

Supplementary Guidance: House Alterations and Extensions



south
AYRSHIRE
COUNCIL

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Contents

Introduction	2
Part 1 - Design	2
Part 2 - Residential Amenity	5

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Introduction

What is Supplementary Guidance?

Supplementary Guidance (SG) is a material consideration that can be taken into account when determining a planning application. It is intended to provide helpful guidance, consistent with the provisions of the Local Development Plan (LDP). Scottish Government Circular 1/2009 “Development Planning” states, at paragraph 93, that guidance adopted in connection with the LDP will form part of the development plan. As such, upon adoption of this SG, its content will carry the same weight as the LDP in determining planning applications.

What is the purpose of this Supplementary Guidance on new housing?

The purpose of this SG is to amplify “LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites” and provide a guide for householders, builders and developers intending to alter or extend residential buildings. Extensions and alterations to residential buildings can have a significant impact on the amenity of the surrounding area, as well as having an impact on the streetscape or the wider character of the surrounding area. While each planning application is determined on its own merits, these guidelines will be used by South Ayrshire Council to aid the consistent determination of future planning application relating to alterations and extensions to residential buildings.

Not all alterations and extensions to residential buildings require planning permission, but it is advisable that householders, builders and developers follow the guidelines, whether or not planning permission is required.

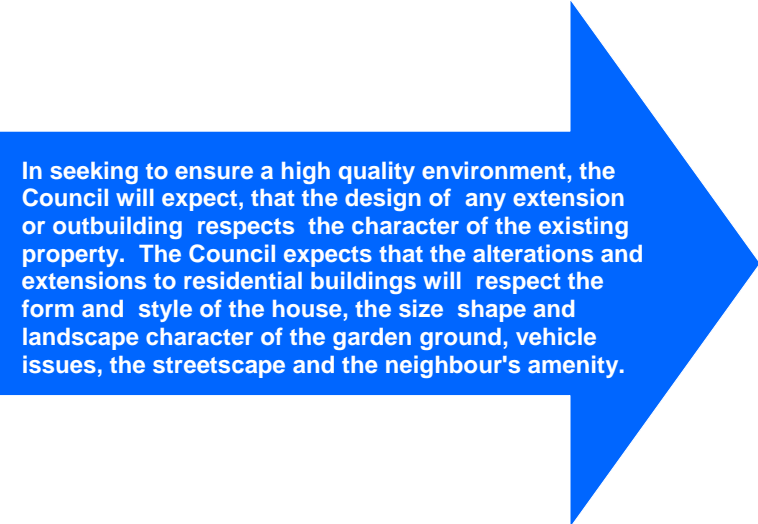
It should be noted that more rigorous design criteria will be applied to development which affects the historic environment and these are outline in the Council’s Historic Environment SPG. Other criteria also apply to development in the countryside and these are outlined in the SPG on replacement dwellings and extensions to dwellings in the countryside.

Part 1 - Design

Scale, Form and Detailing

Alterations and extensions should be of a size and design which respect the existing building and surrounding street scene. In terms of the scale of an extension, this should normally be subsidiary in height and size to the original property. In assessing planning applications for alterations and extensions to residential buildings, the main points considered are:

- The setting down and setting back of a two-storey side extension will usually achieve a subsidiary appearance;
- The height, width and general size should normally be smaller than the house, and, whilst in proportion, clearly subsidiary so as not to dominate the character of the original.



In seeking to ensure a high quality environment, the Council will expect, that the design of any extension or outbuilding respects the character of the existing property. The Council expects that the alterations and extensions to residential buildings will respect the form and style of the house, the size shape and landscape character of the garden ground, vehicle issues, the streetscape and the neighbour's amenity.

Supplementary Guidance: House Alterations and Extensions

In terms of the form and detailing, the main points considered are:

- Generally, roofs should be pitched at an angle that reflects the original building. Flat roofed extensions are rarely encourage as they have potential to adversely impact on the character of the dwelling and the surrounding area; and
- Normally be similar in all respects to the existing building in terms of style, shape and proportion including windows of similar proportion and design and materials similar in colour or texture;
- Particular attention will be paid to the design of extensions in conservation areas and on listed buildings and will be considered against the Council's SPG entitled Historic Environment.

Front and Side Extensions

The design and appearance of the fronts of dwellings and the distance between the buildings and the street are important aspects in defining the character of residential areas.

Front extensions, which project beyond the front of the original dwelling, can completely change the form of the dwelling. Therefore, generally only modest extensions that reflect the character of the existing property will be allowed. Front extensions that project significantly forward of any defined building line can appear prominent and are therefore unlikely to be acceptable.

Extensions that reach a property boundary may contribute towards an inappropriate "terracing effect" that would adversely affect the character of the area. This is particularly noticeable where an extension continues the roofline of the original building.

To reduce the "terracing effect", all extensions should be set back a minimum of 1 metre from the side property boundary, although consideration will need to be given to the character of the area and where a neighbouring property could also be extended in a similar manner.

Continuous access between the front and rear of the property should also be retained to enable wheelie bins to be stored at the rear of the property.

Dormer Windows

The appearance of dormer windows can significantly affect the visual amenity and architectural integrity of a building and/ or area.

In assessing applications for dormer windows, the Council will consider the location, design, scale and general appearance of the dormer window, together with the nature of the scale & appearance of the individual property.

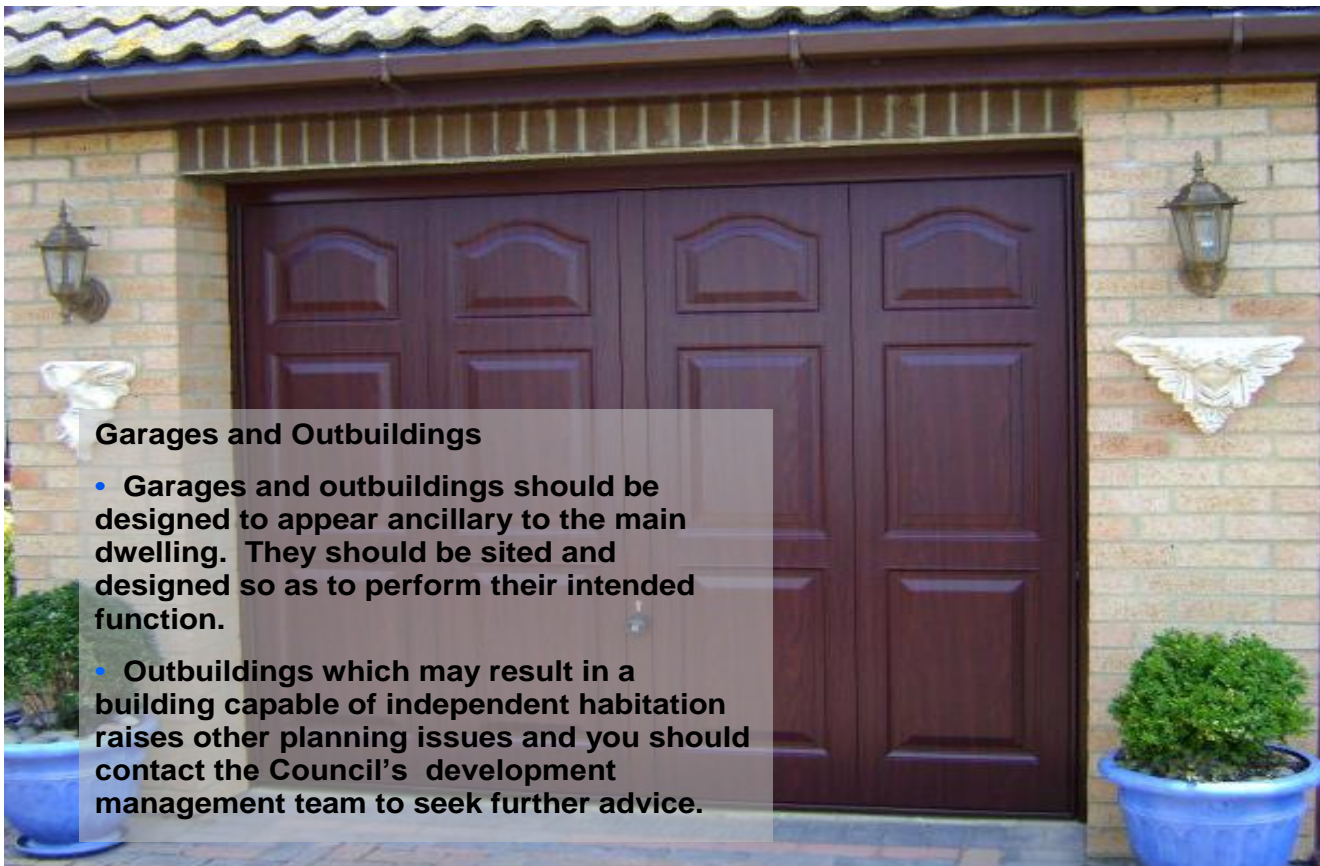
Specifically, the Council will consider the following points:

- The size and number of dormer windows should be kept to a minimum to avoid dominating the appearance of the roof.



Supplementary Guidance: House Alterations and Extensions

- Large areas of cladding on the front should be avoided and dormers should be set away from the gables, hips and down from the roof ridge in order that the roofline might be retained unaltered. The dormer should not project above the ridge of the roof.
- Continuous box dormers (i.e. two or more rooms linked) will not generally be permitted, especially on front elevations.
- Dormers should be so placed as to form a definite relationship with the main features in the building's facade and should normally line through and be symmetrical with other windows and doors.
- Windows forming part of the dormer should reflect the style and proportion of existing windows and notwithstanding the desired internal layout, the windows should be positioned at the dormer extremities.
- Where dormers exist in adjoining semi-detached/ terraced properties new dormers should generally match.
- Dormer windows on adjacent semi-detached and terraced properties should be sited at least one metre from the boundary of the attached dwellinghouse(s).
- Where roofs of low pitch are involved it is most important to ensure that the dormer window height is kept to a minimum.



Garages and Outbuildings

- **Garages and outbuildings should be designed to appear ancillary to the main dwelling. They should be sited and designed so as to perform their intended function.**
- **Outbuildings which may result in a building capable of independent habitation raises other planning issues and you should contact the Council's development management team to seek further advice.**

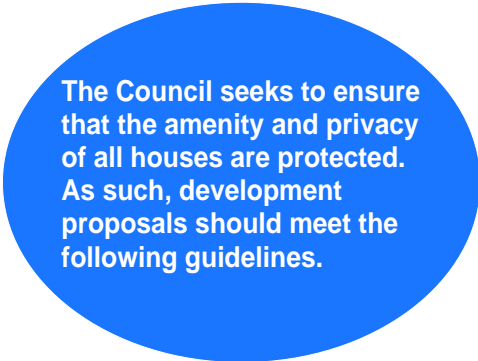
Supplementary Guidance: House Alterations and Extensions

Materials

Materials used in the construction of proposed developments should reflect the character of the residential building in terms of:

- Material type, colour, texture, roof materials, window frames and doors; and
- The size, or appearance of size, of individual building blocks or units (e.g. brick, stone blocks ect.)

Part 2 - Residential Amenity



The Council seeks to ensure that the amenity and privacy of all houses are protected. As such, development proposals should meet the following guidelines.

Overlooking

A minimum of 9 metres in depth rear garden and shall be required. This distance may be relaxed in the case of corner plots and on plots with two or more frontages onto roads, subject to the minimum areas being satisfactorily provided. A minimum of 18 metres between habitable windows (including kitchens) shall be provided. This may have to be increased in certain circumstances, for example where a new development is backing onto an existing residential area or where the new development is greater than 2 storeys in height.

It should be noted that the loss of a view as a result of an extension is not generally deemed a material consideration in determining a planning application.

Loss of light

Where rear extensions are proposed, especially on or close to mutual boundaries, some consideration must be given to the amenity of the adjoining property.

- Single storey extensions

Single storey extensions should be designed so as not to cross a 45 degree line from the midpoint of the nearest window of the adjoining house. However, in order to try and achieve a reasonable balance the Council will look favourably on single storey extensions of no greater depth than 3.5 metres, even if this crosses the 45 degree line. However, differences in ground level will be examined critically as will heights of roof.

- One and a half and two storey extensions

One and a half and two storey extensions should be designed so as not to cross a 45 degree line from the quarter point of the nearest window of the adjoining house.

Text only versions of this publication are available in Polish, Chinese and Urdu.

For further Information please contact:

0300 123 0900

Dostępna jest wersja tej publikacji w języku polskim, zawierająca wyłącznie tekst.

Aby uzyskać więcej informacji, proszę skontaktować się z:

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