

September 2010

LDF

WIGAN LOCAL DEVELOPMENT FRAMEWORK

LDF

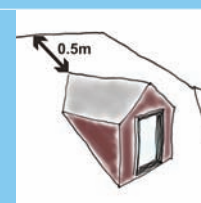
WIGAN LOCAL DEVELOPMENT FRAMEWORK



We can make this document available in other formats on request.

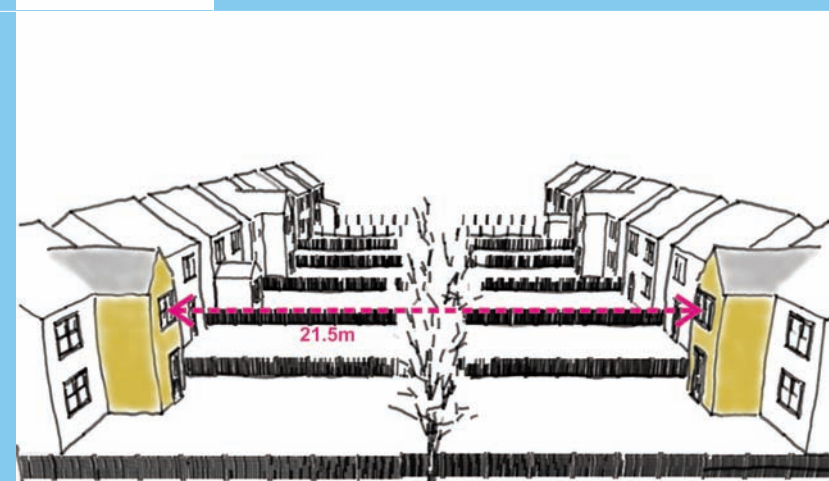
Environmental Services Department

Wigan Council, Civic Buildings, New Market Street, Wigan WN1 1RP,
Tel: 01942 404239, Email: environmentalservices@wigan.gov.uk



House Extensions Design Guide

Supplementary Planning Document



Environmental Services Department
www.wigan.gov.uk



Environmental Services Department
www.wigan.gov.uk

LDF

WIGAN LOCAL DEVELOPMENT FRAMEWORK

House Extension Design Guide

Supplementary Planning Document

September 2010



Environmental Services Department

We can make this information available in other formats and languages on request.

Contact us at:

**Environmental Services Department,
Civic Buildings,
New Market Street,
Wigan,
WNI IRP**

Phone: 01942 404252

Email: environmentalservices@wigan.gov.uk

Contents

ONE	Introduction	2
TWO	Common Forms of Extension	4
THREE	General Design Guidelines	22
FOUR	Development on Sensitive Buildings and in Sensitive Areas	27
FIVE	Good Practice for Householder Development Submissions	31



ONE

Introduction

Purpose of Supplementary Planning Document

1.1 Adapting a dwelling to suit a family's present and future needs can prove to be a more economic and satisfactory solution than moving to a new house. However, in seeking to meet these needs, such development must not have an adverse affect on the dwelling, the immediate neighbours or reduce the quality of a residential estate.

1.2 The borough has a variety of residential estates hence this guidance cannot cover every possible scenario, nor is it intended to. The Supplementary Planning Document explains general issues that the council will take into account when judging whether an application is acceptable or not. In some instances there may be particular reasons that allow for a departure from this guidance, for example, a unique context or where an innovative design solution is put forward.

1.3 The document relates to householder developments, although the principles should still apply to development of non-householder developments found in residential areas.

Do You Need Planning Permission?

1.4 Some extensions do not require planning permission. This is known as 'Permitted Development.' The Town and Country Planning Act (General Permitted Development) Order 1995 and subsequent amendments, such as The Town and Country Planning (General Permitted Development Order 2008 outlines what is classified as permitted development. This is explained in more detail on the planning portal website (www.planningportal.gov.uk)

1.5 However, the regulations relating to permitted development are complex. So to avoid any confusion as to whether a dwelling benefits from such rights it is recommended that the form, "Do you Require Planning Permission or Building Regulation Consent for Building Works at Your Home?" is completed and submitted to the council to enquire whether planning permission is required.

1.6 This form as well as additional information on the planning application process is available from the council's Civic Buildings Offices, New Market Street or from the planning section of the council's website under the section "Do you need planning permission" (www.wigan.gov.uk). Alternatively, you can call the council on 01942 404364.

Aims of this Document

1.7 The main aims of the guide are to:

- Expand on planning policies set out in government guidance and local development plans.
- Raise awareness of the value of good design and how it can protect the residential amenity of neighbouring dwellings as well as enhance the local built environment.
- Improve the quality of submissions for planning approval, in order to achieve better quality development and quicker decisions.

Status of the guide

1.8 The document supersedes the development control advice note 'Extending your home.' The guide holds the status of a Supplementary Planning Document (SPD). This means that it both supports and reinforces the planning policies as set out in the adopted Wigan Replacement Unitary Development Plan (2006). It will equally apply during the transitional arrangements for the Wigan Local Development Framework and once the Core Strategy is adopted.

1.9 The guide supports and reinforces national planning policy particularly, Planning Policy Statement 1 Delivering Sustainable Development and Planning Policy Statement 3 Housing.

TWO

Common Forms of Extension

2.1 The following section gives design advice on specific types of householder developments.

2.2 While each planning application is decided on its own merits, the Replacement Unitary Development Plan, the forthcoming Local Development Framework and the guidance set out in this document will form the basis for all decisions on householder applications.

2.3 For the purpose of this guide an 'habitable room' is any room used or intended to be used for sleeping, living or eating purposes. This excludes kitchens with no eating spaces, pantries, bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces.

Rear Extensions and Alterations (including conservatories)

2.4 Development to the rear of a dwelling is often the most practical way in increasing the size of a dwelling and its living space. Rear extensions often have little or no impact on a street scene but

can have an adverse affect on the character of the area in general and the amenity of a neighbouring dwelling in terms of inappropriate materials, inappropriate architectural styles, overshadowing, over dominance, loss of privacy, loss of daylight and sunlight.

2.5 The "tunnel effect" should be avoided. This is created when a rear extension, particularly two storey is added to a dwelling when a rear projection already exists on a neighbouring dwelling. This creates a tunnel between the two extensions and consequently has an adverse affect on resident's private amenity space in terms of overshadowing and wind conditions.



Creating the 'tunnel effect' can affect a neighbours residential amenity

2.6 Due to development pressures in recent years there has been a significant reduction in the size of private garden space. Private garden space allows for personalisation and outdoor recreational

activities. The council will resist proposals that would result in a disproportionate loss of usable back garden/yard space.

2.7 A rear extension should be of a scale and form that means it is subordinate to the original dwelling. A rear extension should also fit appropriately into the setting of dwellings within a neighbourhood.

2.8 It is important that a rear extension has a roof form that respects the character and appearance of the built environment.

Therefore flat roof extensions are rarely acceptable in areas of traditional sloped roofs.

2.9 To address the impact on amenity of an adjacent dwelling, a single storey extension should not project along a common boundary by more than 3 metres. In some instances longer extensions may be acceptable if set off the boundary by a distance directly proportional to the extra length.

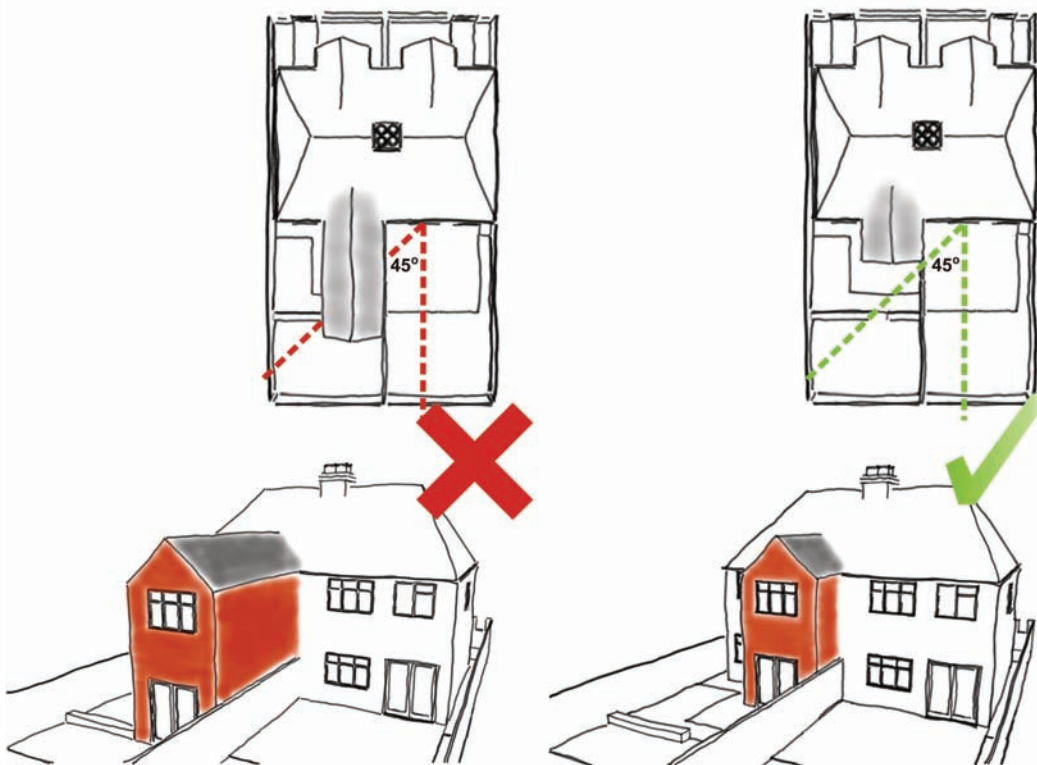


A single storey extension should not project more than 3 metres unless it is set off the boundary by a distance proportional to the extra length

2.10 Since a two storey extension is likely to have a greater impact on residential amenity, the '45 degree rule' will be applied. The rule is applied by drawing a line at 45 degrees from the mid-point of the nearest window to a ground floor habitable room on any adjoining dwelling. If the line cuts through any part of the proposed development,

then the extension is too large and should be reduced in size in order to prevent any negative impact on residential amenity.

2.11 Only in very exceptional circumstances will it be acceptable for development to extend beyond the permitted '45 degree rule.' In such instances the council will expect the applicant to satisfactorily demonstrate that there will be no adverse impact on neighbouring residential amenity.



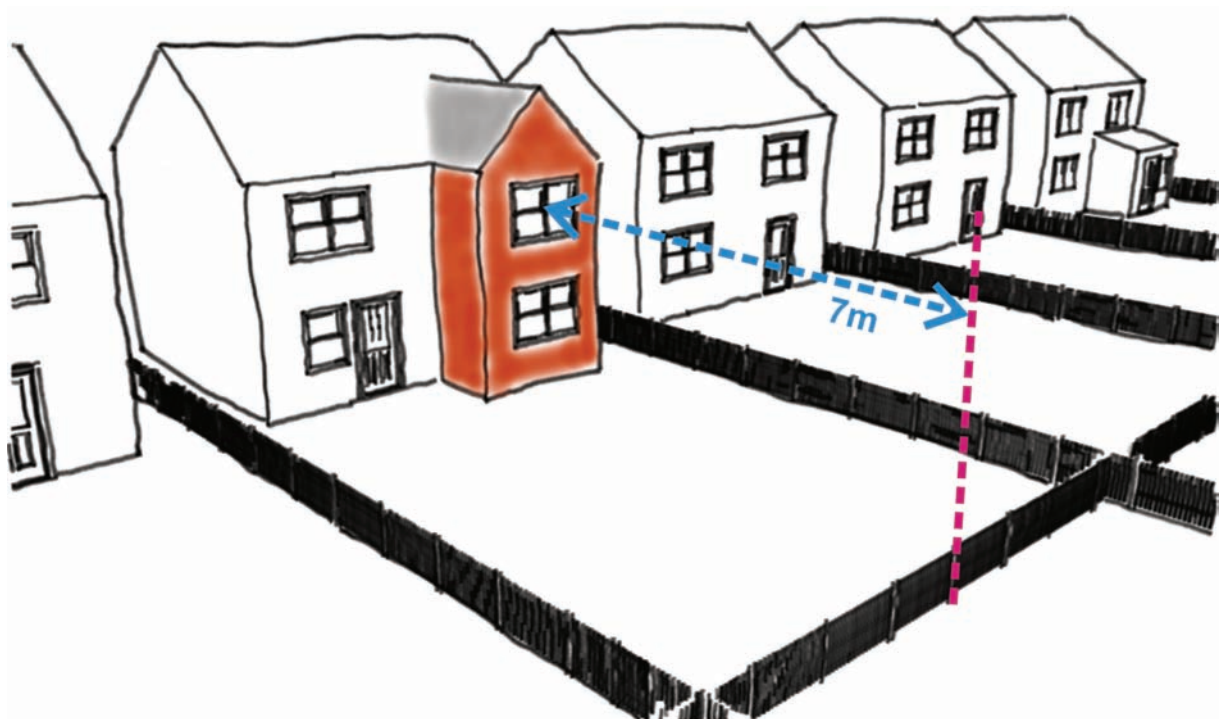
A two storey extension should adhere to the '45 degree rule'

2.12 It is important that the planning and design of house extensions retains adequate levels of privacy and amenity. Therefore, an absolute minimum separation distance of 7 metres must be achieved between any part of an extension containing new windows of an habitable room above ground floor level and any boundary with a neighbouring garden.

2.13 In addition, a house extension should satisfy the council's interface distances of either no less than 21.5 metres between the main elevations

containing habitable rooms or an interface distance of no less than 12.2 metres between the main elevations and those that do not contain windows of habitable rooms.

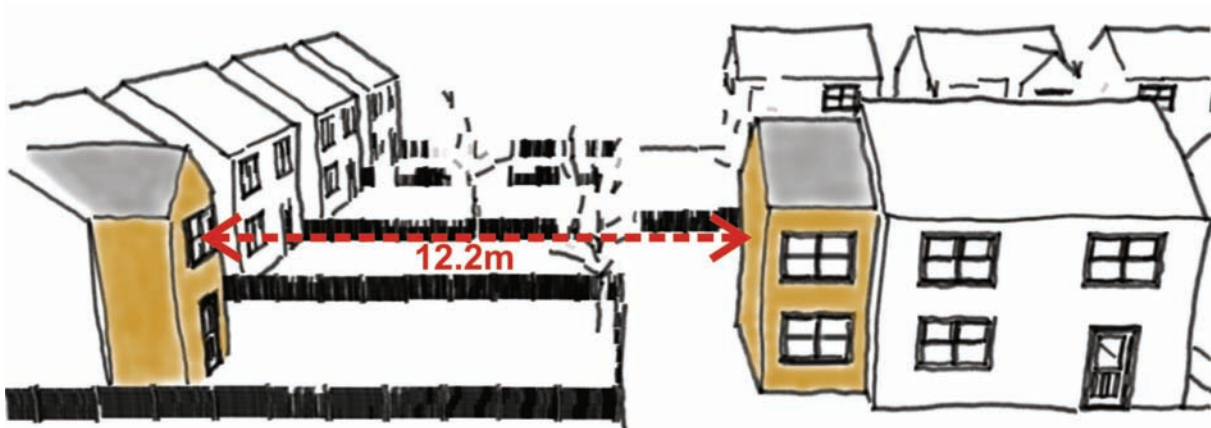
2.14 These distances may be relaxed where the design or orientation is such that privacy and amenity of a neighbouring property is not compromised. Alternatively, these distance may be increased if there is a change in topography, which would result in an adverse affect on the privacy and amenity of a neighbouring property.



A separation distance of at least 7 metres between a first floor habitable room and the boundary must be achieved



An interface distance of no less than 21.5 metres should be achieved between the main elevations containing windows of habitable rooms



An interface distance of no less than 12.2 metres should be achieved between the main elevations and those that do not contain windows of habitable rooms

Side Extensions and Alterations

2.15 Side extensions not only impact on the setting of a dwelling, but can also have an impact on the character and appearance of a street scene. The council will seek to prevent the loss of spaces between buildings, where the spaces are important in defining the character of the street scene, and where their loss would give the impression of a continuous built form.

2.16 This is particularly true when two neighbours decide to extend at two storey level over their driveways up to the common boundary. The result is that the two dwellings lose their 'semi-detached' or 'detached' appearance and appear as terrace dwellings. This can adversely affect the appearance of the street scene and the character of the area. To avoid this 'terrace effect,' a side extension

should be stepped in from the boundary by 800 millimetres and at first floor stepped back from the front of the main building by one metre.

2.17 A side extension must be well designed, with the use of building materials and styles that match or complement the original dwelling.

2.18 A side extension should have a lower roofline and should not consist of any awkward roof finishings and flashes. If a side extension is to be single storey then the proposed ground floor element must be set back from the front of the building by a minimum distance of one brick length (200 millimetres). This would equally apply to the ground floor of two storey extensions. This will help to create a subordinate appearance and avoid problems of joining the new with the old building materials.



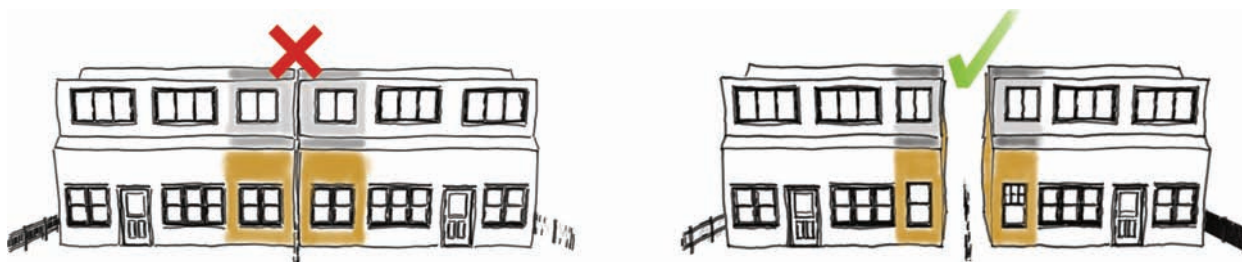
Side extensions should be set back and set in to avoid the 'terrace effect'

2.19 Where an extension exceeds two storeys, or includes dormer windows within the roof slope, it will be necessary for a bespoke approach to be adopted, having regard to the particular design of the dwelling and the character of the area. Therefore, in exceptional circumstances the above guidelines may be relaxed, but the principle of avoiding the 'terrace effect' still applies.

2.20 The diagram below shows how the extension to a dormer bungalow might be best designed to accord with the character of the existing dwelling and the street scene. However, as shown in the diagram on page 16 this kind of design would not otherwise be acceptable.

2.21 A side extension should not result in the loss of existing off-street car parking unless adequate provision exists elsewhere within the residential curtilage. This would equate to one parking space for dwellings with up to 3 bedrooms and two parking spaces for dwellings with 4 or more bedrooms.

2.22 The removal of a front boundary wall or hedge and the development of the front garden into a forecourt for parking will be resisted where it would have an adverse impact on visual amenity or the character of the street scene, or where it may cause localised flooding. Thought should be given to appropriate boundary treatments when designing extensions.



Side extensions on dormer bungalows should also avoid the 'terrace effect'

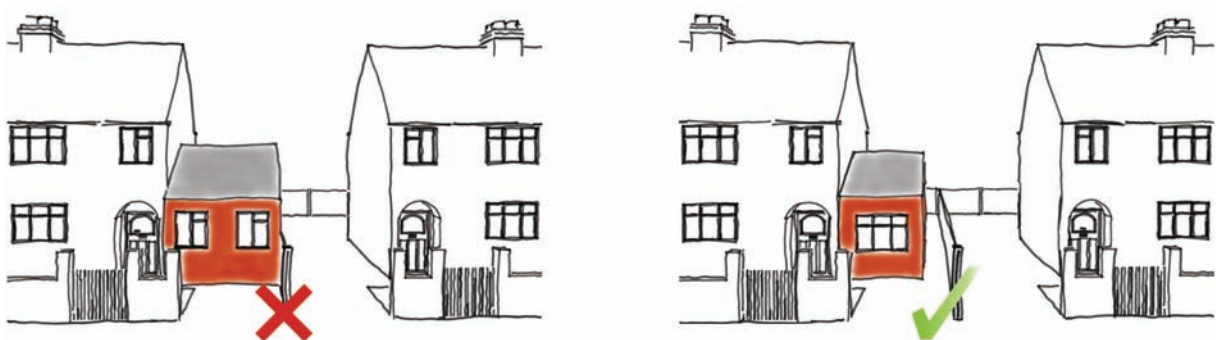
2.23 Bins can have an adverse impact on the appearance and amenity of a neighbourhood hence they should be stored to the rear, side or behind the front elevation of a dwelling.

2.24 An extension to a dwelling should not compromise existing space for bin facilities and should reserve space for the provision of additional wheelie bins in line with the Council's Municipal Waste Management Strategy (i.e. 4 wheeled bins for dwellings with gardens and 3 wheeled bins for dwellings without gardens).

2.25 A side extension must ensure that residents can continue to move their bins from the back to the front of the dwelling and vice versa, without the need for them

to pass through rooms in the dwelling. Therefore, the council will seek to retain a minimum of 800 millimetres from an extension to a side boundary, unless it is demonstrated that there is an alternative access to a screened bin storage facility. The 800 millimetre space should be clear of any obstacles such as vegetation, gate posts, fence posts, down pipes, etc and the council will expect the applicant to submit plans showing this.

2.26 In very exceptional circumstances, bin facilities may have to be stored to the front of a dwelling. In such cases a well designed and sited bin storage facility will be sought, to satisfy existing and future bin provision.



An 800 millimetre space should be retained between a side extension and the boundary

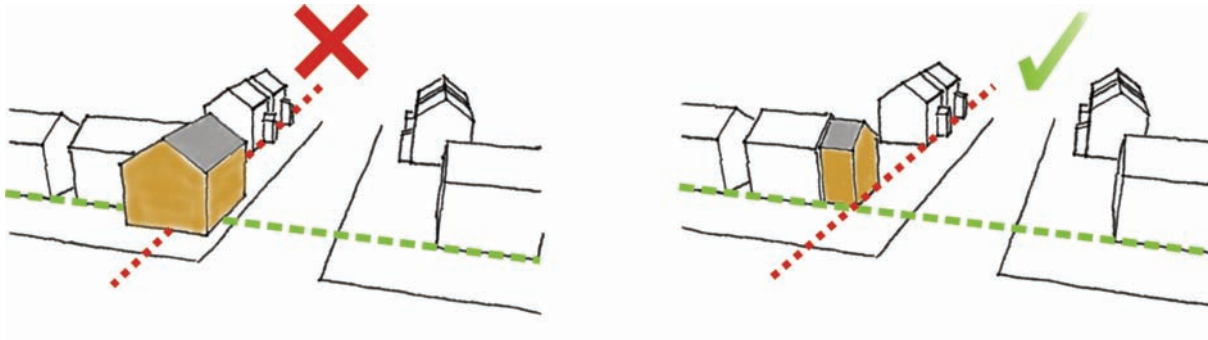
Corner Plots

2.27 Particular consideration should be given to the design and siting of either a single storey or two storey extension on a corner plot due to its visual prominence in the built environment.

2.28 A corner plot extension must not encroach beyond established building lines on either street as it may have an

adverse impact on the character of the local area. The building line is the line of the main front walls of the dwellings.

2.29 A corner plot extension should not create undesirable pinch points or obscure visibility from an entrance to a side road that would harm highway safety.



Development should not dominate the street corner

Front Extensions and Alterations

2.30 Front elevations are the most important components in defining the character and appearance of a street scene. Any extension proposed to the front of a dwelling, especially those that project forward of an established building line, should be designed to make a positive contribution to improving the character and appearance of a street scene.

2.31 Front extensions that have an adverse affect on residential amenity or a detrimental affect on highway safety will not be acceptable.

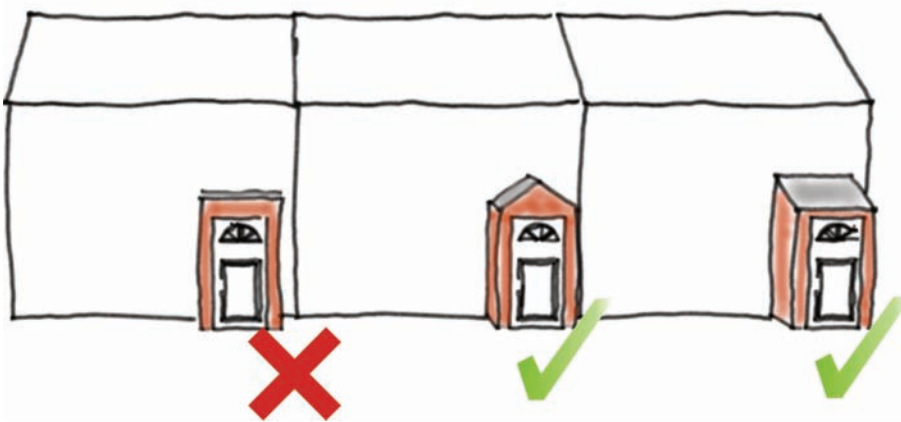
2.32 Streets are often characterised by a common design based upon the repetition of an architectural style and/or a setting which establishes a distinctive building rhythm. Unless a front extension is small enough to be absorbed within the design of the building and the street scene as a whole it will rarely be visually acceptable as it will interrupt such rhythm and have a detrimental impact on the character of the street.

2.33 The council will take into consideration any significant loss of garden amenity space or boundary treatment adjacent to the highway as it may have an adverse affect on the open setting and character of the built environment. In line with parking standards the council will take into consideration any loss of space for parking as it may increase demands for more on-street parking.



Front extensions should be small in scale and not harm the character of the street scene

2.34 Some porches can be developed under the General Permitted Development Order. However, any projection to a house such as a porch, canopy or bay window should have building materials, styles and a roof pitch that complement the original building's design.



A porch should be small in scale and have a pitched roof

Roof Extensions and Alterations

2.35 Roof extensions or alterations can allow residents to use the attic space effectively. However, the potential implications of such extensions or alterations on the built environment must be considered carefully, especially if the proposal is likely to introduce a new building feature to a local area.

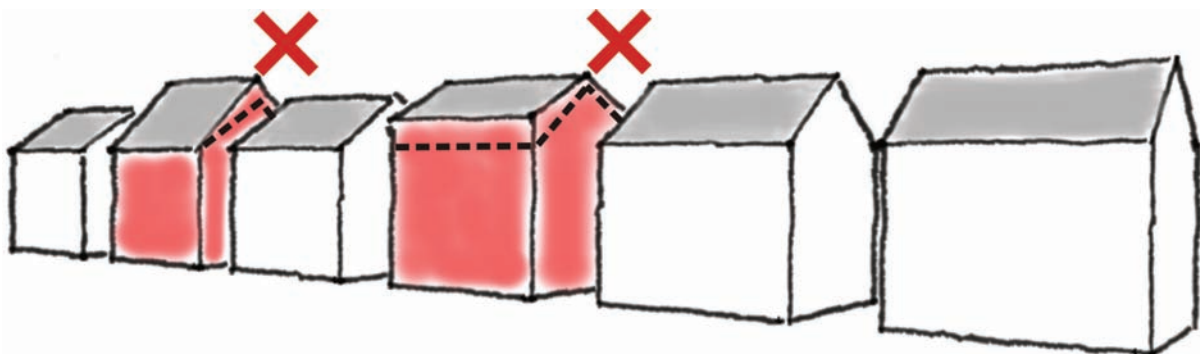
2.36 The use of roof lights and dormers can have serious amenity implications in terms of overlooking and loss of privacy to adjacent dwellings. Thus this impact will be taken into consideration when assessing proposals involving dormer windows or rooflights.

2.37 Proposals for altering either the eaves or the ridge of the roof should be treated with caution as such a transformation could have a significant

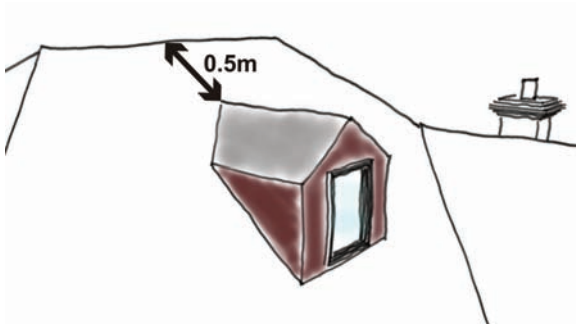
effect on the character of a street scene. This is especially true where there is a clear consistent roof line or distinctive roof form for a group of houses.

2.38 A dormer extension should be of a scale that is in-keeping with the original property. A dormer extension which is large in scale and dominates the roofscape is unacceptable.

2.39 Roofs with shallow pitches may be unable to accommodate dormer windows effectively due to insufficient head height, and the required new, deeper floor structure. It is unacceptable for a dormer to project too close to the ridgeline. Therefore, dormers should be set down the roof slope by a minimum of 0.5 metres, unless the design of the dormer is such that it remains subordinate to the main roof structure.



Altering the eaves or the ridge of the roof should be treated with caution



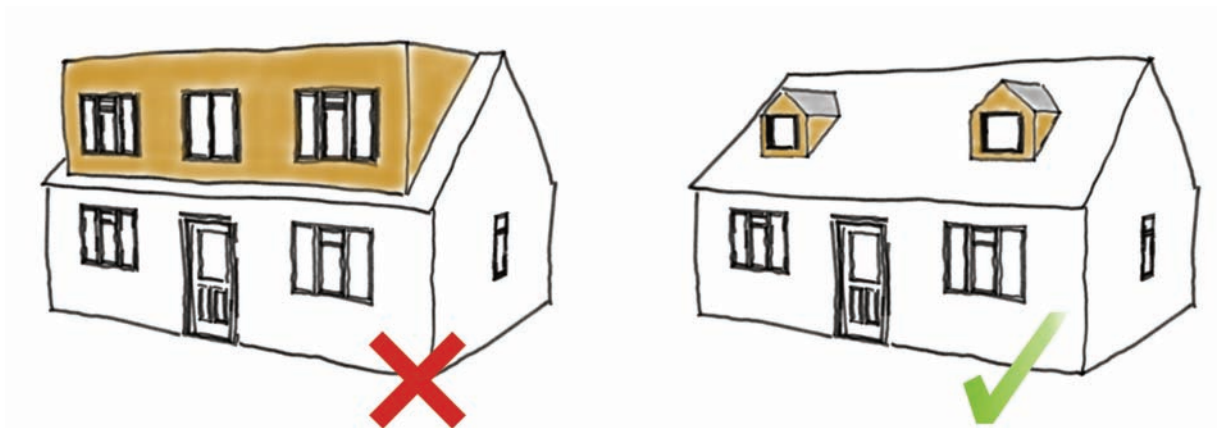
A dormer should be set down the roof slope by 0.5 metres

2.40 The architectural style and building materials of a dormer extension should complement the original residential dwelling. A dormer extension that has a small window opening with either a gabled or hipped roof form is more appropriate than a dormer extension that has a large

window opening and a flat roof form, unless these help define the character of the area.

2.41 A dormer extension should not have a detrimental impact on the balance of the building. For instance, a dormer on one half of a pair of semi detached bungalows may not be acceptable if it will unbalance the pair. Also a window opening in the dormer should be positioned so that it is in line with the existing window and door openings on the existing dwelling.

2.42 Where a side extension includes a dormer, the rules about the 'terrace effect' in paragraph 2.18 also apply.



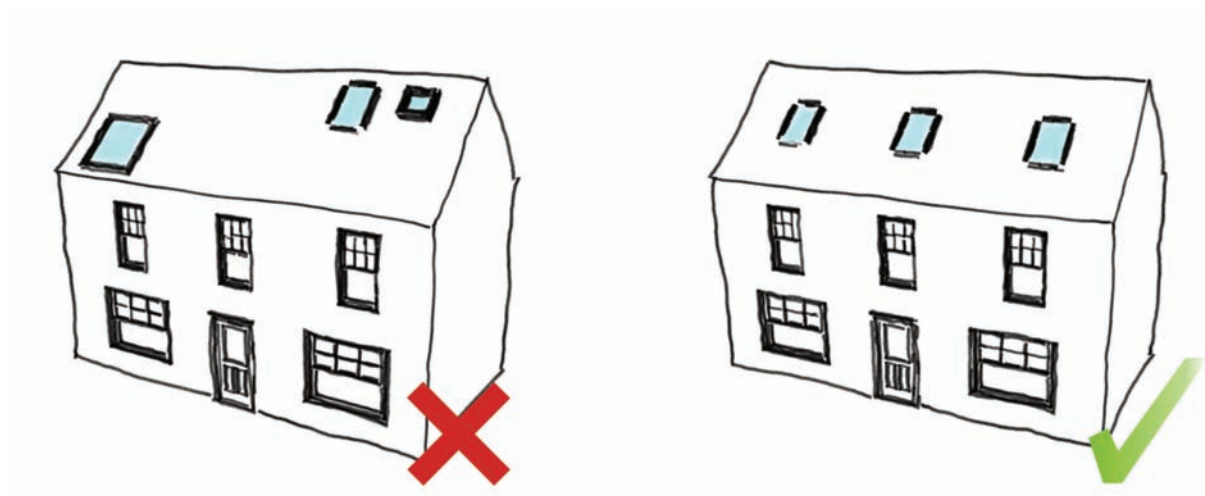
Dormers should be designed so that they fit comfortably within the roof of the building

2.43 Roof lights can be used to allow natural light into a roof space without the need to significantly alter the scale or form of a residential dwelling.

2.44 Roof lights can affect the appearance of a building and subsequently the street scene. Roof lights should be sensitively sited and should be of a 'low profile' type to reduce their impact on the appearance of the roof and the general street scene. They should be small in scale and located in line with other window and door openings.

2.45 The above principles for rooflights would also apply for solar panels.

2.46 Chimneys contribute to the character of a building and establish visually interesting roofscapes. Where chimney pots and stacks are important features in helping to define a local built environment's characteristic roofscape, they should be retained or appropriately replaced when extensions and alterations are proposed.



Rooflights should be small in scale and in line with other window and door openings

Garages, other Outbuildings and Car Parking

2.47 Proposals for the development of a garage or outbuilding, or the conversion of a garage must not affect the character and appearance of the street scene. They must also complement the original dwelling in terms of building materials, design, scale and form (including roof form).

2.48 Garages and outbuildings should be sited in such a way that the street scene and neighbouring dwellings are not adversely affected in terms of obtrusiveness, overlooking and overshadowing. Therefore, garages and outbuildings should be of an appropriate scale and sited behind established building lines to avoid any adverse affect on the street scene.

2.49 Roof heights should be kept to a functional minimum, particularly when located close to the common boundary.

2.50 A garage should be a minimum distance of 6 metres from the back of the footpath or service strip to allow for a vehicle to be parked in front of the garage. This also ensures that a garage door is able to be opened without having an affect on users of the highway. It also ensures access around the car is maintained and rooms on the ground floor do not suffer from either the loss of daylight/outlook or from excessive vehicle fumes.

2.51 Garage doors with either roller shutters or remote control openings do not justify a reduction in the length of a driveway. If gates are to be provided they should not open out onto the pavement hence the forecourt must be deep enough to allow them to be opened and closed inwards when a vehicle is parked.



A garage or outbuilding should be set behind the building line

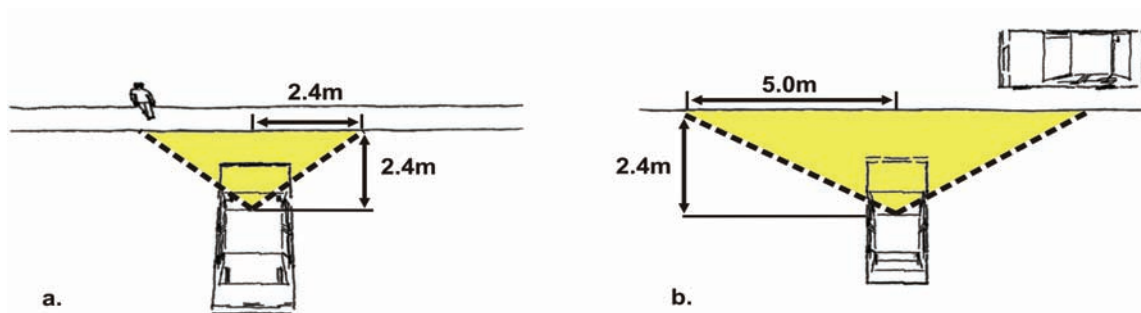
2.52 In addition, any boundary treatment must ensure a visibility splay of 2.4 metres by 2.4 metres from the edge of the driveway/footway and a visibility splay of 2.4 metres by 5 metres from the edge of the carriageway. These splays should be measured from the centre of the driveway. Any boundary treatment within the visibility splay must not be higher than 1 metre in height. Care should also be taken in the placing of boundary treatments and landscaping within the visibility splay to ensure that their obstructive effect is minimal. These visibility splays are requested to ensure that adequate visibility is achieved from access points along the pavement and carriageway.

2.53 Provision should be made for separate pedestrian side gates and access to the front door of the dwelling.

2.54 The car parking forecourt area should be designed using materials that complement the building and minimise

flood risk. The emphasis should be on using permeable surfaces whilst keeping the amount of impermeable surfaces to a minimum. However, materials such as loose gravel should not be used as this is likely to spread onto an adjacent highway and have an adverse affect on highway safety. For further information please refer to the document 'Guidance on the permeable surfacing of front gardens,' published by the Environment Agency and Communities and Local Government. (www.communities.gov.uk/)

2.55 A dropped kerb is required to access off-street parking space, and these must be constructed to a standard approved by the council. New vehicular access onto classified roads require planning permission and in most cases the council will require a turning head to permit vehicles to enter and leave the drive in forward gear.



Desirable Visibility: a. at the edge of the footway and b. at the edge of the carriageway

Boundary Treatments and Landscape Schemes

2.56 Although some boundary and landscape treatments may not require planning permission, the following design issues and guidelines should be taken into consideration.

2.57 Boundary treatments such as gates, walls, fences, as well as vegetation help to define private from public areas, whilst landscape schemes can help to integrate extensions into their context. They should be considered as an integral part of the design when drawing up a proposal and should not be used simply to counter the effect of a scheme that would either be out of scale or poorly designed.

2.58 A boundary may already consist of hedges and/or screening plants. Such distinctive landscape features can help an extension blend in more readily than new fences or walls. Therefore, where possible they should be retained and incorporated into any new boundary treatment.

2.59 Where new boundary treatments are proposed they should:

- Be of an appropriate scale and be constructed from building materials and styles that match or complement

the street scene and local built environment.

- Respect visibility splays where they abut the highway, by not being over one metre in height to ensure the safety of highway users.
- Still allow the ground floor windows to overlook the street to assist with natural surveillance.
- Not affect the integrity of the original design of an open plan estate.

2.60 Open areas of land in residential areas are important where their function is to soften the street scene and provide an amenity function. These are often privately owned land. A change of use would be required to incorporate open space areas into gardens.