

Householder Applications

- 8.51 Some extensions and development relating to existing homes will require planning permission. This policy seeks to ensure that proposals take account of the existing area in terms of both the scale and design of the scheme, as well as the amenity of residents.

Policy H8 - Householder Applications

Proposals for extensions to residential properties should:

- a. Be compatible with the property to be extended in terms of scale, size, design and building materials;
- b. Not adversely affect the character of the street scene;
- c. Not unduly affect the privacy and amenity of adjoining residents through overlooking, overshadowing, dominance at close quarters or daylight;
- d. Not unduly deprive the property to be extended of private garden/amenity space, including parking areas; and
- e. Not prejudice highway safety by obstructing the views of motorists or pedestrians.

Reasoned Justification

- 8.52 This policy applies to extensions to dwellinghouses, flats, houses in multiple occupation, extra care, residential homes and nursing homes.
- 8.53 Whilst changes to the General Permitted Development Order now allow some forms of residential alteration or extension to go ahead without a need for planning permission, some still require planning permission. A large proportion of planning applications determined by the Council are for what are commonly termed 'householder' applications. If carried out to a satisfactory standard, an extension can provide valuable additional living space and, thereby, improve the quality of life of the property's residents.
- 8.54 Extensions can, however, have a significant impact on the street scene and, over time, the character of residential areas. This policy seeks to ensure that residential extensions do not affect adversely the privacy or amenity of adjoining householders or the character of the surrounding area. Proposals for extensions should also be in accordance with policy DM1 of this plan and the Council's Guidelines and Standards for Residential Development SPD.