

5 SIDE EXTENSION.

5.1 A side extension will be the one that needs a particularly high standard of design, as it will be visible to everyone who passes by. If you get it right here then the value of your home will rise, but if you get it wrong it could reduce the value of the whole street!

5.2 Normally a gap of at least 1 metre is required between the outside wall of the extension and the boundary of your plot to avoid creating a terracing effect. Alternatively it may have to be set back from the front of the house by as much as 2 metres for the same reason.



Fig C: illustration of how setting back by as little as 1 metre can reduce the impact of the extensions on the street scene by avoiding the creation of a terrace.

5.3 The shape of the roof is also an important aspect, and one that can make or break the scheme. It is best practice to copy the shape and orientation of the main roof to ensure it fits in well. Flat roofs or other alien shapes are highly obtrusive and significantly lower the value of your extension, as well as creating potential maintenance problems. On semi-detached houses or other shared roofs

it is even more important to create a good roof shape otherwise you may lower the value of both houses.



Fig D: Alien roof shape of extension destroys the balance of the house

6 REAR EXTENSION.

6.1 Building around the back does not mean that you can ignore the need for good design! Although fewer people will see it on a daily basis, a poorly designed extension to the rear will still lower the value of your house. The same broad principles for shape, materials and neighbour impact that apply for extending to the side of your house, also apply to extending to the rear of your house.

6.2 From experience it is found that a reasonable compromise between impact on neighbours and the need for space allows about a 3-metre extension at the back, although it will vary from plot to plot. Any extensions that project further than 3 metres will be subject to the 45 and 60 degree rules as explained below.

6.3 In order to assess the impact of a single storey extension on a neighbouring property, the Council will apply the '60 degree rule'. This is simply a line drawn at 60 degrees from the centre of your neighbour's nearest window of a habitable room. Your extension should not cross that line otherwise there could be an