

Householder Extensions & Alterations – Two Storey Side Extensions

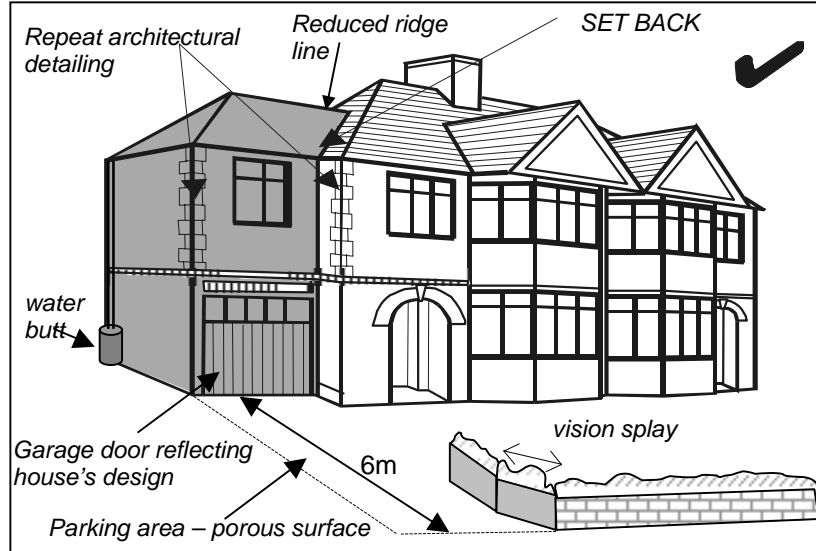
Key Messages

- Retain a one metre gap from the side boundary of the property, but wider gaps may be necessary.
- Face the street like the main property.
- Consider whether there will be a loss of car parking spaces,
- Use the appropriate design approach, outlined below, for the type and size of property,
- Two storey front extensions are rarely acceptable.

Two approaches are outlined below.

To make a two-storey extension appear subservient to the property, it should be significantly set back from the property's main front wall, which also significantly reduces its ridge line. This means that the extension is clearly seen as subservient to the main building when viewed in the wider street scene or from other public viewpoints. The advantages of this approach are:

- It breaks up the frontage,
- Materials do not necessarily need to match,
- It is suitable for all types of property,
- It looks like an extension.



Example of Approach No. 1: The Set Back Approach

Example of Approach No. 2: The No Set Back Approach

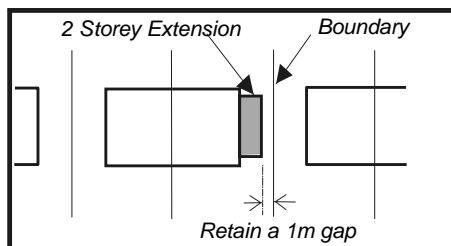
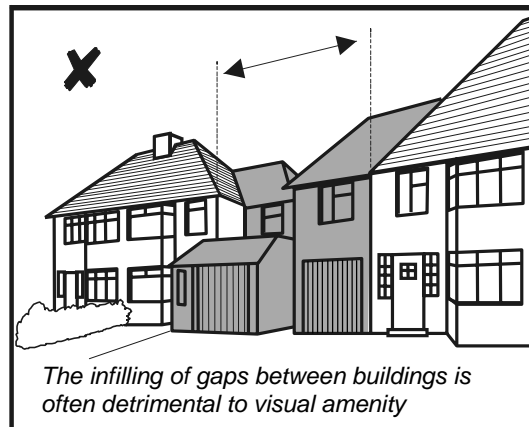


The extension is so integrated with the property that it does not look as though the house has been extended. This is suitable for some detached properties with large gardens to retain symmetry. Potential problems are:

- Materials are very difficult to match exactly with the existing.
- The extension can visually fill the plot, creating a cramped appearance.

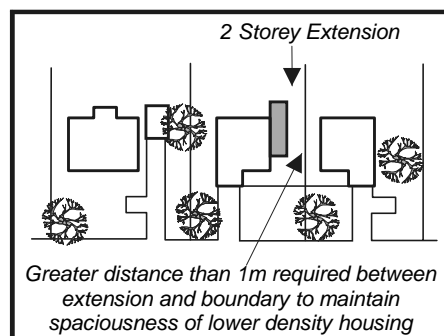
A Case of Visual Terracing

Two storey side extensions to properties often cause problems in terms of maintaining the appearance of the street, and the effects on adjoining properties. To avoid a terracing effect in such cases retaining a one metre gap between the extended property and the boundary of the curtilage will normally be required.



Example of The One Metre Gap

In areas with large plots, where properties have a gap separating them, like Residential Areas of Special Character, greater distances between properties and the boundary will be required.



Illustrating The Need For Bigger Gaps

This is one of a series of leaflets that are all based on extracts from the Supplementary Planning Guidance ***Householder Extensions & Alterations***.

Other leaflets available are:

- Materials and Windows
- Green Design and Lifetime Homes
- Porches and Canopies
- Single Storey Rear Extensions
- Single Storey Side Extensions
- Garages and Outbuildings
- Roof Alterations - Dormers
- Common Questions
- Before and During Building Work

Other information which may be relevant to making a planning application:

- General Advice & How to Apply
- Design Statements
- I've submitted a planning application. What happens now?
- Involving the community
- Appealing against planning decisions
- Supplementary Planning Guidance publications including 'Local Distinctiveness'. For a full list please look at www.reigate-banstead.gov.uk or telephone the Council on 01737 276000

Remember, you may need to seek further specialist advice if you are in a special designation area, such as a Conservation area, or if the property is listed