



House Extension Guidelines

Introduction

The purpose of this leaflet is to advise householders and their agents of the guidelines for house extensions. These guidelines are intended to illustrate the criteria, which will be usually applied by the Council in assessing proposals for house extensions. They also provide advice in regard to planning and designing domestic extensions in a way which will enhance the appearance whilst maintaining the character and amenity of the neighbourhood. Advice is also produced to explain the size and type of extension which can be built without planning permission. This section provides general information for house extensions/alterations and should be read with the relevant Development Plan policies and the individual detailed sections (loose leaflets) below:

■ Loose Leaf Sheets available:

- A. Front extensions/Porches**
- B. Side extensions**
- C. Rear extensions**
- D. Roof extensions/alterations /dormers**
- E. Conservatories**
- F. Outbuildings/garages/car-ports etc.**
- G. Extensions within the Green Belt**
- H. Annex: Policies and other documents**
- I. How to make a Building Regulations Application**

TAKE CARE!

If you build something, which needs planning permission without obtaining it first, you may be forced to put things right later, which could prove troublesome and costly. You might even need to remove an unauthorised building!

■ Householder Planning Application Checklist

The checklist identifies standard information needed when applying for planning permission:

1. Application Fee: (Refer to fee sheet)
2. Three copies of plans including:
 - i. Location plan (to scale no less than 1:2500)
 - ii. Existing and proposed elevations (to scale usually 1:50 or 1:100)
 - iii Existing and proposed floor plans (to scale usually 1:50 or 1:100)
 - iv. Block/Site plan (to scale no less than 1:500)
3. Three copies of application form
4. Certificate A/B/C or D
5. Agricultural Certificate signed

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Contacts :

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Environment and
Regeneration, Development
Control, New Town House,
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WARRINGTON
Borough Council 

Adopted
15th December 2003

Do I need planning permission?

If you want to build an extension to your property or do other work to your home you may need to apply for planning permission. Some minor alterations and extensions, particularly to houses, can often be carried out without the need for planning permission. This is known as permitted development.

General advice on whether or not you need planning permission is available from the [Planning Portal](http://www.planningportal.gov.uk) website (www.planningportal.gov.uk). However, if you are still not sure whether your particular proposal needs permission you can submit an application for a Lawful Development Certificate.

Forms are available online from:

www.planningportal.gov.uk/PpApplications/genpub/en/Ecabinet

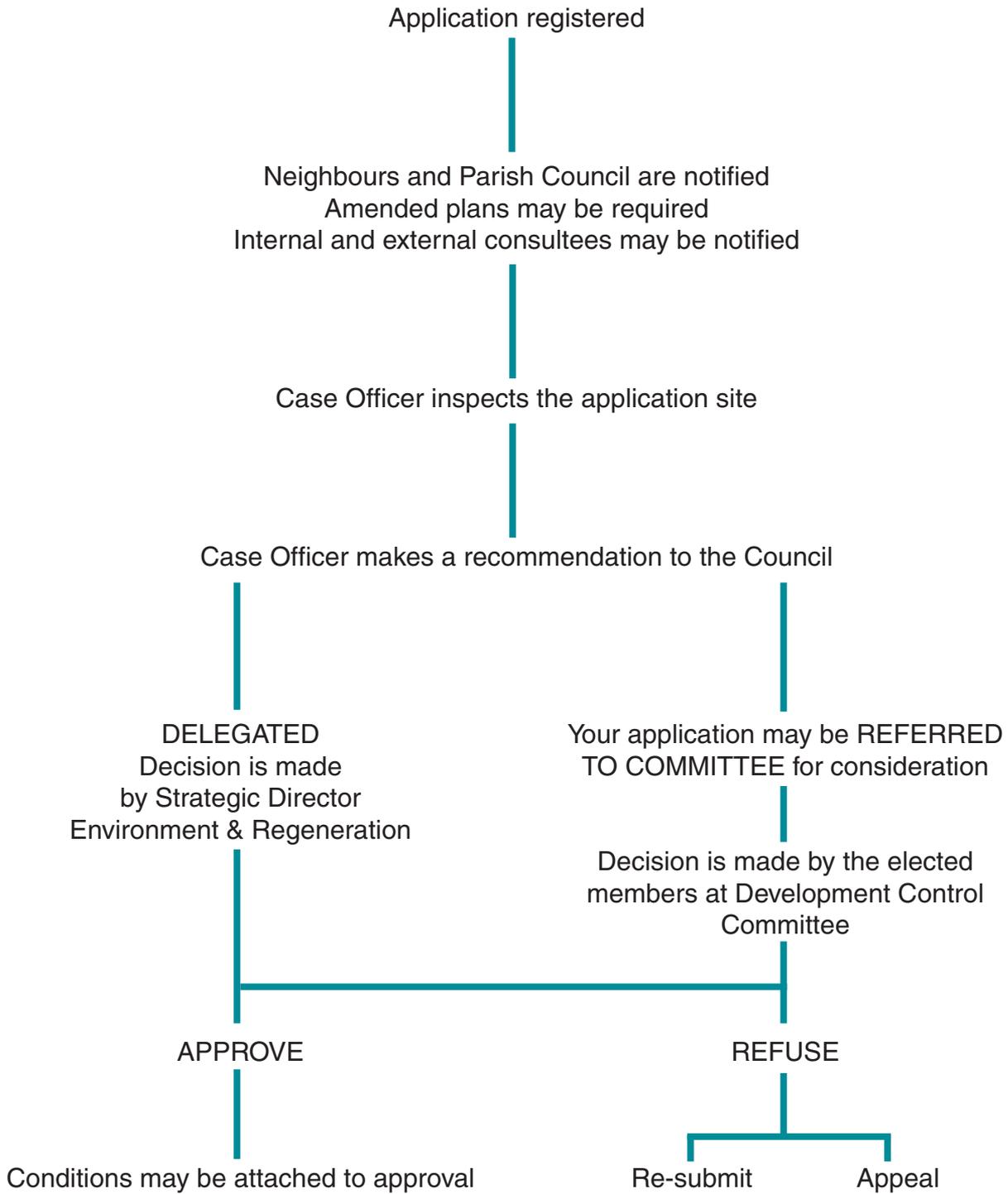
which will provide you with the formal view of the Council as to whether planning permission is/isn't required. Please note that a fee of £86 is normally required for a Lawful Development Certificate application.

Demolition of Buildings : If you decide to demolish a building, even one which has suffered fire or storm damage, it does not automatically follow that you will get planning permission to build a replacement.

Please note : Even if it appears that planning permission is not required, an application for a Lawful Development Certificate should be submitted to the Council.

■ Procedures for Householder Applications

(8 week time span) Starts with receipt of a valid application



■ General Guidance

If planning permission is required, the following guidelines should be read. However, parts of the guidance within this booklet and individual leaflets should be referred to even if the extension does not require planning permission, as it will help you to enhance your property and maintain the character and amenity within your area. The guidance will therefore provide you with a better design that may increase your property value!

1. 45 Degree Code

The code is designed to protect the amenities of neighbouring dwellings from overshadowing or obstruction of outlook, which can be caused by large extensions on or close to a boundary. The Code is principally applied to extensions that project beyond the building line either at the front or rear. The rule should be used when deciding on how much the property can extend without causing harm to neighbouring properties.

45 Degree Code

To comply with the 45 Degree Code extensions should be designed so as not to cross the 45 degree line from the neighbour's nearest habitable room (living, dining or bedroom) window. The 45 degree line is drawn in the horizontal plane and taken from the middle of the neighbour's window. The line will show the maximum width and/or depth that a proposed extension can build up to avoiding obstruction from light or views. Application of the Code is illustrated in the diagrams Figs. 1 to 5.

Please Note : Stepping in the extension or to splay the corners to avoid breach of the 45° line may not always work, as unusual shapes and designs can be visually unattractive.

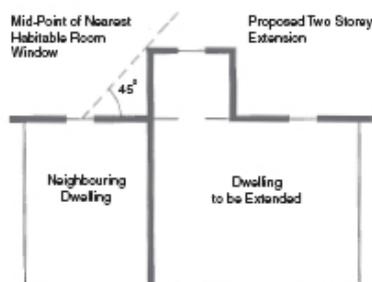
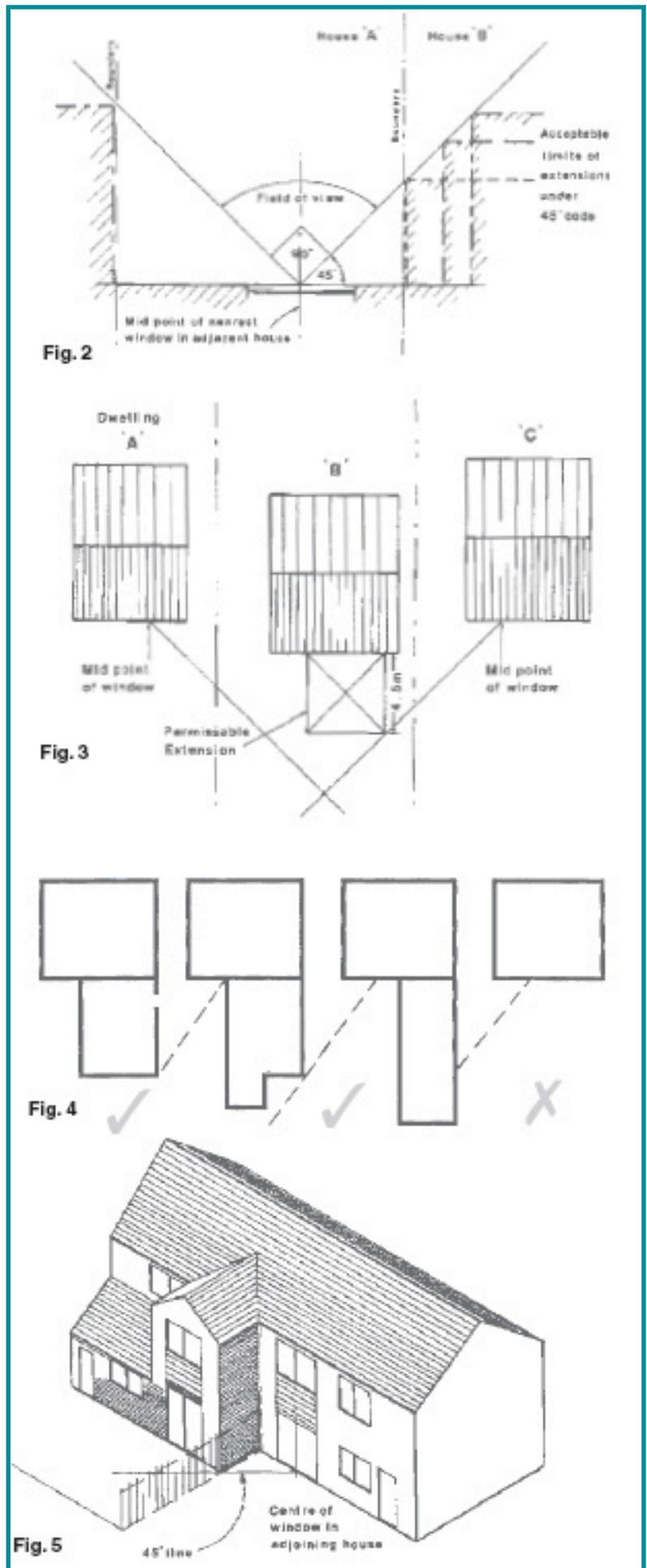


Fig. 1



- The protected window may be at ground or first floor with the worst case being the determining factor.
- Non-habitable rooms such as kitchens, bathrooms and hallways will not be protected by this Code, excepting where kitchens are clearly used as kitchen/dining rooms.
- If the protected window is a bay the Code is applied to the centre of the outermost projection of the bay.
- The zone of restriction thus created will be applied up to a distance of 12m along the 45 degree line.
- The Council will also take the height of a proposed extension into consideration when making a judgement on an application. The Council prefers extensions to not reduce the amenities of neighbouring properties by overshadowing or loss of views, caused by large extensions on or close to the boundary. The ridge height of the proposed roof should be lower than the original roof to respect the character and design of the property. (See Fig.7)

Please note : Even if the property has an existing single storey, the addition of a first floor extension at a later date may conflict with the Code.

Permanent structures between properties, such as boundary walls, over 2 metres in height and brick built outhouses, may justify a relaxation of the Code if it affects the application. Especially if the proposed extension is a single storey extension i.e. conservatory, and is close to 2 metres in height with only a shallow pitched roof to minimise impact. Breach of the 45° Code in this instance may not always lead to a refusal.

2. Terracing Code

This code is to protect extensions at the side of dwellings joining up with neighbouring properties to create a continuous effect. The aim is to protect the street scene and the amenities of areas that were originally designed and laid out as detached or semi-detached properties. **The Council will normally require that first floor side extensions should be set in 1m from the side boundary. A 2m gap should therefore be retained between both properties. Examples of the Code are shown for first floor level in Figure 6.**



Fig. 6

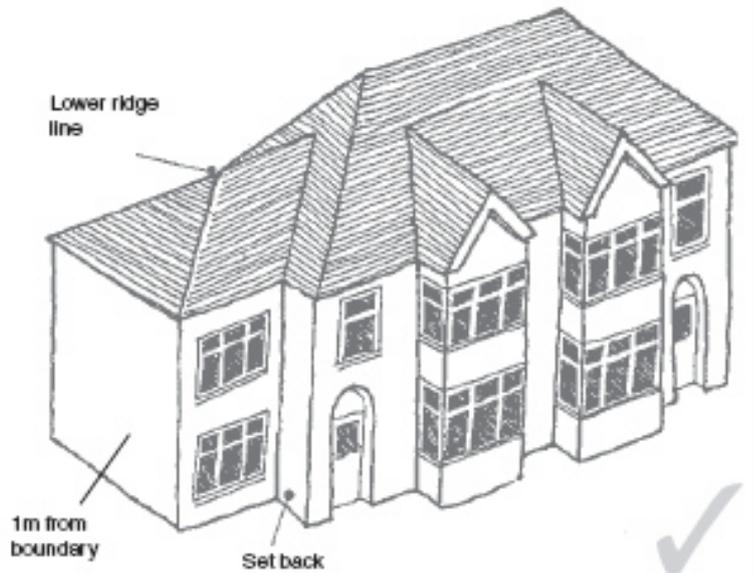


Fig. 7

Fig. 8 WHAT NOT TO DO



In some cases drives will be too narrow to permit a practical 1st floor extension set in 1 metre from the side boundary. Such cases may not be suitable for 2 storey side extensions.

3.Design and appearance - Policy DCS 11

To ensure that extensions harmonise visually with existing dwellings they should be subordinate in scale to the building, which is to be extended. The problem of bonding old and new brickwork on prominent elevations should be avoided by setting the extension back at least one course of brick as shown below in Fig. 11 as a break line. Proposed windows and doors should be of a similar scale and proportion to those of the existing house. The facing and roofing materials to extensions should match or closely harmonise with those of the original dwelling. Figures 9 & 10 show unacceptable matching of materials.

4. Privacy/separation distance

This is a general guide, as each application will be assessed on its merits. As set out in the Unitary Development Plan Revised Deposit Draft, the Council will assess privacy and daylight standards by reference to the following standards.

Principal windows on an extended property should be not **less than 21 metres** from any others to ensure reasonable privacy for you and your neighbours.

A distance of **13 metres** should be maintained to a blank gable wall.

However, these distances may need to be increased where there are significant differences in site levels or residential properties of 3 storey or more adjoin conventional house types. The Council will normally apply a further 3 metres added onto the distance for each floor added.

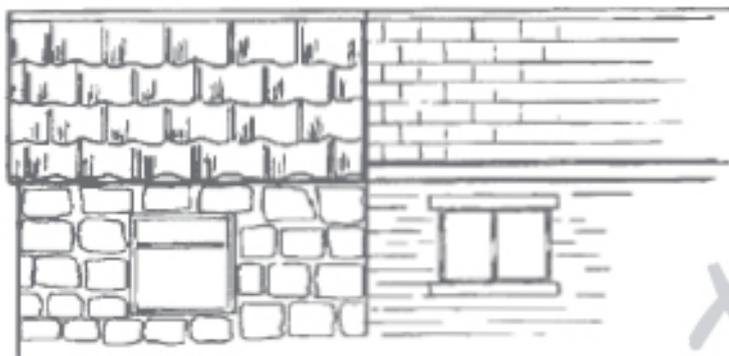
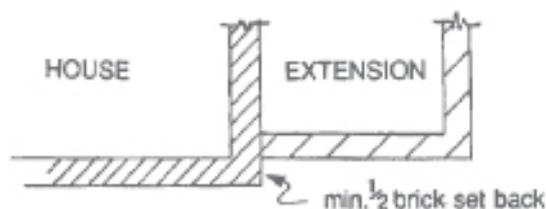


Fig. 9



Fig. 10

Fig. 11 Break Line



Village Design Statement (VDS)

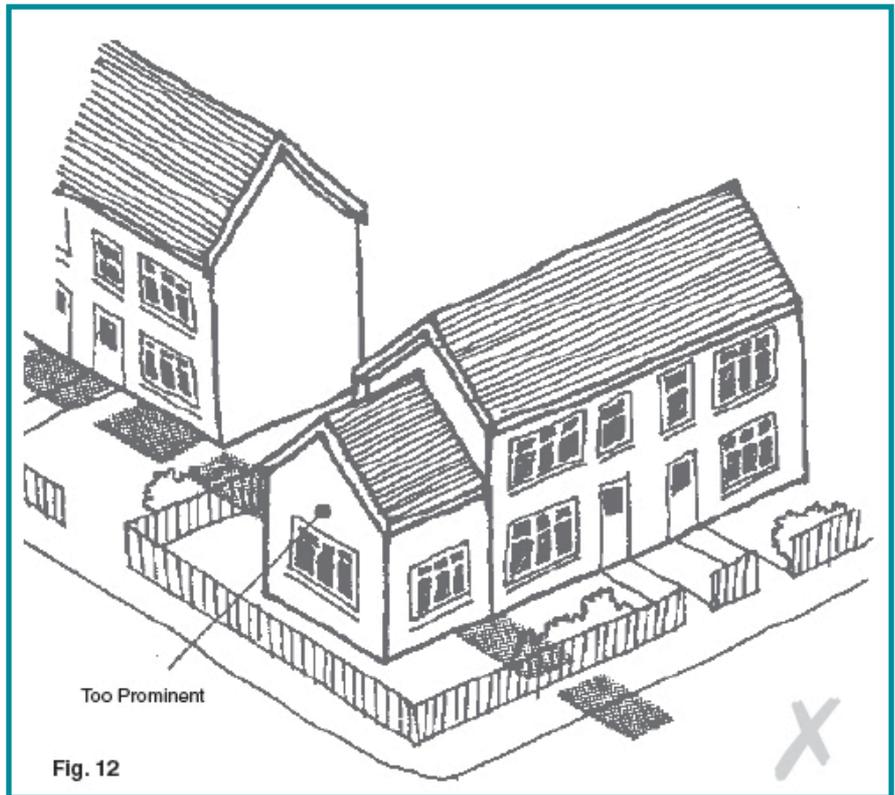
A VDS provides development guidelines including advice on design and local details within a particular area of the Borough. The guidance should also be applied along with the advice given in this Supplementary Planning Guidance before submitting an application. Village Design Statements have been produced for the parishes of Lymm, Grappenhall & Thelwall and Burtonwood & Collins Green. Copies of the Guidelines are available from the Council or on the website at www.warrington.gov.uk

5. Overlooking/loss of privacy

Any extension should respect the privacy of adjoining dwellings, and windows should be sited so that they do not overlook adjoining properties or gardens. Means of resolving overlooking problems could include the use of obscure glass (for non-habitable room windows), high level windows and roof lights. Any windows on the side elevations should be avoided if possible. Ground floor side windows may in some circumstances be allowed, if a screen fence or obscure glazed windows are in place to maintain existing levels of privacy. Adequate separation distances will ensure privacy is maintained.

6. Corner Plots

Even though corner plots may seem to have more garden space to the front and side, they should remain open with clear views around the corner. Examples are shown below in Figures 12 & 13 and Leaflet B.



7. Building line

Generally, the Council does not favour any extensions to be built in front of the building line, unless the extension matches the character and design of the dwelling and building in such a location is not out of place with the appearance of the street and layout of buildings.

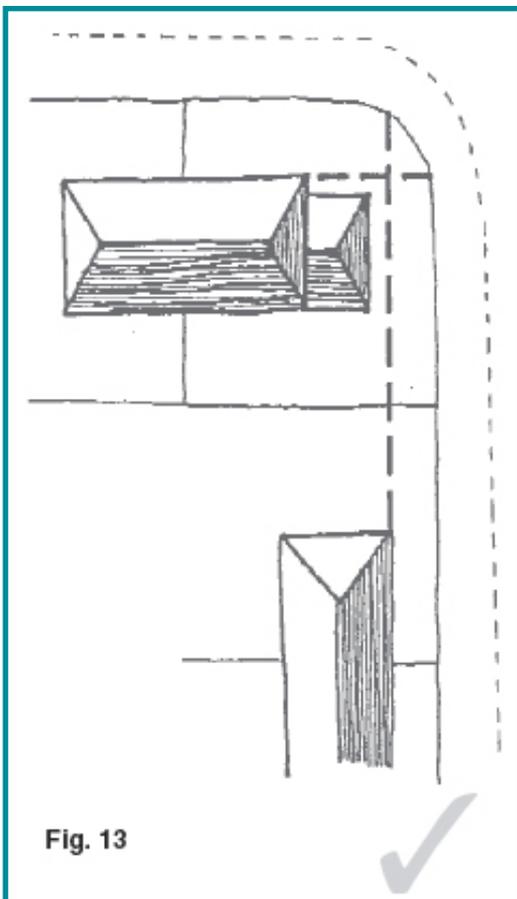
8. Parking standards

See Parking Standards SPD adopted March 2015

https://www.warrington.gov.uk/download/downloads/id/8679/parking_standards_spd_march_2015.pdf

9. Garden area

Enough private garden space should be left after any extensions have been built to accommodate various leisure pursuits and to ensure that enough space is kept between yours and the neighbouring houses to avoid a cramped overcrowded feel and to prevent overlooking between windows.



10. Green Belt Areas

The controls are more strict in comparison to other areas. Proposals would need to respect the open and rural character of the surrounding countryside. Planning Policy Guidance Note 2: Greenbelts (Jan 1995) relates to the control over development. The construction of house extensions is inappropriate unless it is for the following purposes:

‘Limited extension, alteration or replacement of existing dwelling. Provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration is not inappropriate in Greenbelts’.

As a guideline, the Council generally considers an increase in floorspace of more than a third added to the original dwelling within a Green Belt area would be disproportionate. However, each case is judged on its own merits. Further advice is provided within Leaflet G : Green Belt Areas and Leaflet H : Policies.

11. Party Wall Act 1996

(Issues related to Covenants are not planning issues, LPA will not get involved). Provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings. Anyone intending to carry out work of the kinds described in the Act must give adjoining Owners notice of their intentions. Adjoining owners can agree or disagree with what is proposed. Where there is a disagreement, the Act provides for the resolution of disputes.

12. Consulting Neighbours

It is advisable to discuss your proposal with your neighbours before submitting an application to avoid any concerns. However, the Planning Authority will also consult your neighbours when your application has been registered. If your building work encroaches onto your neighbour's land (footings, guttering or building on a shared boundary) they will need to be notified and you may require their permission before work can begin.

If this is the case, you must serve notice on the owner and provide Certificate B with your planning application.

Contact

It is best to discuss your proposals with the Planning Department before submitting an application. **Extensions may require both planning permission and building regulations approval. However, there may be circumstances when planning permission may not be needed, but building regulations approval will be required. If your property is listed, an application for Listed Building Consent may be necessary.** The Development Control Team can be contacted by writing, fax, email or telephone. However, written letters and diagrams/plans will be requested for a formal response if you decide to telephone. You could also check our website for further information (all contacts are shown on the front page). If you have any queries over Building Regulations contact 01925 442554. A separate leaflet has been provided within the Annex (leaflet I) to give general guidance for Building Control.





Front Extensions / Porches

This leaflet gives advice for those planning a front extension. In addition, you should also read the advice given in the Council's 'House Extension Guidelines' booklet Supplementary Planning Guidance (SPG) No. 2 for general information and principles when extending your home.

Do I need planning permission?

If you want to build an extension to your property or do other work to your home you may need to apply for planning permission. Some minor alterations and extensions, particularly to houses, can often be carried out without the need for planning permission. This is known as permitted development. The majority of single storey porches do not usually require planning permission, provided that:

- they are less than 3m² in area;
- they are no higher than 3m;
- they are more than 2m from any boundary of your house with a road or footpath.

General advice on whether or not you need planning permission is available from the [Planning Portal](http://www.planningportal.gov.uk) website (www.planningportal.gov.uk). However, if you are still not sure whether your particular proposal needs permission you can apply for a Lawful Development Certificate.

Forms are available online from:

www.planningportal.gov.uk/PpApplications/genpub/en/ECabinet

which will provide you with the formal view of the Council as to whether planning permission is/isn't required. Please note that a fee of £86 is normally required for a Lawful Development Certificate application.

A



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Adopted
15th December 2003



If planning permission is required, will it be approved?

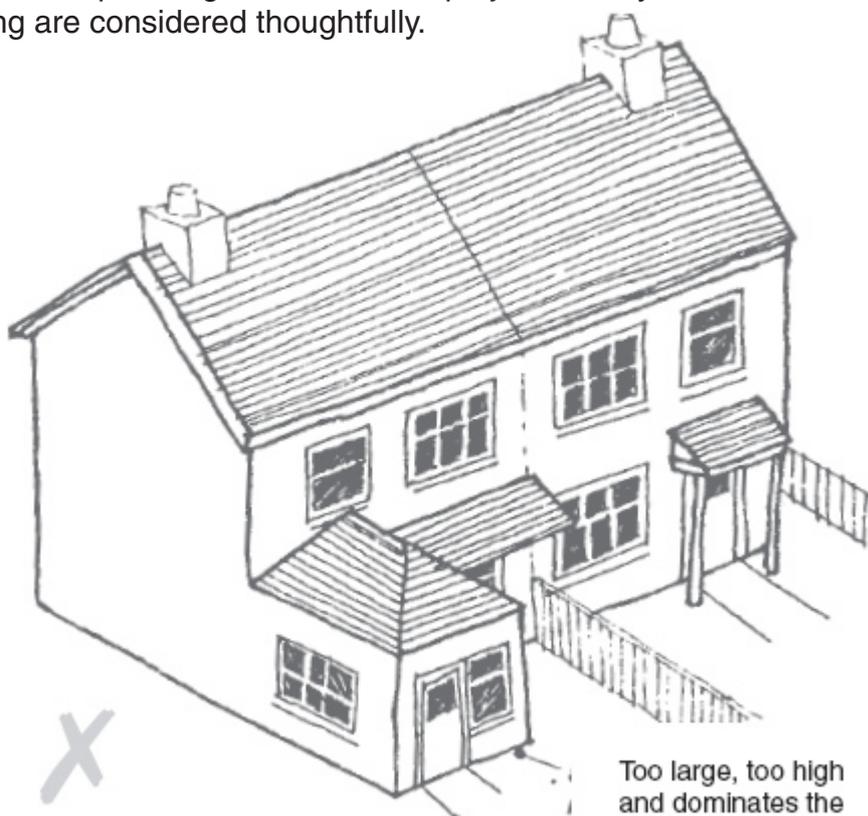
Any changes made to the front of your home will alter the character and appearance of the original property and therefore effect the street scene in which it is placed. If the property is a semi-detached or a terraced house, overall an extension to the front may alter the appearance of the balanced pair or group. However, if you respect the property along with its surroundings you can avoid creating any unacceptable impact.

Front Extensions

- Any extension to the front elevation must be designed to tie in with the existing property.
- Any extension to the front should have a minimum projection.
- Front extensions should respect the existing property and neighbouring properties, regarding design, size and siting.
- Front extensions should not dominate neighbouring properties. The 45 Degree Code should therefore be applied.
- The Council will also take the height of a proposed extension into consideration when making a judgement on an application. The Council prefers extensions to not reduce the amenities of neighbouring properties by overshadowing or loss of views, caused by large extensions on or close to the boundary. The ridge height of the proposed roof should be lower than the original roof to respect the character and design of the property.
- Proposals should not result in the loss of existing parking provision.
- If the buildings on a street follow an established pattern or clear building line, extensions are more likely to be considered to adversely affect the appearance of the street scene. Therefore, you should discuss your options with a planning officer. A small projection may be acceptable if the design and siting are considered thoughtfully.

Porches

- Porch extensions should also match the original design of the property.
- The height of a porch should not exceed the sill height of first floor windows.



Typical example of what not to do

Too large, too high and dominates the neighbours

Side Extensions



This leaflet gives advice for those planning a front extension. In addition, you should also read the advice given in the Council's 'House Extension Guidelines' booklet Supplementary Planning Guidance (SPG) No. 2 for general information and principles when extending your home.

Do I need planning permission?

If you want to build an extension to your property or do other work to your home you may need to apply for planning permission. Some minor alterations and extensions, particularly to houses, can often be carried out without the need for planning permission. This is known as permitted development. The majority of single storey porches do not usually require planning permission.

B

General advice on whether or not you need planning permission is available from the [Planning Portal](http://www.planningportal.gov.uk) website (www.planningportal.gov.uk). However, if you are still not sure whether your particular proposal needs permission you can apply for a Lawful Development Certificate.

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Fig. B1 Side extension showing stepped back and lower ridge level

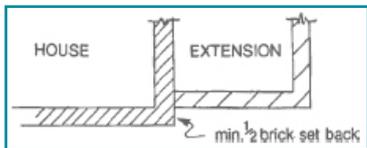


Fig. B2 Break Line

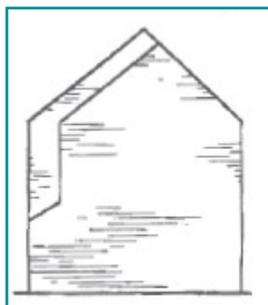


Fig. B3 Side extension showing stepped wall and roof planes



Fig. B4 Acceptable ways of extending to the side

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Adopted
15th December 2003

Break Lines

Side extensions are generally preferred set back from the main front elevation, as this retains the original look of the property and clearly demarcates extensions. This helps to maintain the balance and symmetry of semi-detached properties in particular. This **break line** is described in the 'House Extension Guidelines' booklet, and describes how stepping back an extension by as little as 1 course of brick can help to keep the original character of the property, as shown in Fig. B2. The break line is applied in Fig. B1 & B3 with stepped wall & roof planes.

The Council will normally expect two storey and first floor side extensions to meet the following criteria:

- To avoid a 'terracing effect' as described in the guideline booklet; a distance of 1 metre at first floor level should be retained between the extension and the boundary to the side of the property. The ground floor may be built up to the boundary but you should consider the need to obtain permission from your neighbours.

- A pitched roof will be essential, if the existing property has a pitched roof.

- The roof on the proposed extension should match the original in terms of pitch (how steep it is) and shape (does the original have a 'gable' or sloping 'hip').

- The ridgeline on the proposed roof should be lower on the extension than the original dwelling.

- Windows should be located to avoid overlooking of any neighbouring properties. Any windows on the side elevations should be avoided if possible. Ground floor side windows may in some circumstances be allowed, if a screen fence or obscure glazed windows are in place to maintain existing levels of privacy.

Corner Plots

Even though a corner plot may seem to have more garden space to the front and side, they should remain open with clear views to be seen whilst travelling around the corner. **The Council will normally expect all extensions on corner plots (single and two storeys) to meet all the following criteria:**

1. Corner extensions should not project beyond the front elevations of both properties on adjacent roads.
2. Extensions should not be more prominent in either street scene than the existing property.
3. The width of the extension should not be more than half the width of the original frontage of the property.
4. The width of the extension should not be more than half the width of the garden/plot between the property and adjacent highway.
5. The extension should have a pitched roof to match the design of the main roof



Fig. B5 An example of what not to do - the extensions cause a "terracing effect".

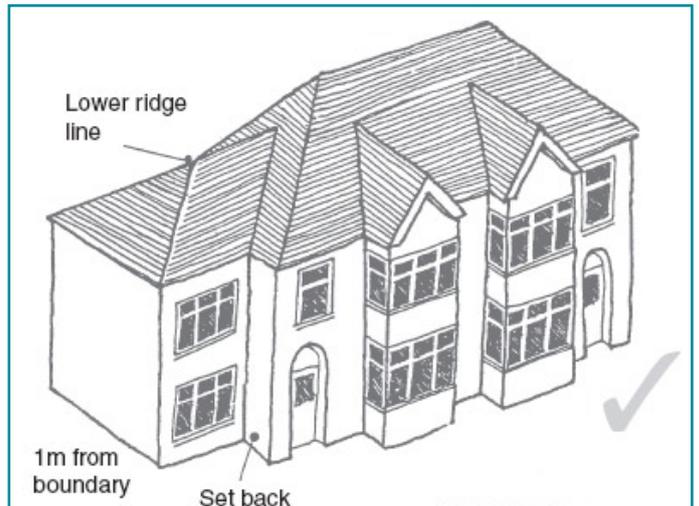


Fig. B6 Acceptable way to extend

Please Note: As every corner plot is different, each case will be judged on its own merits.

Fig. B8
Acceptable
extension

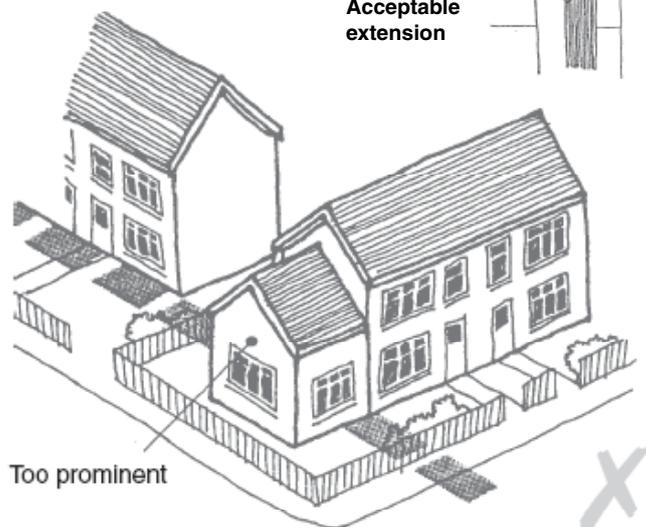


Fig. B7 Unacceptable extension on a corner plot

Note: If extending to the side onto an existing driveway, off-street parking provision will still have to be maintained.

Rear Extensions



This leaflet gives advice for those planning a rear extension. In addition, you should also read the advice given in the Council's 'House Extension Guidelines' booklet Supplementary Planning Guidance (SPG) No. 2 for general information and principles when extending your home.

General advice on whether or not you need planning permission is available from the [Planning Portal](http://www.planningportal.gov.uk) website (www.planningportal.gov.uk). However, if you are still not sure whether your particular proposal needs permission you can submit an application for a Lawful Development Certificate.

Forms are available online from:

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which will provide you with the formal view of the Council as to whether planning permission is/isn't required. Please note that a fee of £86 is normally required for a Lawful Development Certificate application.

Any rear extensions whether single storey or two storeys should not over dominate your neighbouring properties. The extension should not materially alter the existing levels of sunlight, daylight and privacy.

The Council uses the '**45 Degree Code**' to help assess impact upon the amenities of neighbouring properties and to protect from overshadowing or obstruction, caused by large extensions on or close to a boundary. The code is principally applied to extensions that project beyond the building line either at the front or rear. The rule should be used when deciding on how much the property can extend without causing harm to neighbouring properties. Conservatories are also considered on the same basis as single storey extensions, as shown in leaflet E 'Conservatories'. Particular regard should be given to screening and potential loss of privacy.

The Council will also take the height of a proposed extension into consideration when making a judgement on an application. The Council prefers extensions to not reduce the amenities of neighbouring properties by overshadowing or loss of views, caused by large extensions on or close to the boundary. The ridge height of the proposed roof should be lower than the original roof to respect the character and design of the property.



Fig C1 Typical example of what not to do

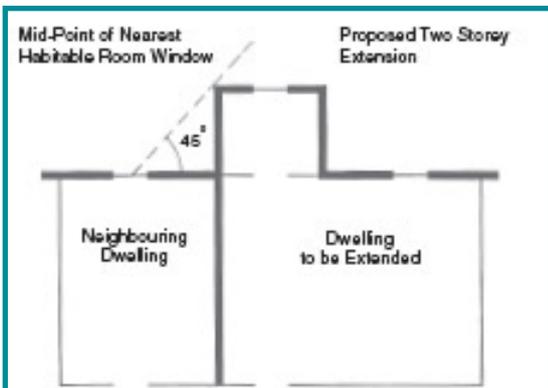


Fig. C2



Fig. C3

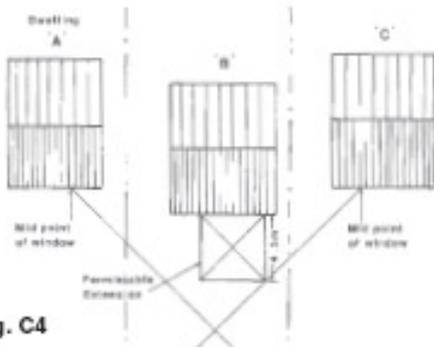


Fig. C4

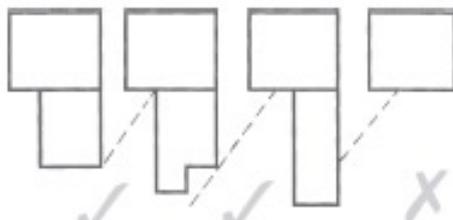


Fig. C5

Windows

should be located to avoid overlooking of any neighbouring properties. **Any windows on the side elevations should be avoided if possible.** Ground floor side windows may in some circumstances be allowed, if a screen fence or obscure glazed windows are in place to maintain existing levels of privacy or adequate separation distances exist to ensure privacy is maintained.

Terraced Properties

Unlike other types of houses, the loss of light and dominance caused by two storey rear extensions can occur on either/or both boundaries. This creates a 'tunnel' effect for the middle property, which can have serious effects on the amenity of the property. The proposal will however, be judged in relation to the height, projection and proximity, with the potential impact on the neighbouring properties and also the prevalence or otherwise of such extensions in the terrace or street scene.

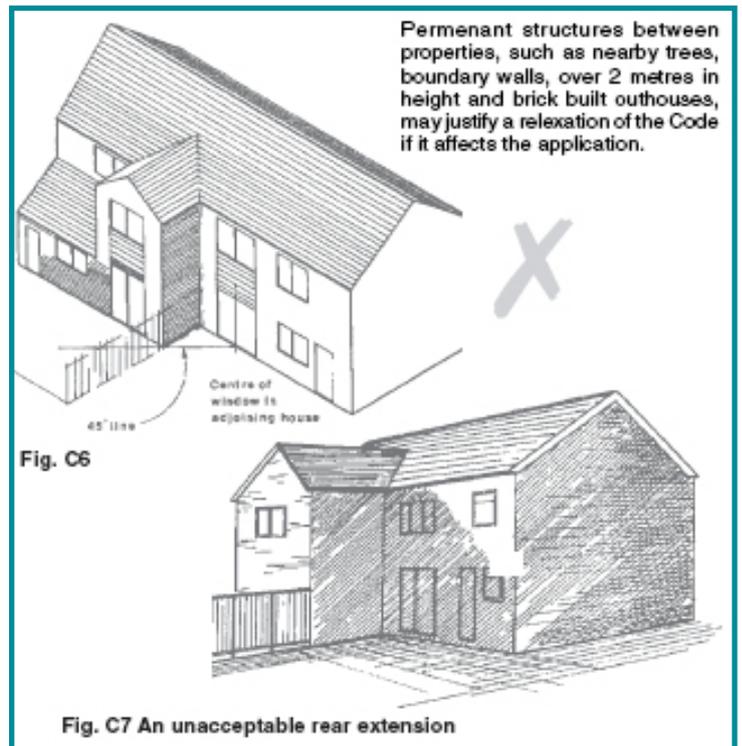


Fig. C6

Fig. C7 An unacceptable rear extension

45 Degree Code

To comply with the 45 Degree Code, extensions should be designed so as not to cross the 45 degree line from the neighbour's nearest habitable room (living, dining, kitchen/ diner or bedroom) window. The line will show the maximum **width and/or depth** that a proposed extension can build up to avoiding obstruction from light or views. application of Code is shown in Figures C2 - C6.

Please Note: Even if the property has an existing single storey, the addition of a first floor extension at a later date may conflict with the Code.



Roof Extensions / Dormers

This leaflet gives advice for those planning a roof extension. In addition, you should also read the advice given in the Council's 'House Extension Guidelines' booklet Supplementary Planning Guidance (SPG) No. 2 for general information and principles when extending your home.

If you want to build an extension to your property or do some other work to your home you may need to apply for planning permission. Some minor alterations and extensions, particularly to houses, can often be carried out without the need for planning permission. This is known as permitted development.

General advice on whether or not you need planning permission is available from the [Planning Portal](http://www.planningportal.gov.uk) website (www.planningportal.gov.uk). However, if you are still not sure whether your particular proposal needs permission you can submit an application for a Lawful Development Certificate.

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which will provide you with the formal view of the Council as to whether planning permission is/isn't required. Please note that a fee of £86 is normally required for a Lawful Development Certificate application.

Roof alterations and dormer window extensions, particularly to bungalows, can lead to a significant change in the character and appearance of an area, and can lead to substantial loss of privacy and amenity to neighbours. Regrettably, several bungalow developments have been marred by front dormer extensions. These often tend to create a box-like outline, spoiling the flow of roof lines and often introducing materials that do not match the building. Generally dormer extensions should be located and designed so as to minimise their impact upon the appearance of the property and the street scene as well as protecting neighbouring properties from overlooking. Dormers should always appear as subordinate elements of the roof, and their height and length should be kept to a minimum.

D



Fig D1 Large flat roof dormers can have a disruptive effect on the street scene

Loft Conversions

Normally you will not require planning permission to convert your loft or attic unless you change your roof externally, and do not meet the criteria listed on the front of leaflet D. However, building regulations may be required for this work, please contact the department for advice on 01925 442554.

Flat roof to a pitched roof

When changing an existing flat roof to a pitched, please refer to the criteria on the front of leaflet D to check if planning permission will be required. If in doubt, contact the planning department on 01925 442819.

Chimney Breasts

will also need to apply by the criteria on the front of this leaflet and you would need to take exceptional care to respect the property and surrounding area.

Roof Lights

You do not normally need to apply for planning permission to re-roof your house nor for the insertion of roof lights or skylights. Although particular attention would need to be given to the design and materials used for roof lights within Conservation Areas. i.e. 'Conservation Style windows'.

Increasing Ridge Height

Raising the ridge height to create sufficient internal space will generally be unacceptable, as it can cause a harsh and discordant effect within the street scene, unless there are already other examples within the street.

Front Dormers

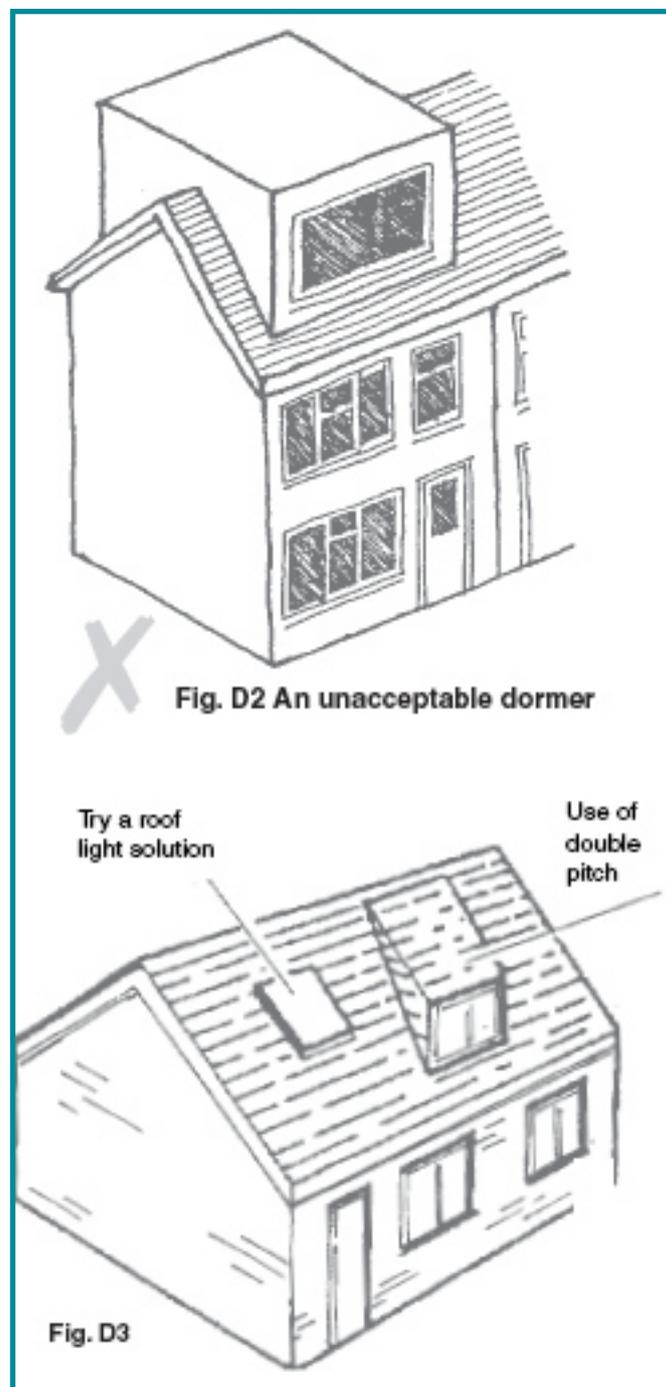
- Where new development comprises either all bungalows or groups of bungalows giving a particular character and appearance to the housing layout ('close' or cul-de-sac), front dormers will not be allowed.

- If the development consists of a mix of houses and bungalows (within the same street or 'close'), front dormers will be allowed subject to their design.

- Within developments where front dormers exist, the precedence will have been set and others will be allowed subject to their design.

Rear Dormers

Rear dormer extensions may fall within the class of permitted development by the General Development Order. Therefore planning permission may not be required. Please check with the planning department for confirmation. Acceptable dormer extensions can be shown in Figures D3, D5, D6, & D7.



Note: In the case of Listed Buildings and Conservation Areas stricter controls will apply and the advice of the Local Planning Authority should be sought prior to carrying out works. For further information see the Local Authorities guidance leaflets for Listed Buildings and Conservation Areas.

Dormer Don'ts

Dormer Do's

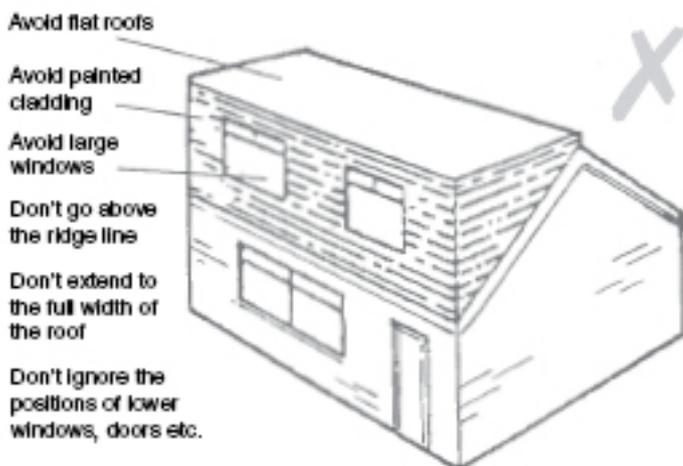


Fig. D4 Unacceptable dormer extension

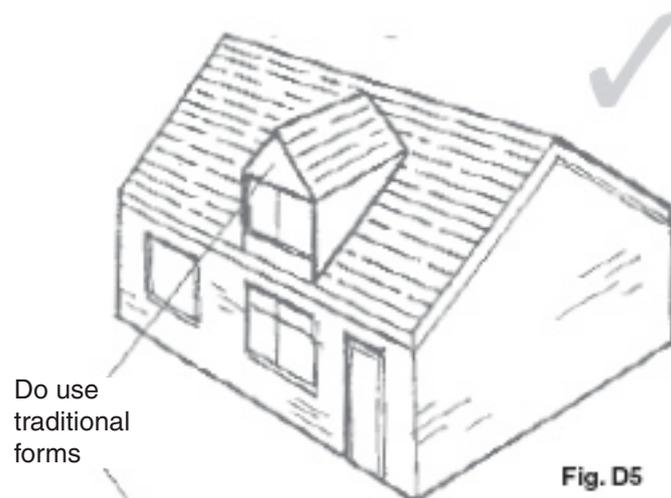


Fig. D5

Design Guidelines

- Avoid flat roofs if possible: they can give a 'boxy' effect and are invariably a source of maintenance problems, as shown in Figures D1, D2 & D4. A pitched roof to the dormer will usually improve its appearance and give better weather protection.
- Smaller single dormers are much preferred than one full width dormer extending along the roof. The original main roof should still remain the dominant feature.
- Alternative solutions: gabled dormer windows, swept dormers, secondary pitches, or more modern methods, e.g. introducing roof lights can often be attractive and trouble free.
- Extensions must not project above the ridgeline of the property if area is characterised by bungalows, as shown in Figure D8.
- Use the right materials: that blend in with the roof, e.g. vertical tiling or slate hanging. Avoid use of painted timber (if timber must be used, stain it a dark colour to blend in with the main roofing material). This will not only look better, it will be easier to maintain.
- Position windows and features above and in line with existing windows and door openings, and they should also match in their style and proportions. Avoid large areas of glass and over fussy details – KEEP IT SIMPLE.

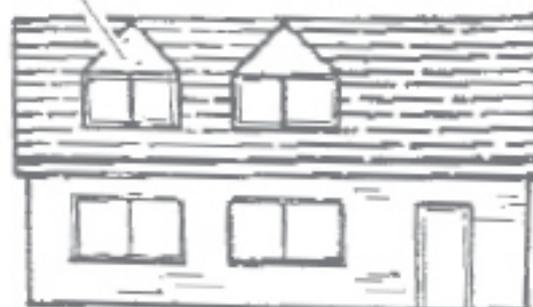


Fig. D6

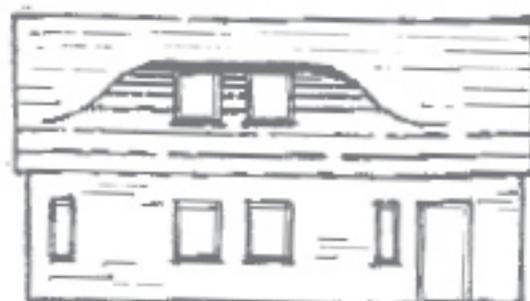


Fig. D7

Please Note : Privacy/separation distances may need to be increased where there are significant differences in site levels or residential properties of 3 floors or more adjoin conventional house types. The Council will normally apply a further 3m added onto the distance for each floor added.



Fig. D8

Conservatories



This leaflet gives advice for those planning a conservatory. In addition, you should also read the advice given in the Council's 'House Extension Guidelines' booklet Supplementary Planning Guidance (SPG) No. 2 for general information and principles when extending your home.

If you want to build an extension to your property or do some other work to your home you may need to apply for planning permission. Some minor alterations and extensions, particularly to houses, can often be carried out without the need for planning permission. This is known as permitted development.

General advice on whether or not you need planning permission is available from the [Planning Portal](http://www.planningportal.gov.uk) website (www.planningportal.gov.uk). However, if you are still not sure whether your particular proposal needs permission you can submit an application for a Lawful Development Certificate.

Forms are available online from:

www.planningportal.gov.uk/PpApplications/genpub/en/ECabinet

which will provide you with the formal view of the Council as to whether planning permission is/isn't required. Please note that a fee of £86 is normally required for a Lawful Development Certificate application.

The height of a conservatory must not exceed the sill height of the first floor windows. When adding a conservatory to a bungalow, consideration must be given to the height and impact on neighbouring properties as the main habitable windows are all on one floor. The Council does not generally favour conservatories positioned to the front of a property.

E



Fig E1 Conservatory

WARRINGTON
Borough Council 

Adopted
15th December 2003

The 45 degree light line must be used to help protect the amenities of neighbouring properties overshadowing or obstruction, caused by large extensions on or close to a boundary. The code is principally applied to extensions that project beyond the building line either at the front or rear. The Code should be used when deciding on how much the property can extend without causing harm to neighbouring properties. It may also be appropriate to splay the corners of the extension to comply with the 45o Code. However this may cause an unusual shape and design and be visually unattractive. Therefore, each case will be judged on its own merits.(see Fig. E5).Particular regard should be given to screening and potential loss of privacy.

45 Degree Code

To comply with the 45 Degree Code, extensions should be designed so as not to cross the 45 degree line from the neighbour's nearest habitable room (living, dining, kitchen/diner or bedroom) window. The 45 degree line shall be drawn in the horizontal plane and taken from the middle of the neighbour's window. The line will show the maximum **width and/or depth** that a proposed extension can build up to avoiding obstruction from light or views, as shown below in Figures E2 - E5.

The Council will also take the height of a proposed extension into consideration when making a judgement on an application. The Council prefers extensions to not reduce the amenities of neighbouring properties by overshadowing or loss of views, caused by large extensions on or close to the boundary. The ridge height of the proposed roof should be lower than the original roof to respect the character and design of the property.

Please note : Even if the property has an existing single storey, the addition of a first floor extension at a later date may conflict with the Code.

Permenant structures between properties, such as boundary walls or fences, 2 metres in height and brick built outhouses, may justify a relaxation of the Code if it affects the application. Especially if the proposed extension is a single storey i.e. conservatory, and close to 2 metres in height with a shallow pitched roof to minimise impact. Breach of the 45° Code in this instance may not always lead to a refusal.

Boundary Treatment

If your boundary treatment (e.g. fences or walls etc. around your boundary) sufficiently screens the views into neighbouring gardens or windows, then any proposed windows to the side of the conservatory will be allowed if there is no potential overlooking or loss of privacy caused by the development.

However, if the fence (for example) is a 1 metre boundary fence then there may be a loss of privacy caused to your neighbour's property and your own. Therefore, the Council will require in some circumstances that the side windows of the conservatory be either replaced with a wall or with obscure glazing to avoid loss of privacy.

As a general guide, if you can see your neighbours on an 'eye to eye' over the fence, for instance (below 6ft or roughly 1.8 metre fence, wall etc.) the boundary treatment may not be sufficient to avoid any loss of privacy.

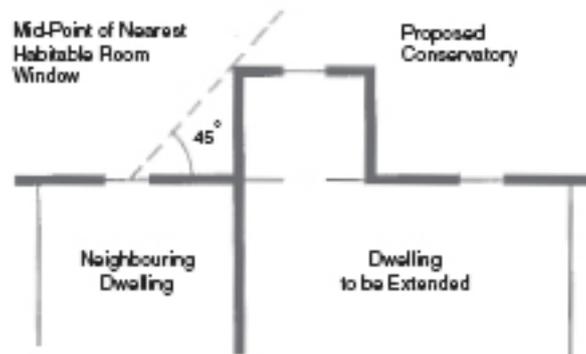


Fig. E2

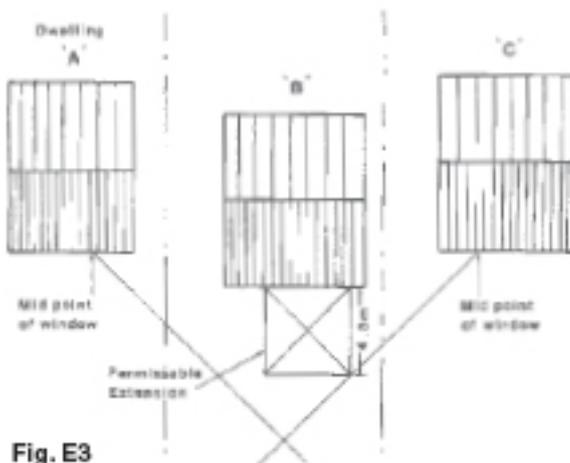


Fig. E3

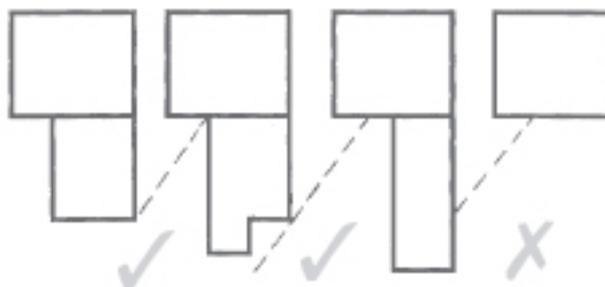


Fig. E4

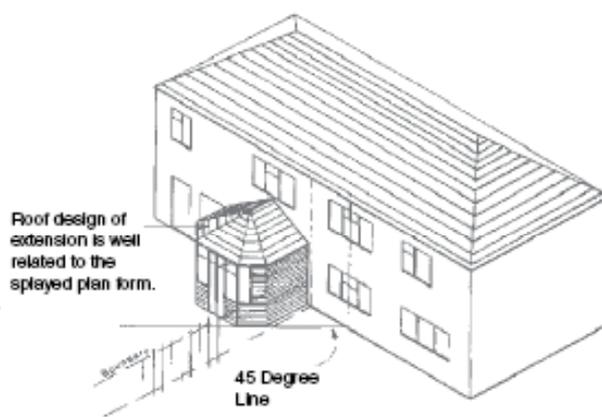


Fig. E5 Using the 45 Degree Code



Outbuildings, Garages & Car Ports

This leaflet gives advice for those planning a garage, carport or other outbuilding and extensions which include a garage. In addition, you should also read the advice given in the Council's 'House Extension Guidelines' booklet Supplementary Planning Guidance (SPG) No. 2 for general information and principles when extending your home.

If you want to build an extension to your property or do some other work to your home you may need to apply for planning permission. Some minor alterations and extensions, particularly to houses, can often be carried out without the need for planning permission. This is known as permitted development.

General advice on whether or not you need planning permission is available from the [Planning Portal](http://www.planningportal.gov.uk) website (www.planningportal.gov.uk). However, if you are still not sure whether your particular proposal needs permission you can submit an application for a Lawful Development Certificate.

Forms are available online from:

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which will provide you with the formal view of the Council as to whether planning permission is/isn't required. Please note that a fee of £86 is normally required for a Lawful Development Certificate application.

F

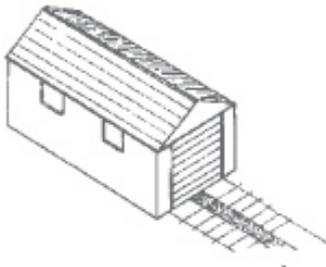


Fig F1 Garages and Outbuildings

Please note: Car-ports and canopy roofs all come under the same guidelines that are used for extensions, even if open sided, therefore, planning permission may be needed. Pitched roofs and matching materials will be required for garages whether detached from the property or not. A garage, which is attached to the house or in a prominent position, should be treated in the same way as other extensions, proposals should reflect or harmonise with the design of the existing house and should not dominate the property or the street scene.

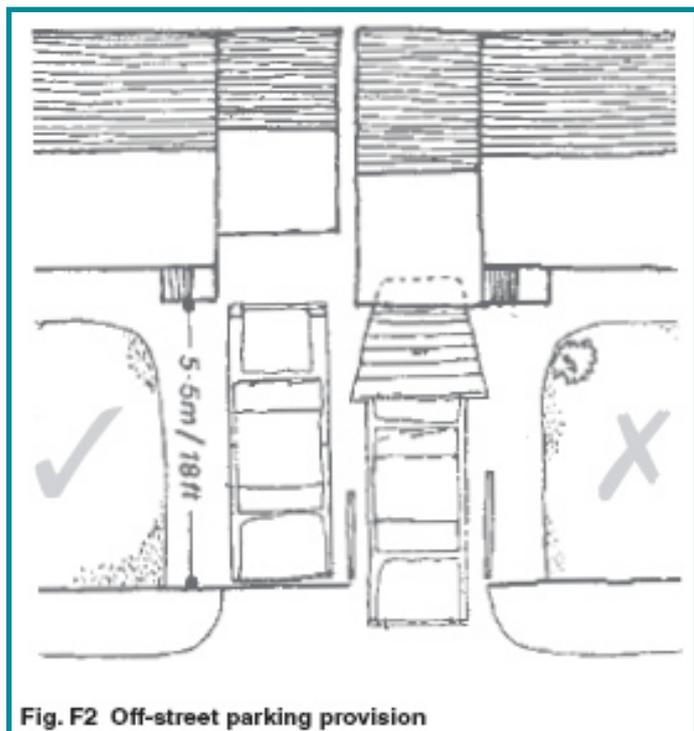


Fig. F2 Off-street parking provision

Parking Standards

- When providing a standard single width parking space off-road the width of the hardstanding should be 3.3, with a length of 5.5m.
- However, if the space is in front of a garage with a door opening outwards, the off road parking space will need to be increased to 6m long as shown in Figure F2 (above).

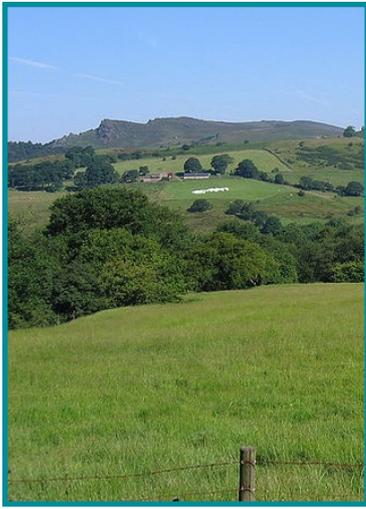
Consideration of parking arrangements is particularly important if you are thinking of either converting a built-in garage to living accommodation or building on over an existing garage or driveway. This will not normally be permitted if the parking standards cannot be met. You may also need planning permission for conversion of a garage if conditions impose control over a garage conversion.

Access from the highway

- In terraced housing, access from a road frontage usually serves a garage situated alongside the house or to the rear. On corner plots a garage can usually be sited at the bottom of the garden where access can be achieved from the side road.
- For garages or car-ports built as a side extension, it is generally recommended that the front of the extension is set back behind the front wall of the house. Although the roof should match that of the house, a parapet concealing a flat roof can be a suitable alternative particularly in terraced housing. A pitched roof, however, does look pleasing to the eye and will keep in character with the property.
- Access from the side road on a corner plot often requires that the garage fronts the back edge of the pavement. In those situations the garage door must not open over the pavement for safety reasons.
- Access to a garage or car-port should not be taken over an existing pavement and kerb.

Access from the highway

- Good design is important, whether the garage fronts a private access, visible or not visible from a public highway.
- Paths and hardstanding are permitted, but access to a Classified or Trunk road will need permission. Dropped kerbs will need consent from Network Development & Control Section, telephone 01925 442551 for further advice.



Extensions within the Green Belt

This leaflet gives advice for those planning to extend with a Green Belt. In addition, you should also read the advice given in the Council's 'House Extension Guidelines' booklet Supplementary Planning Guidance (SPG) No. 2 for general information and principles when extending your home.

In considering domestic extensions in the Green Belt, particular attention must be paid to the open and rural character of the surrounding countryside, and the existing spread of development. The Council's Green Belt Policies (GRN1, GRN3 and HOU8 relating to house extensions within the Green Belt) are understandably more strict in comparison to other areas of the borough outside of the Green Belt. Extensions that would substantially change the character and appearance of a small cottage into a larger dwelling will not normally be acceptable. Development involving an increase in the spread of outbuildings may be equally unacceptable.

The Green Belt area is defined within the Unitary Development Plan **GRN1**. Development that is detrimental to the visual amenities of the Green Belt by reason of its siting, materials or design will not be permitted. This applies to proposals **within or adjacent to the Green Belt**.

Particular vigilance is needed to prevent paddocks and contiguous agricultural land from becoming absorbed into domestic curtilage and thus lost from Green Belt land. This process can be cumulative and over time can lead to the erosion of important gaps between settlements.

• **Prominence:** the extension must not materially increase the building's prominence in the Green Belt, or cause damage to the open rural character of the Green Belt.

• **Design:** by layout, design, appearance and the materials used, proposals should complement the existing buildings and enhance the local character of that part of the Green Belt in which it is situated, proposals must not detract from the local area.

• **Scale:** Proposals must not, either in itself or taken together with other extensions previously added to the property, result in disproportionate additions to the property.

Planning Policy Guidance Note 2: Greenbelts (Jan 1995) relates to the control over development. The construction of new buildings is inappropriate unless it is for the following purposes,

'Limited extension, alteration or replacement of existing dwelling. Provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration is not inappropriate in Greenbelts'.

PPG 2 makes it clear that there is a general presumption against all inappropriate development in the Green Belt. **As a guideline, the Council generally considers an increase in floorspace of more than a third (both previous and proposed extensions) added to the original dwelling within a Green Belt area would be disproportionate.**

WARRINGTON
Borough Council



Adopted
15th December 2003