

## Application of Standards

**12.3** Each planning application must be considered on its own merits. The standards within this chapter are designed as a guide to the Planning Authority in making a determination. In certain circumstances it may be necessary or appropriate to tighten or relax the standards. In most cases an on-site judgement will be required, but the council will only permit a departure from these standards where it is clearly justified by the circumstances of a particular case. For this reason no such departure can be regarded as forming a precedent affecting the consideration of other proposed developments. Furthermore, compliance with these standards does not necessarily mean that planning permission will automatically be granted in all cases.

**12.4** Some of the standards derive from the Town and Country Planning Acts and others follow nationally derived formulae which are fully described elsewhere and to which reference is made. Standards formulated under legislation other than the Town and Country Planning Acts (e.g. Building Regulations or Environmental Housing and Health Standards) may also affect development proposals and will be considered when planning applications are made. More detailed guidance is given in relation to specific types of development in the form of design and development guidelines.

### S3.1 Protection and Provision of Daylight and Sunlight

In considering the provision of adequate daylight and sunlight ([Glossary](#)) to new development, including extensions; the protection of adequate daylight to potential development sites; the protection of adequate daylight and sunlight to existing buildings; and the protection of sunlight to open amenity areas the council will have regard to the guidance set out in the Building Research Establishment's (BRE) Report 1991 'Site layout planning for daylight and sunlight - A guide to good practice' in the circumstances of each case. In some circumstances the council has identified situations where an additional standard ([S12.2](#)) needs to be met. In these circumstances the council will seek developments to accord with standard [S12.2](#). If any part of the development infringes this standard it will be necessary to demonstrate that it accords with the provision of the BRE's guidelines.

#### S5A.1 Amenity Space for Family Dwellings

Every new family dwelling ([Glossary](#)) with accommodation at ground floor level should have at least one area of private open amenity or garden space of an area not less than 36 square metres (387 square feet) with direct access to it from the dwelling.

#### S6.3 Rear Extensions which Project Beyond the Rear Building Line of the Property as Originally Built

In determining applications for such extensions the council will have regard to the existing established rear building lines of adjoining properties. However, planning permission will not normally be granted for any extension if:

- (i) The proposed extension is more than 3.5 metres in length or, where the original property has already been extended, if the combined length of the existing and the proposed extensions would project more than 3.5 metres beyond the rear building line of the back addition ([Glossary](#)) as it was originally built; or
- (ii) The proposed extension would extend to within 4 metres of the rear boundary of the application property; or
- (iii) The proposed extension would cover more than 50% of the open area at the rear of the property as originally built or, where the original property has already been extended, if the cumulative area of the existing and proposed extensions would cover more than 50% of the open area at the rear of the property as originally built.

#### S9.1 Design Principles

Any upward extension of a building, involving an extension to the main roof of the building, should normally be designed so that the building, as extended, has an integrated appearance, with the design of the extension having due regard to the proposed appearance of the building as a whole. In a building within a conservation area, and elsewhere in a building forming part of a pair or terrace of buildings, no upward extension will be allowed unless the appearance of the building, as extended, is compatible with that of existing adjacent buildings.

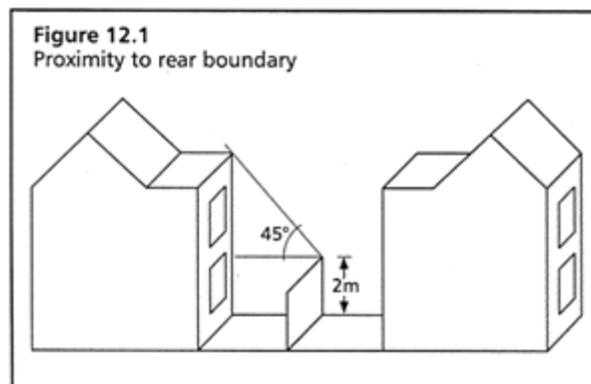
### S10.1 Design Guidelines

Where it is considered acceptable, in accordance with standard S9, to extend the roof of a building that forms part of a pair or terrace of buildings, then that extension should be designed having regard to the following guidelines.

1. New roof slopes should not be steeper than an angle of 70 degrees to the horizontal plane.
2. New windows in a roof slope should preferably continue the spacing, frequency and type of windows in the storeys beneath, continuing the same visual balance between vertical and horizontal elements.
3. Roof materials should match the original in substance and pattern.
4. Important original features (e.g. gables and turrets) should be retained intact and accommodated satisfactorily in the extension design.
5. Roof extensions ([Glossary](#)) to properties with sloping roofs should generally retain the use of sloping roofs. An exception may be made only on the rear elevation of a property - and then only where one or more back additions ([Glossary](#)) would help screen the roof extension and prevent it dominating neighbouring properties and/or their gardens.
6. Party walls should not exceed 250 mm above finished roof level unless a greater height is required under the Building Regulations as a result of the height of an adjacent roof extension. The coping of party walls should generally run parallel to the roof slope, avoiding the appearance of party walls projecting forward from the roof slope, disrupting the visual continuity of the terrace or pair of buildings.
7. Any extension should not exceed the height of the lowest point of the roof on the main part of the building (for the avoidance of doubt, a parapet is not considered to be part of the roof).

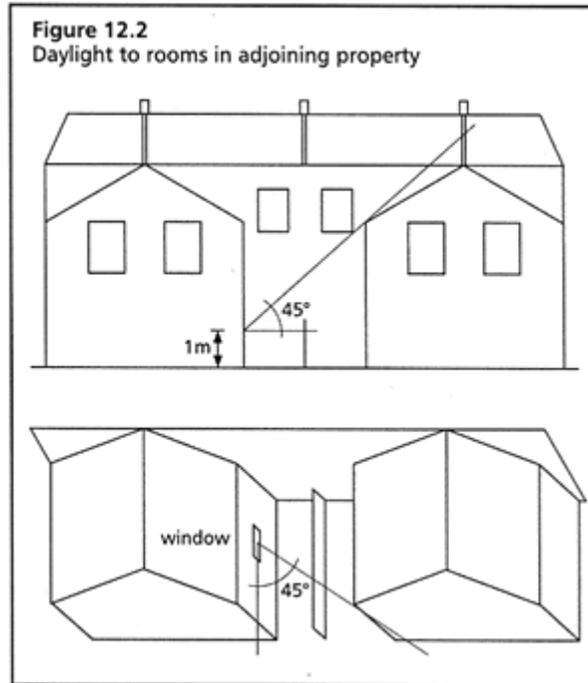
### S12.1 Proximity to Rear Building

No extension will normally be acceptable (including an external staircase or similar structure) if it would result in infringing an angle of 45 degrees to the rear boundary at a height of 2 metres. (See Figure 12.1)



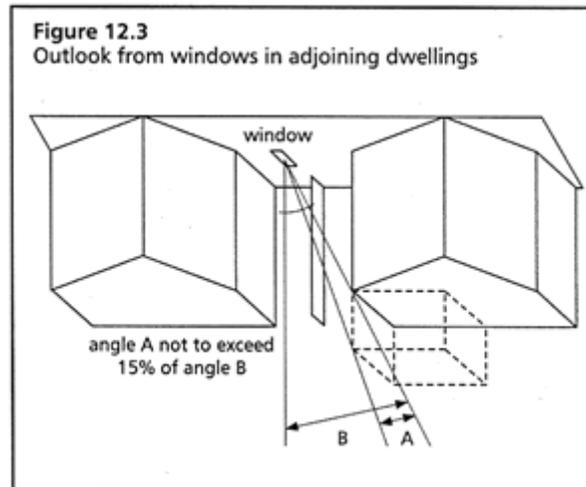
### S12.2 Daylight to Rooms in Adjoining Property

Any extension of either the roof of the back addition [\(Glossary\)](#) or to the rear of the back addition must enable an unobstructed angle of 45 degrees to be achieved to any window to a room other than a bathroom or toilet on the ground floor of the opposing back addition if that forms the sole window to that room. This requirement needs to be satisfied by measuring either over or around the back addition as extended (see Figure 12.2).



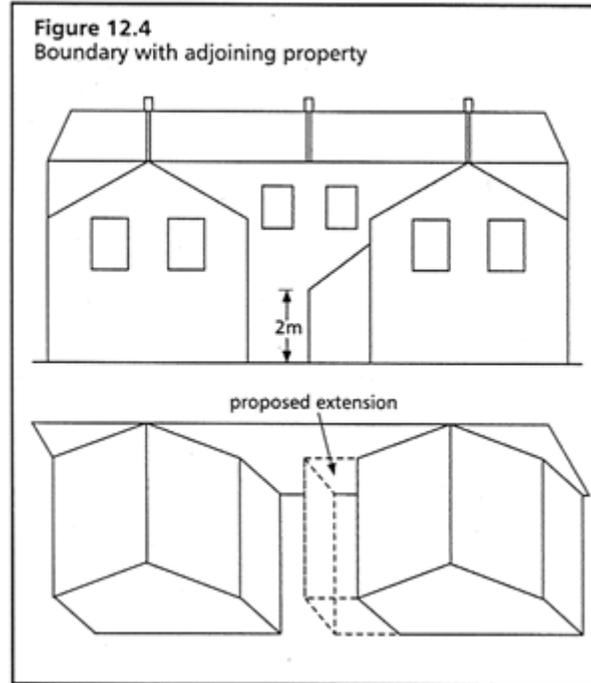
### S12.3 Outlook from Windows in Adjoining Property

The prospect afforded by any rear window in the main part of the building should not be significantly worsened as a result of any proposed extension built at a level higher than the level of the floor containing the affected window. The angle of unobstructed visibility for this purpose shall not be reduced by more than 15% (see Figure 12.3). Where no rear addition currently exists at the level of the extension then on-site judgement will be a determining factor in assessing the effect which the extension will have on the existing amenities of the neighbouring properties.



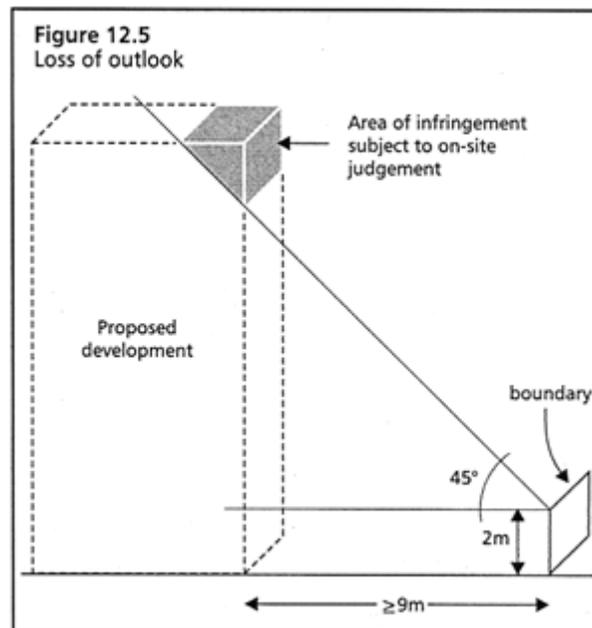
#### S12.4 Boundary with Adjoining Property

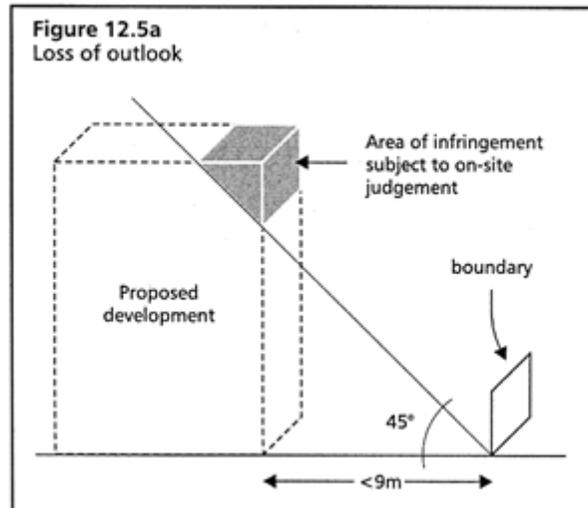
Any extension at the side of the back addition [\(Glossary\)](#) (being the back addition of the property as originally built) shall not extend above a height of 2 metres on the boundary with the adjoining property as measured from the ground level of the adjoining property. The roof of the extension shall have a maximum angle of slope not exceeding 45 degrees (see Figure 12.4)



### S13.1 Loss of Outlook

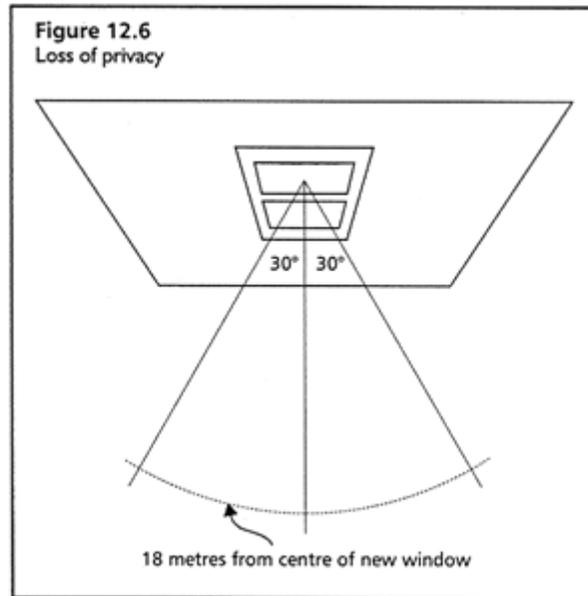
It is commonly held that loss of view is not a material consideration in assessing the acceptability of built development, including extensions. However a building's proximity can have an overbearing and dominating effect detrimental to the enjoyment by adjoining residential occupiers of their properties. Although it is dependent upon the proximity and scale of the proposed development a general standard can be adopted by reference to a line produced at an angle of 45 degrees from a point 2 metres above the adjoining ground level of the boundaries of the site where it adjoins residential properties. However, on sites that adjoin residential properties that have rear gardens of less than 9 metres in length this line should be produced at 45 degrees from a point at ground level on the boundary of the site where it adjoins residential properties. If any part of the proposed building extends beyond these lines then on-site judgement will be a determining factor in assessing the effect which the extension will have on the existing amenities of neighbouring properties (see Figures 12.5 and 12.5a).





### S13.2 Loss of Privacy

The proximity of new development can result in the overlooking of existing residential properties either from windows or roof terraces/balconies. New windows should normally be positioned so that the distance to any residential windows is not less than 18 metres as measured by an arc of 60 degrees taken from the centre of the proposed new window. If this standard cannot be met then windows should be designed to ensure that no loss of privacy will occur (see Figure 12.6). A roof terrace/balcony can cause a considerable loss of privacy dependent upon its size and location. Generally a roof terrace/balcony is unacceptable if it would result in an additional opportunity for overlooking or result in a significantly greater degree of overlooking and consequent loss of privacy than from the access point onto the proposed roof terrace/balcony.



#### S13.2A Noise and Disturbance from Roof Terraces and Balconies

Planning permission will not be granted for roof terraces or balconies if the use of the terraces or balcony is likely to cause harm to the existing amenities of neighbouring occupiers by reason of noise and disturbance.

#### S13.3 Aspect

No dwelling should have all its habitable room [\(Glossary\)](#) windows facing exclusively in any northerly direction (i.e. between north east and north west). Only where very special circumstances can be shown to exist which would outweigh the benefits to the amenity of the dwelling, will this requirement be relaxed.