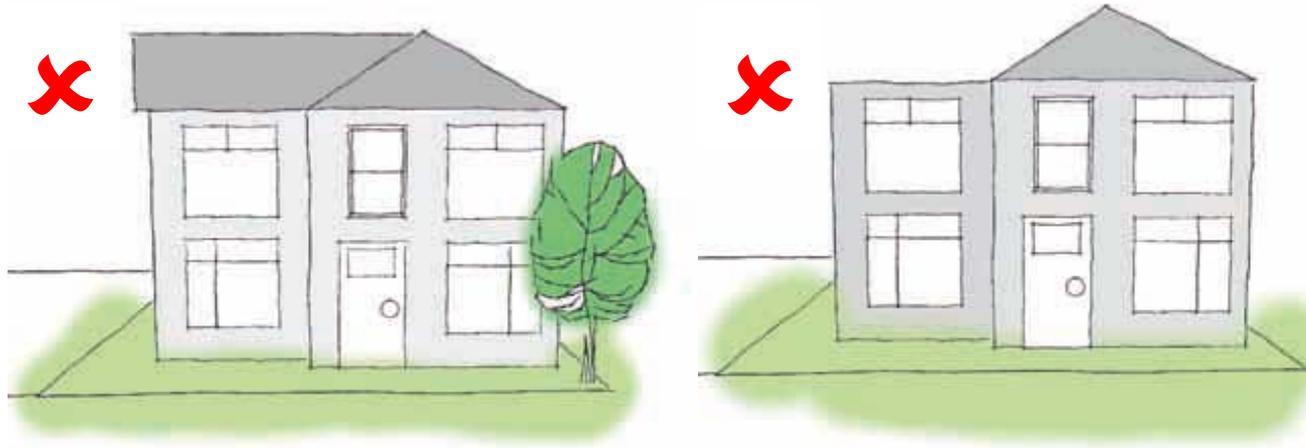


Often the character of an area is a result of the spaces between buildings. Side extensions which fill in the gaps between properties, can result in a cramped appearance, or give a terracing effect that is harmful to the character of the street. Where the spacing is very regular, and is a strong element of the character of a street, a side extension may not be appropriate.

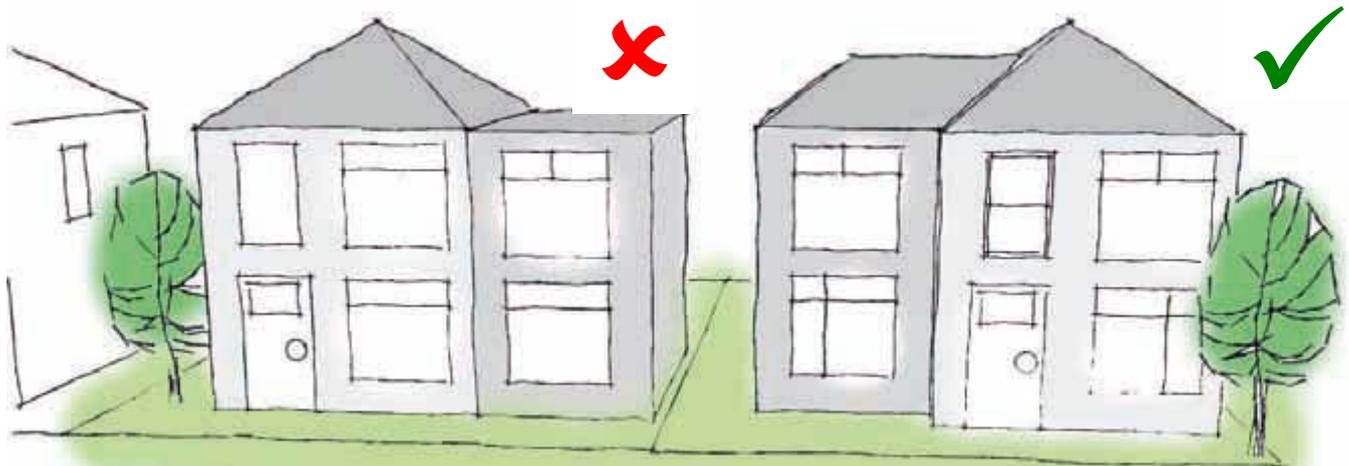
### For those wishing to explore the option of a side extension the following points should be considered:

- A side extension could unbalance an otherwise symmetrical building, therefore the scale and design must be carefully thought about to respect the existing building.
- Side extensions should have an appropriate distance to the side boundary of the property to make sure the street does not become cramped, this can be particularly important if a two storey extension is proposed.
- Side extensions should be set back off the front of the building, proposals which are flush with the front elevation are rarely considered appropriate.
- A side extension must not protrude beyond the front building line.
- The ridge height of the extension should be set down from the ridge of the main property so the extension is subservient and does not dominate the main property.
- Care must be taken to protect the symmetry of a building or group of buildings in a semi detached or terrace property.
- A side extension should not result in harm to neighbouring properties. Windows should not be positioned on the sides of the extension where they will look down into the private gardens of the neighbouring property. In addition the design should not result in an overbearing and oppressive relationship or cause overshadowing to the neighbouring property.

The roof forms shown on both of these side extensions do not relate to the existing property.



The property on the left has a side extension with a flat roof that comes within 1.0m of the boundary. The extension on the right remains subservient to the existing building; it has a pitched roof form and is set off the boundary, which helps maintain a suitable distance to the neighbouring property.



This side extension is set back from the main building and the ridge line is set down.

The detailing and materials successfully reflect the existing property resulting in a well considered addition.