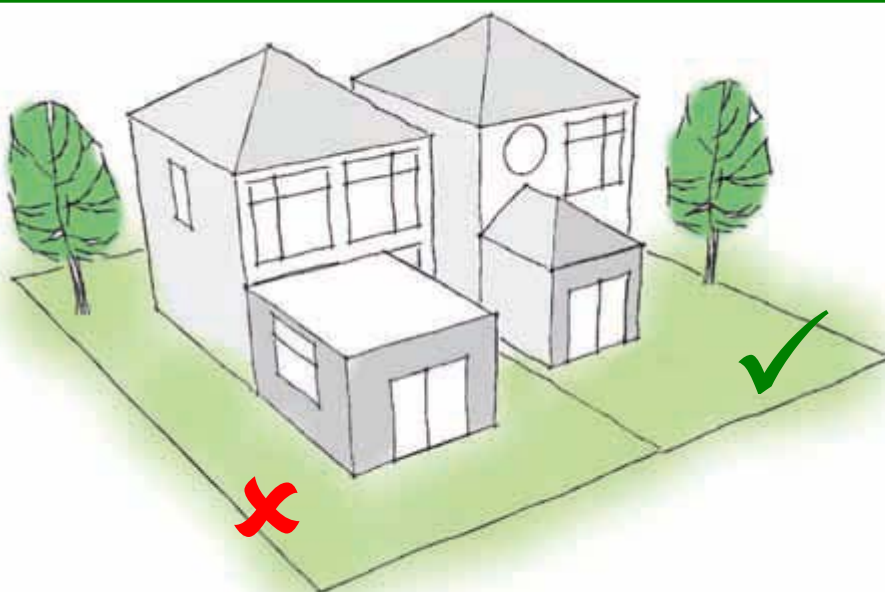


Rear extensions include conservatories, other single storey structures and two storey additions. While rear extensions are rarely seen from the street, care must be taken to make sure the extension is of a suitable scale and does not have a harmful impact on the residential amenity of neighbours.

The acceptability of an extension will be assessed on a case by case basis depending on the individual aspects of your house, its plot and neighbours.

A rear extension should consider the following:

- Any extension should respect the scale of the original building and the space around it. Disproportionately large extensions can dominate the appearance of the existing dwelling and might not be acceptable.
- A reasonable garden area for the type of property should be retained.
- The height of the extension and its roof design should be in keeping with the building and its surroundings. The roof form on the extension should tie the addition in with the existing property.
- Flat roofed additions are normally only appropriate on very small single storey extensions.
- Materials and details should be used that match the existing property, this helps to tie the extension into the existing property.

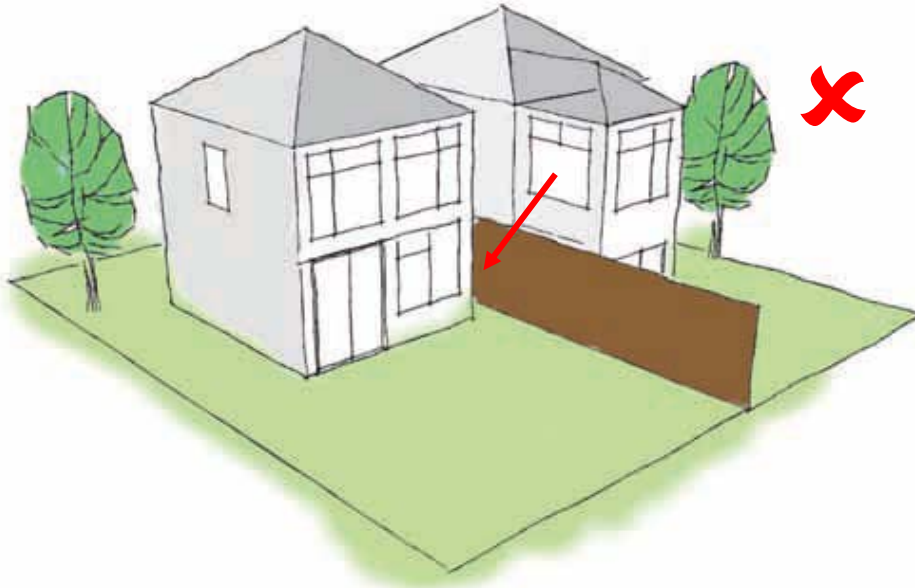


The extension on the left is disproportionately large and has a flat roof form which does not relate to the existing building. The rear extension on the right is a more suitable size given the existing property. It also retains a usable amount of the rear garden and has a roof form which ties in with the existing property.

The impact on your neighbours:

Overlooking & Loss of Privacy

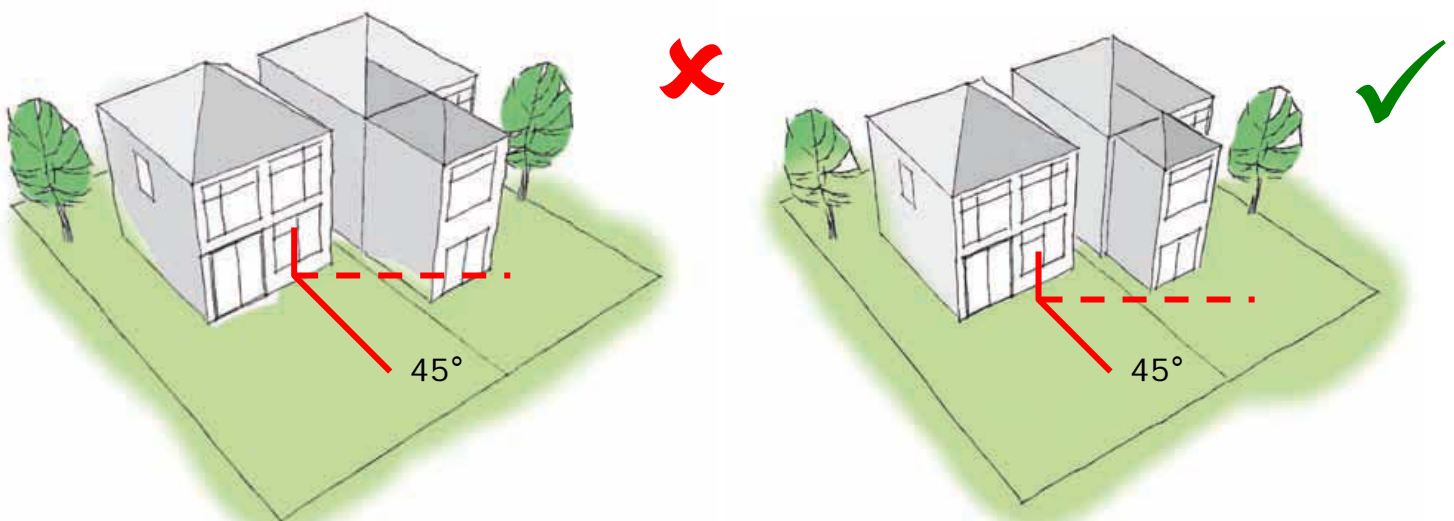
In the majority of cases windows proposed on a single storey rear extension will have an outlook onto the boundary fence surrounding the property and, therefore, will not result in any harmful overlooking.



The extension on the right is positioned immediately adjacent to the boundary with the neighbouring property which could have an overbearing impact. The window on the side elevation of the extension will look down into the private garden of the adjacent property resulting in harmful overlooking.

Overbearing & Oppressive

Extensions which loom over the boundary to the neighbouring property can be considered overbearing and oppressive.



Proposals which break a 45 degree line drawn from the middle of the nearest affected neighbouring window could be rejected for being overbearing. Setting the extension off the boundary and reducing the level of rear projection can help to prevent any potential impact.

Overshadowing

The impact of any shadow cast by an extension is a combination of the size of extension, the orientation of the plot and how close the extension is to the boundary. Planning Officers will often produce an overshadowing diagram to assess this impact.

As a general rule the 'overshadowing zone' is a 45 degree line drawn in plan and elevation into the centre of an affected window. This should be kept clear in order to retain a reasonable amount of daylight. Proposals that break the 45 degree line in **both plan and elevation** are generally considered to be unacceptable in terms of overshadowing.

The overshadowing zone is determined by an assessment on a neighbouring window by considering both the plan and elevation.

