

From:
Sent: 26 June 2025 13:37
To: DC Admin
Subject: Re: Planning application 2025/62/91008/E

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On 24 Jun 2025, at 16:25,

wrote:

House Extensions and Alterations SPD

June 2021

LP23 Design

Proposals should promote good design by ensuring:

b) they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary

d) extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers

4.3 Neighbouring properties (page 11)

4.7 Proposals for extensions and alterations need to consider the impact on the amenity of residents in neighbouring properties and should not cause undue harm. Proposals will need to consider the following key design principles:

Key design principle 3: Privacy

Extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants and neighbours

Relevant Local Plan Policy

Policy LP24 Design (b)

4.7 Proposals for extensions and alterations need to consider the impact on the amenity of residents in neighbouring properties and should not cause undue harm. Proposals will need to consider the following key design principles:

4.8 A reasonable amount of space should be provided around new extensions in the interests of the amenity of future residents and to prevent overlooking and undue loss of privacy to any existing residents, as shown in Figures 6 and 7.

4.9 The principal criteria for determining space requirements should be good design, respect for site levels, and the achievement of privacy through well planned layouts whilst retaining adequate amenity space for existing and future residents

4.10 In general, the following minimum separation distances and those shown in Figure 7 should be considered to ensure reasonable privacy between the original house and neighbouring properties. A minimum separation of: no less than 12 metres is recommended between windows of habitable rooms that face onto windows of a non-habitable room no less than 21 metres is recommended between facing windows of habitable rooms

Figure 6: 21m recommended distance between habitable rooms (see drawing)

Key design principle 4: Habitable rooms and side windows

Extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.

Relevant Local Plan Policy Policy LP24 Design (b)

4.15 Side windows should not be included in extensions where they would unacceptably overlook neighbouring gardens or otherwise constrain the development potential of adjoining land.

Key design principle 5: Overshadowing/loss of light Extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property.

4.16 Any house extensions or alterations are expected to not materially affect the amount of natural light presently enjoyed by a neighbouring property. Therefore, extensions will not be permitted if they unreasonably overshadow neighbouring habitable rooms and private gardens.

4.17 When assessing the impact of overshadowing on neighbouring properties, the council will, as a starting point, have regard to the 45° guidelines. A line will be drawn from the midpoint in the nearest habitable room window of the adjacent property, at an angle of 45°, across the proposed extension. The extent to which the line infringes upon the proposed extension will indicate the levels of light that may be lost to

4.18 Consideration should also be given to the position of the proposed extension in relation to the sun's path and the impacts of different times of day and year when considering the impact of the 45° guidelines.

4.19 Consideration of the outlook of neighbouring properties will also be considered in assessments of extensions and alterations. Dominance and outlook relate to how an extension will change the character of the neighbouring house and garden and affect the outlook from a neighbour's window. Proposals which would result in a poor or reduced outlook from neighbouring properties are unlikely to be acceptable. 4.20 When assessing the impact that an extension or alteration may have on outlook, regard will be given to the established character of an area and the existing feeling of openness. It is important that neighbours do not feel unduly 'hemmed-in' by the proposals.

5 Detailed guidance for extensions and alterations

5.1 Rear extension

5.2 As a general rule, a rear extension should: respect the original house and garden in terms of its size and scale; use appropriate materials which match or are similar in appearance to the original house; and not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties. 5.3 Rear extensions commonly encounter problems by causing overshadowing and loss of outlook to neighbouring properties. Figure 14 shows how unacceptable heights of single storey and two-storey rear extensions can have adverse impacts on neighbouring properties through these principles and would not be permitted

Single storey extensions should: be in keeping with the scale and style of the original house; not normally cover more than half the total area around the original house (including previous extensions and outbuildings); not exceed 4 metres in height; not project out more than 3

metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties; where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; **and retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge**

5.7 Conservatories and summer rooms are classed as extensions. They should be in keeping with the original house, not overlook a neighbouring property and not over dominate adjacent gardens. A conservatory which would overlook a property next-door will not be allowed unless the view from to the neighbouring boundary is sufficiently screened by a fence, wall or hedge to protect the privacy of adjoining neighbours.

OBJECTIONS made in addition to previous email sent 23rd June 2025

In referencing the points I have highlighted from the document '**House Extensions and Alterations SPD**'

I would object to the proposed conservatory on the grounds that

- 1) it does not retain a gap of at least 1 metre from the boundary.
- 2) Due to the position and height, it would adversely affect the amount of natural light I currently enjoy in my property
- 3) The window facing the garden would look straight into my gardens impacting on my privacy
- 4) The conservatory would unduly reduce the outlook from my property.

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Kindest

Regards
