wall or gable end to an extension can have an adverse effect on adjoining properties.

Enclosure and poor outlook

- 1.7 The amenity of nearby occupiers should not be adversely affected by a sense of being “hemmed-in” by an extension (figure 1.3). Any views, particularly from main rooms should not be unduly obstructed.

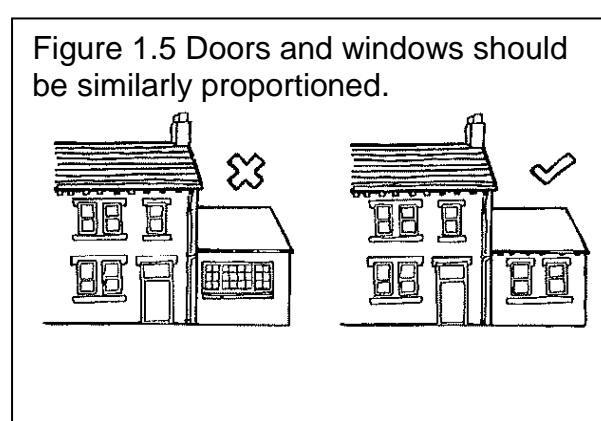
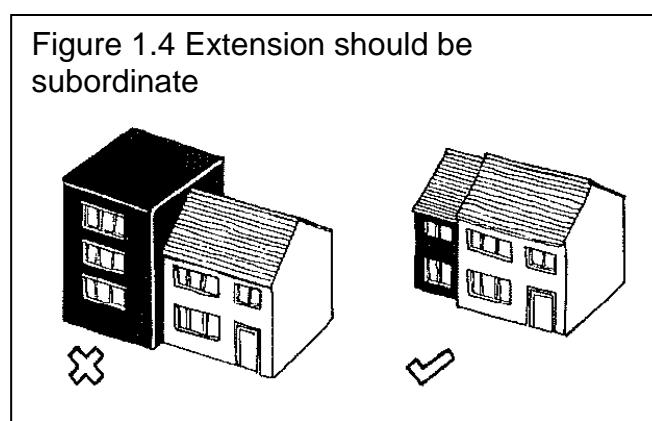


Building details and surrounding area

- 1.8 An extension should be of a size and design respecting the existing building and surrounding street scene. In particular, an extension should:
- Be subordinate in size to the existing building (figure 1.4);

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- Respect the character of the street in most cases by maintaining regular spacing or rhythm between buildings and any regularity in the front elevation or building line;
- Normally be similar in all respects in terms of style, shape and proportion including windows of similar proportion and design (figure 1.5) and materials similar in colour or texture;
- Avoid the bonding of old with new brickwork on the same vertical plane on prominent elevations by setting the extension back by at least one length of brick from the main wall of the dwelling (figure 1.4); and
- Retain a reasonable size of private garden area for usual domestic needs such as sitting out or refuse storage.
- Ensure finished ground floor levels are no lower than the existing floor level within the house to provide protection against flooding.



Extensions should not cause road safety problems. Ensure that an extension does not interfere with the visibility of road users or pedestrians. Take special care when designing proposals for corner properties.

- 1.10 Safe and convenient access, parking and servicing space should be provided. Design should allow vehicles to be parked within the curtilage of the dwelling but avoid using the entire garden to provide parking. For extensions creating additional habitable rooms, where it can be provided, additional parking spaces should be created in accordance with the Residential Parking Standards and Guidelines in Appendix C of the Hull Local Plan 2016 to 2032.

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- 1.11 Sufficient space should be left (normally 5.5m) from the back edge of a footpath and any extension, to allow for a parking space within the site, unless alternative provision can be made.
- 1.12 New areas of parking to the front of houses in excess of 5sqm should either have a hard surface of porous materials, or provision should be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.
- 1.13 Because of the flood risk, many newer properties have been designed and built with graded approaches to the front and or rear entrances. In many instances this has dictated how far the front elevation has been set back from the highway back edge, in order to achieve the required length and gradient of approach. Any extension should not compromise the existing level of accessibility to the property. If level or graded access is provided to the front, or rear, of the property this will need to be maintained

A front extension, porch or canopy

- 1.14 An extension fronting onto the public highway should be of a high standard of design, normally incorporate a pitched roof and use materials and window styles matching the existing building as closely as possible. For a front extension, attention should be paid to:
 - Keeping a regular building line and maintaining a reasonable sized front garden respecting the character and density of the particular area;
 - The design and size of a front extension and its effects on adjoining properties including loss of outlook and effect on sunlight and daylight; and
 - The effect of symmetry of pairs or formal groups of dwellings.

A single storey rear extension

- 1.15 The design of a single storey rear extension should consider the size, height, proximity to the boundary and to windows of adjacent properties, orientation, the size of the remaining garden and the extent to which any adjacent properties have already been extended. A single storey extension at the rear of a semi-detached or terraced dwelling is generally acceptable if:
 - The length does not unduly damage the outlook from neighbouring dwellings, or together with any existing neighbouring extension, create a “tunnelling effect”;

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- The height of an extension does not cause unacceptable overshadowing;
- It maintains privacy to neighbours windows and gardens by incorporating, if necessary, adequate screen boundary treatment; and
- An adjoining property has been extended to the same length along its party boundary, providing this does not adversely affect other properties or unacceptably reduce the size of the garden.

A two storey rear extension

- 1.16 Particular care needs to be taken in designing two storey rear extensions or first floor additions as they can have a serious impact on the amenity of occupants of nearby dwellings. In particular, a two storey rear extension to a semi-detached or terraced house should not adversely affect the main ground floor, habitable room windows of the adjoining dwelling. Depending upon the orientation and position of the neighbouring window, problems of overshadowing, enclosure and poor outlook can occur from an extension as low as 2m. If the neighbouring property is to the north of the proposed extension overshadowing problems increase. On constrained plots, consider extending two properties on a common boundary sharing a pitched roof. Pay particular attention to the general guidelines on privacy mentioned earlier in this Document.
- 1.17 A two storey extension can create problems of overlooking into adjacent windows and private gardens. Whenever possible, maintain a distance of at least 21m between the main first floor windows of the extension and the windows they directly face, and 10m between first floor windows and neighbours private gardens. Alternatively, design should have regard to the levels of privacy presently enjoyed, especially if these standards cannot be achieved.
- 1.18 Because of its height, a two storey extension can also create problems of overshadowing and poor outlook from the dwellings it backs onto. Even if problems of overlooking can be overcome, blank walls should be at least 12m from the main windows of such dwellings.
- 1.19 If visible from the public highway or other public areas or depending on the character of the area, a pitched roof to match the existing roof should be provided. In other locations, consider using a pitched roof instead of a flat roof as this improves the appearance of the extension and lowers maintenance costs.

A side extension

- 1.20 A side extension should be designed to:

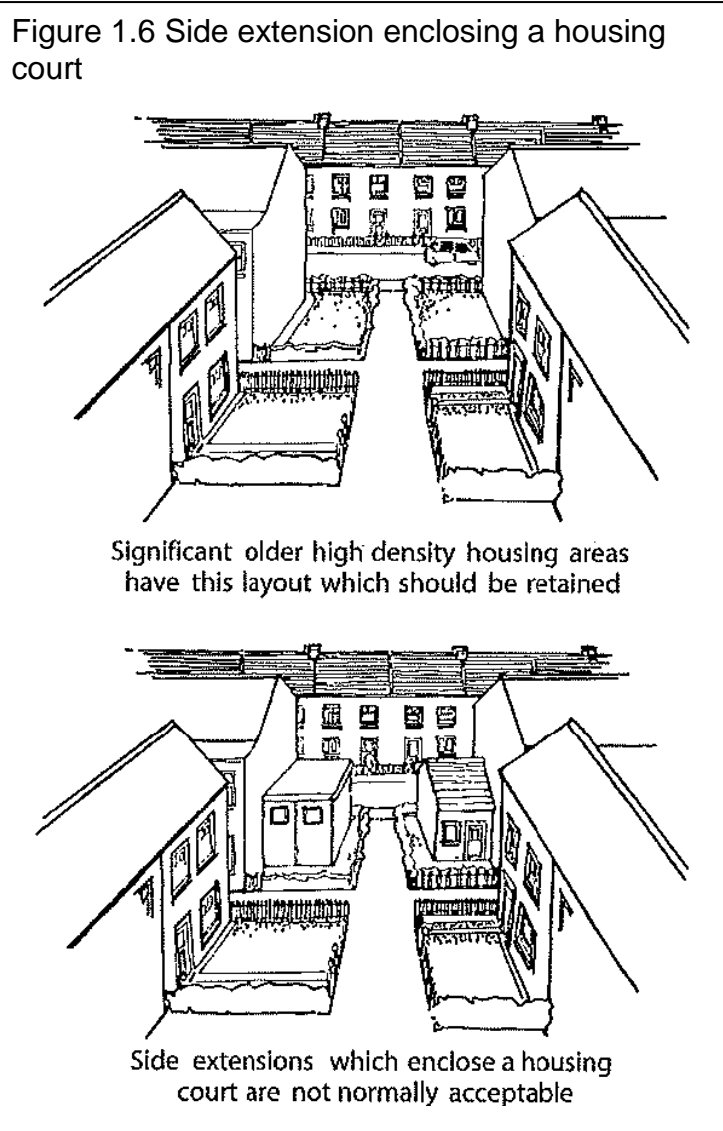
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- Be set back from the main front wall of the dwelling;
- Have the ridge level lower than the main ridge to prevent a terracing effect and protect the character of the existing street;
- Have a hipped or pitched roof with the same angle of slope as the existing dwelling roof; and
- Retain space between any pavement and the side wall of an extension to a corner building with a gable facing the road, to protect the open character and visual amenities of the streetscene.

1.21 The design should take account of the building line of the side street and the general spaciousness of the area. This will also help to make sure that there is good visibility for road users and pedestrians. An extension reducing the space between a corner building with a gable facing a road and which is contrary to the open character or appearance of the Streetscene is not normally acceptable.

1.22 If a property has gables facing a footpath which serves a terraced housing court, a side extension would usually enclose or reduce the outlook from within the other properties in the court (figure 1.6). Consequently, such an extension is not normally acceptable.

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A dormer extension

1.23 A dormer extension should be subordinate to the roof. The extensions height and length should be kept to a minimum. Materials should also harmonise with those of the existing roof.

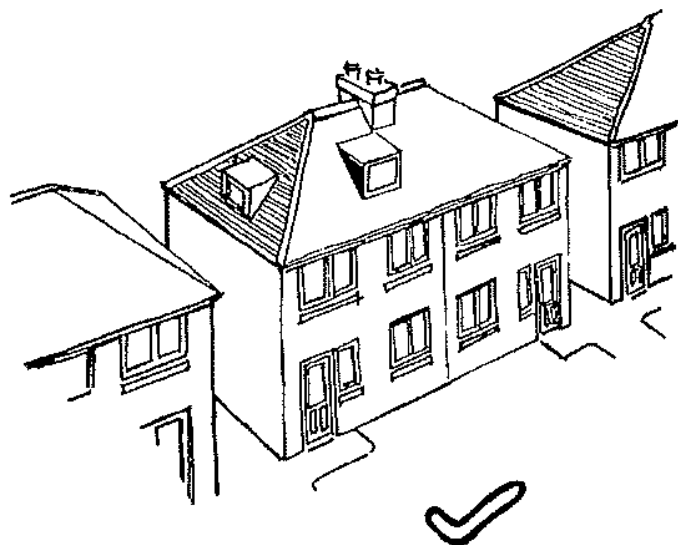
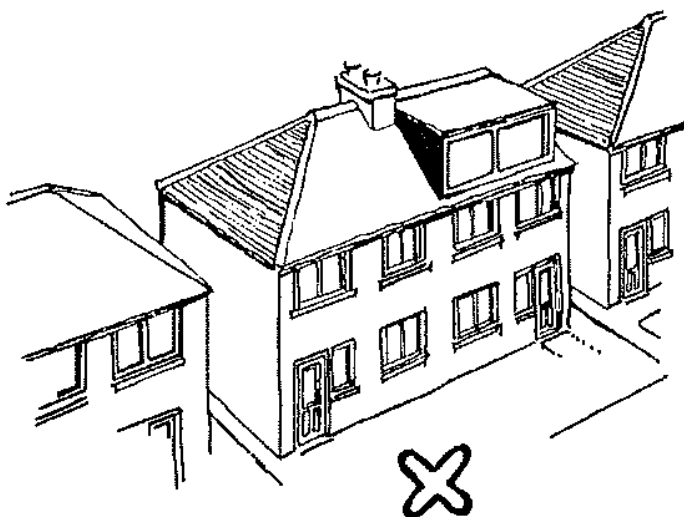
1.24 Rear dormer extensions are preferred but all elevations shall avoid:

- Creating an over dominant “top heavy” appearance out of proportion with the rest of the building (figure 1.7);
- Exceeding the height of the main ridge;
- Wrapping round the side ridges of a hipped roof;
- Causing overlooking or loss of privacy to neighbours; and

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- Exceeding more than one third of the face area of the roof. A number of small individual dormer extensions is preferred to a large continuous one.

Figure 1.7 Dormer extension should be subordinate in relation to the roof



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A detached garage

- 1.25 A detached garage should be designed as an extension to the dwelling, reflecting the style and character of the existing dwelling. In particular, a detached garage should be sited not to detract from the appearance of the Streetscene and should not appear excessively bulky in relation to the dwelling. The garage should be located behind the front building line. An exception to this may be made if the site is well screened by trees or by substantial frontage wall, or if the effect on the street scene is otherwise acceptable. In a prominent location, good quality materials should be used, with a pitched roof of materials matching those used on the main dwelling. A well- built brick garage will last longer and be better value in the long run. Garages should also be set back at least 5.5m from the back of the pavement to allow parking in front.