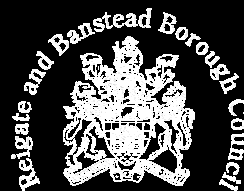


Householder Extensions & Alterations – Single Storey Rear Extensions



Policy and
Environment
Department

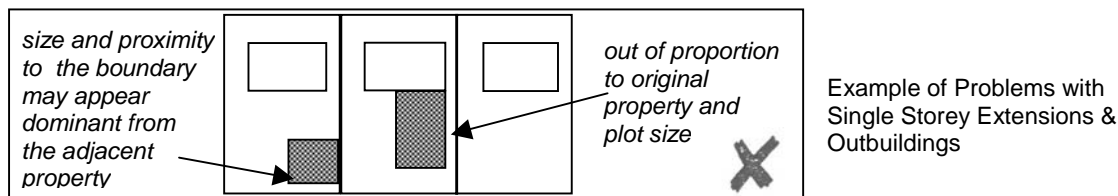
Key Messages

- The scale of the extension should be proportionate to the size of the property and garden.
- Set Back – This should be proportionate to the width of the extension i.e. the wider the extension the larger the set back. This is at least between 100mm to +1,000mm. This helps to make the “join” better between the property and the extension by visually breaking up the frontage.
- Use the same roof design and where possible the same roof pitch as the main property, see figures below.
- The depth of the garden after the completion of the extension should not be too small for the size of the property.
- Using a flat roof as a balcony will not be permitted if it could result in a loss of privacy for your neighbours.
- Single storey front extensions are rarely acceptable.

Single storey rear extensions are acceptable in urban areas provided you have taken account of the appearance, privacy and outlook, and domination. Single storey rear extensions along a boundary, of more than the following depths, are likely to conflict with the assessments of privacy and outlook, domination and overshadowing, and will not be acceptable:

Terraced house 3m ▪ Semi detached 3.3m ▪ Detached 3.5m

The depth of the extension will be effected by whether the extension would be adjacent to a neighbouring property. For further guidance on these design issues please see the full SPG.

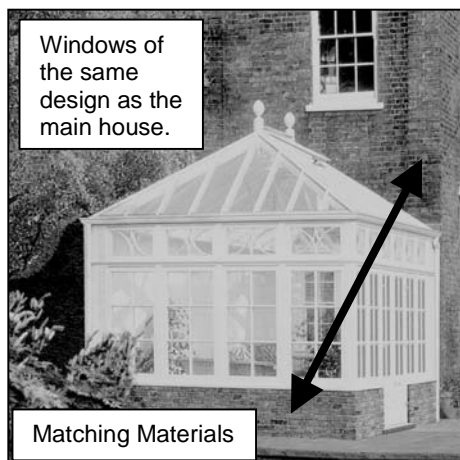


Security

Do not create an opportunity to gain easy access to your property, particularly to first floor windows via drainpipes and the roof of your extension.

Keep access points visible to the street to prevent potential intruders being hidden from view.

The internal door to the property should have the same security, locks and strength as the property's front and back doors.



Example of a Conservatory

Conservatories should follow the same design approach of a single storey extension. Poor results can occur when a Victorian style of conservatory is used on a non-Victorian property. Conservatories that relate to the general style and design of a property will be preferred. Simple designs are more appropriate on cottages. Often a more appropriate approach can be achieved at no or little additional cost.

Conservatories

Key Messages

- Conservatories are another form of single storey extensions and should follow the same design process.
- Use the same window and roof design as the main property.
- They provide an opportunity for a contemporary approach.

*Extract
adapted from
SPG
Householder
Extensions &
Alterations*

March 2004

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 Side Extensions
- Two 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