

Lewes District Local Plan Policy RES13 – All Extensions

Where planning permission is required, all extensions and alterations will be required to:

- (a) complement the existing building in respect of materials and design;
- (b) respect the scale, height, site coverage, bulk, massing and character of adjacent properties and the street scene. In a street area which has definite rhythm and similar style of dwelling, extension at the front will not normally be acceptable;



- (c) ensure that any extension to the rear of the building should not excessively enclose or seriously affect the daylight in an adjoining owner's nearest habitable room or garden. Extensions should generally be restricted to within a line drawn from the mid-point of the nearest ground floor window opening to a habitable room of neighbouring properties. The line should be projected at 60° and 45° for single and double storey extensions respectively. With respect to two storey extensions usually a distance of at least one metre will be required between the extension and a boundary to prevent the creation of a terraced appearance;

- (d) integrate with the existing building in respect of materials and design. The pitch, style and span of the roof should reflect that of the original building;
- (e) conform with all relevant District-Wide Policies and in the case of extensions be subsidiary to the existing building.

Lewes District Local Plan Policy RES14 - Extensions in the Countryside

Policy RES 14 will apply to applications for extensions to existing dwellings outside Planning Boundaries.

In the case of the extensions in excess of 30% of the original floorspace (where planning permission was granted as at September 1988) the Council will need to be satisfied that there is no major change to the character of the building or its impact on the landscape.

Extensions in excess of 50% of the original floorspace will not normally be granted.

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RESIDENTIAL EXTENSIONS

Planning Advice Note



1 Introduction

The extension of dwellings is often an effective means of improving the housing stock. Small scale extensions can often be built without the need to seek planning permission from the District Council. Where extensions need permission, the Council would wish to ensure that the scale and design of the extension is appropriate in relation to the existing dwelling and the surrounding area and that the amenities of neighbours are not adversely affected.

There is increasing pressure to extend houses throughout the District. The purpose of this leaflet is to give general design guidance on the principles of residential extensions.

Applicants are advised to discuss sketch proposals with a planning officer prior to submitting an application for an extension.

2 General Extension Principles

Materials

An extension should integrate with the original building and its immediate environment. Thus, it should be constructed from materials that match those of the original dwelling, including facing bricks, roof tiles, window, doors and rain water pipes.

Respect the Street Scene

The front of any building is usually the most sensitive to alteration as it is the elevation that is visible by the public in the wider locality. Thus, in a street scene which has a definite rhythm, extensions which project forward of the front elevation will not normally be acceptable. They tend to dominate existing buildings and destroy gaps between them. A proposal in an area which does not have a definite rhythm will be considered on its merits.

With side extensions, it is good practice to set the addition back from the front elevation of the existing dwelling. In addition, it is usually preferable to leave

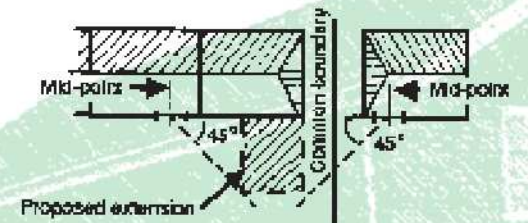
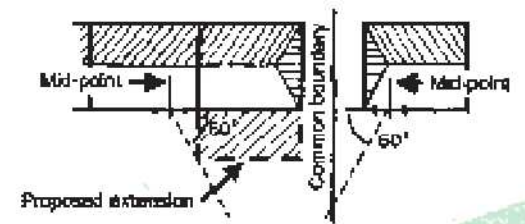
at least a 1 metre gap between a two storey or second storey extension at first floor level on the side boundary. This reduces the impact on the character of the street scene, particularly in areas which have a definite rhythm or pattern and prevents the creation of a 'terraced' appearance. There may be instances where a gap significantly greater than a metre will be required, such as in a Conservation Area or in an Areas of Established Character, where the space around a building contributes to the street scene and character of an area. Finally, it is unlikely that a rear extension will have any detrimental impact on the street scene but it may affect neighbouring properties.

Residential Amenities

To ensure that extensions do not enclose or seriously affect daylight in adjoining residential properties or gardens, they should generally be restricted to within a line drawn from the mid-point of the nearest ground floor window of a habitable room of the neighbouring property. The line should be projected 60° for single storey extensions and 45° for two storey extensions (see diagram right). Such Extensions should not result in adverse overlooking or loss of privacy to adjacent occupiers.

Impact on Existing Dwelling

It is important that any extension appears to be



designed to integrate with the original dwelling and not dominate the existing character and appearance of the main building. An extension should have a similar roof shape to reflect the original dwelling but with a lower ridge. This reduces the impact and ensures that the extension does not dominate the existing building. The extension should also be set back a sufficient distance from the front face of the dwelling in order to differentiate the proposed extension from the existing house and reduce the impact on the street scene and neighbouring property, so creating an extension which is subsidiary to the existing building.

3 Policies Relating to Extensions in the Countryside

Within Countryside Locations residential extensions may have a greater environmental impact than in the case of proposals located within settlement planning boundaries. Careful consideration to extensions in rural areas is consistent with the general approach of minimising intrusion of development in the countryside. Therefore, in addition to the criteria for residential extensions within town or village planning boundaries (policy RES 13 of the Lewes District Local Plan – see overleaf), the Council applies stricter policy controls to the size of residential extensions in the countryside (policy RES 14 – see overleaf).