

## POLICY 72 EXTENSIONS IN RESIDENTIAL AREAS

Planning applications for extensions to dwellings and other buildings in residential areas shall conform to the policies and principles below:

- (i) Scale and character - the extension shall relate to the domestic scale, character and appearance of the street;
- (ii) Compatibility with original building - the architectural style, roof form, windows, detailing and materials shall normally be appropriate to the original building, particularly in conservation areas;

### POLICY 72 (Cont.)

- (iii) Space around the building - the extension shall not be so large as to seriously diminish the private space, including car parking/ garaging, around the original building (*Policies 41 and 70*);
- (iv) Car parking/garaging - if potential additional bedroom accommodation is proposed, permission will not normally be granted unless parking provision is made in accordance with Policy 40, criterion (iv);
- (v) Affect on adjoining property - the light, privacy or amenity of adjoining property shall not be unacceptably harmed. Balconies and first floor conservatories are not normally permitted;
- (vi) Cumulative effect - in areas of specific and repetitive character, applications that may lead to an adverse cumulative effect will be refused;

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### POLICY 72 (Cont.)

- (vii) Side extensions - where the cumulative effect would lead to terracing of detached or semi-detached houses, extensions other than at ground floor level shall normally be a minimum of 1 metre from the party boundary;
- (viii) Single storey rear extensions - shall not normally extend more than 3 metres rearward along a party boundary;
- (ix) Two storey rear extensions
  - a) shall not normally intrude into a 45 degree visibility zone of a neighbour's ground floor windows, (*refer to the District Council's Design Advice Note No.2*);
  - b) shall comply with Policy 70 (vi) in terms of privacy.