

Havant Borough Council Borough Design Guide Supplementary Planning Document

December 2011



Cleaner, Safer,
More Prosperous



General guidance on Extensions

- 5.35 In general, an extension should not be bigger than the main building and therefore should appear smaller in mass and height. Extensions should look to the existing building as the main reference point for appearance, materials and details such ridge, verge and eave finishes, head and cills, brick coursing, dressings and quoin work. The positions and proportions of solid wall to opening of windows and doors is also important. The roof form and slope should also reflect that of the main building.

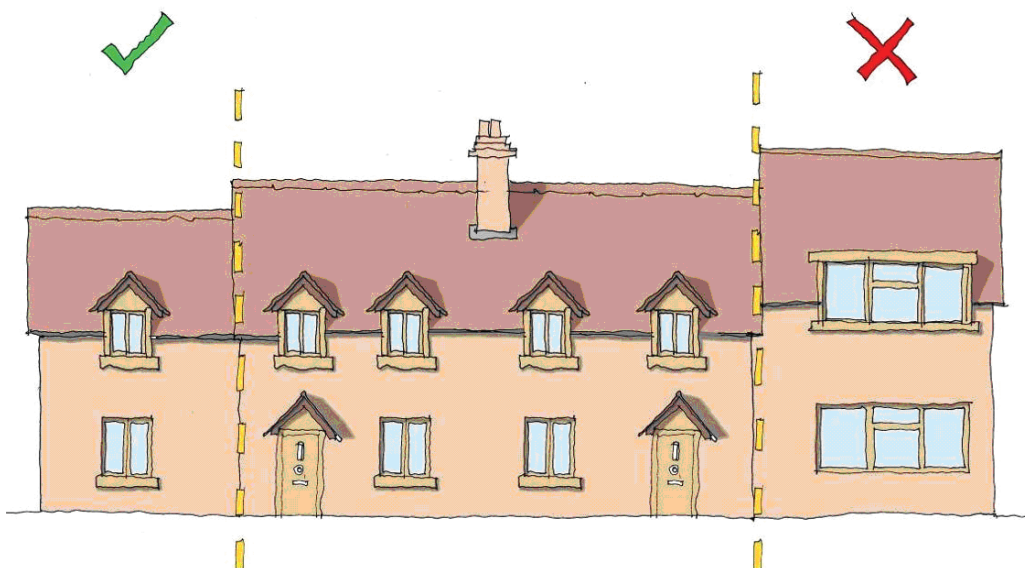
Front Extensions

- 5.36 Front extensions should not protrude too far forward from the main building, or be prominent in the street and should respect the common building line. Front extensions are therefore most appropriate where the building is set well back from the street, where there is a staggered building line, or in isolated countryside locations. Two storey front extensions will only be acceptable where the building is set well back from the street.

Side Extensions

- 5.37 It is important that the extension remains subservient to the main building, so it can be read which part of the building is the original and which is a later addition. Two storey side extensions should be set back behind the main building line. The ridge height of the extension can also be reduced to below the height of the main ridge so that the extension does not dominate the main frontage. The angle of the roof should be the same as or similar to the existing roof. Flat-roofed extensions are not normally acceptable, particularly at two storey height.

Figure 5.10: Keeping the ridge and eaves of an extension lower than the main building and maintaining the same roof pitch will help the original house maintain its dominance



- 5.38 It is important that gaps are retained between buildings. This helps form the pattern of development in an area, which in turn influences local character. Therefore, side extensions which have a negative effect on the gap between buildings should be resisted. This is particularly important for two storey extensions, which can also cause adverse effects on neighbouring properties, such as overshadowing. In general, the extension should not be closer than two metres from the boundary with neighbouring properties.

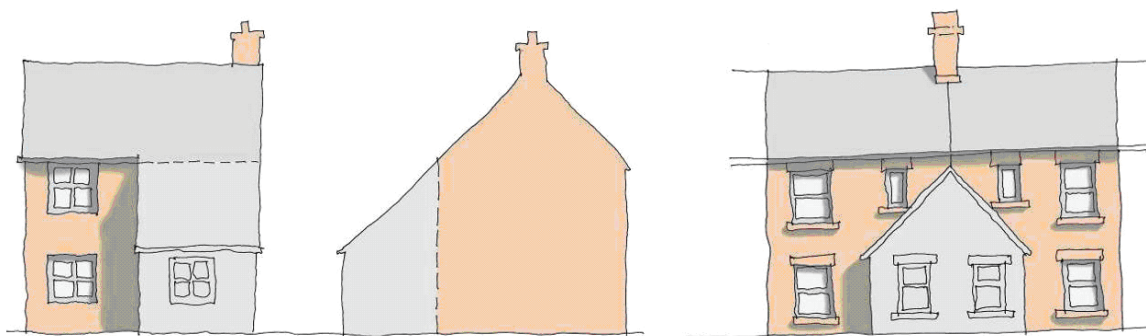
Single Storey

- 5.39 Single storey extensions, should also be more modest in scale than the main building and should not be allowed to dominate. In general flat roofs are not acceptable. The roof of the extension should mirror that of the main building, in terms of its angle, eaves detail, materials, doors and windows. There may be exceptions to this rule, providing the results do not have an adverse affect on neighbouring properties or the streetscene.
- 5.40 Again it is important to retain the gaps between buildings and a single storey extension should be in keeping with the local pattern of development, looking to immediate neighbours first. Single storey extensions should therefore be at least 1 metre from the boundary with adjacent properties.

Rear Extensions

- 5.41 Rear extensions should be sympathetic and subservient to the original design of the building. They also need to have particular regard to neighbouring properties and should not cause an adverse affect, such as overshadowing. Rear extensions should maintain a distance of 8 metres plus from the extension and rear boundary wall and 20 metres from the extension and the neighbouring property to the rear.

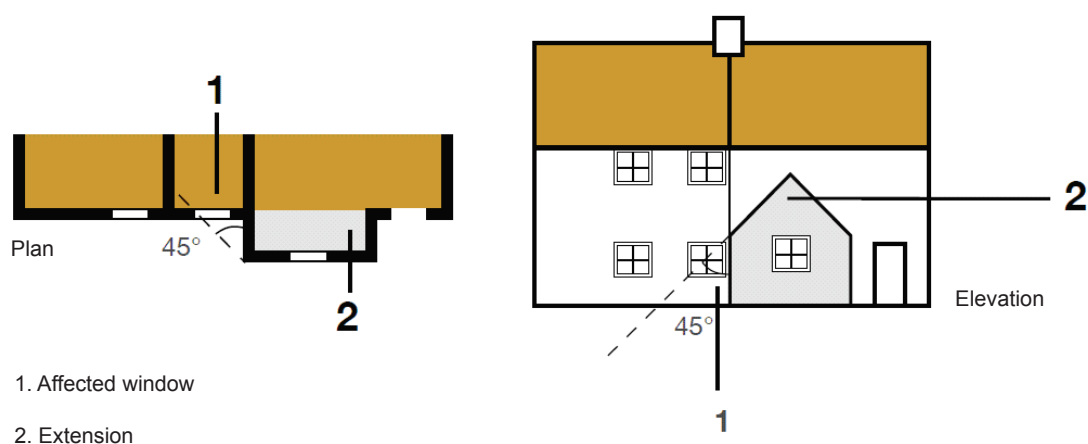
Figure 5.11: A sympathetic rear extension



- 5.42 Rear extensions should be a maximum of 3 metres from the rear wall of the existing house, providing that this does not have an adverse effect on neighbouring properties. Outside of Chichester Harbour AONB exceptions to this may be considered, providing there is no adverse effect on neighbouring properties. In general, a single storey extension should be no closer than 1 metre to neighbouring properties and 2 metres for two storey extensions.

- 5.43 The design of a rear extension should avoid the loss of light to neighbours. Obstruction of light and outlook from an existing window can be mitigated against if the extension does not result in the centre of the existing windows being within a combined plan and section 45 degree overshadowing zone.
- 5.44 To assess this, on the window wall elevation an angle is drawn diagonally down at 45 degrees from the near top corner of the proposed extension. An angle of 45 degrees is then drawn back from the end of the extension toward the window wall. If the centre of the main window of the adjoining property lies on the extension of both these lines, then the extension will probably cause a noticeable reduction in sky light received by the window.

Figure 5.12: Design of a rear extension should avoid the loss of light to neighbours



Extensions to Listed Buildings

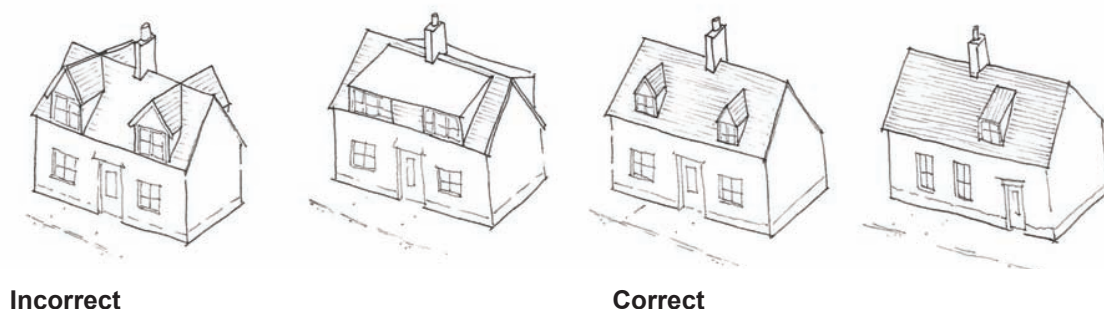
- 5.45 Extensions to listed buildings will require planning permission. The design of extensions to listed buildings requires special consideration. It is important the extension harmonises with the existing building and should not dominate, obscure or unbalance the elevation or negatively effect the historic value of the internal layout.
- 5.46 Extensions should not be placed in a position that would result in the loss of features of intrinsic merit, such as original timber framing, windows, doors, or masonry walling. Extensions to a listed building also need to consider its setting, which forms part of the statutory listing.

Dormers and Roof Lights

- 5.47 Dormers are considered an acceptable way of providing light and ventilation to existing buildings. They should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line.

- 5.48 Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof.
- 5.49 Special consideration needs to be given to dormers in conservation areas, historic town and village centres and adjacent to listed buildings. In these instances consideration needs to be given to the local context. Dormers may not be appropriate in these instances.
- 5.50 Applicants should also explore the possibility of gaining light through windows in gable walls and rooflights. As discussed above these may not be acceptable in all instances. Rooflights on the roof fronting a street should be avoided, these should be located to the rear. New dormers, rooflights and windows should not have an adversely negative effect on the privacy of neighbours.
- 5.51 Applications for any alterations to attics will need to be assessed by the council's Building Control Department to assess whether there is adequate headroom and access.

Figure 5.13: Appropriate scale of dormers



Conservatories

- 5.52 Conservatories should be in keeping with the character and material of the main building. Consideration must be given to the height, mass and location of the conservatory to prevent the addition overwhelming the building or creating an adverse effect on neighbouring properties. In general, the conservatory should be no closer than 1 metre to neighbouring properties.

Porches

- 5.53 New porches need to be carefully considered, as they hold a prominent position on a buildings main elevation and should enhance rather than detract or overwhelm. In general porches look more attractive when the front door is positioned centrally and the door is set back in a reveal. Porches should not be enclosed.