

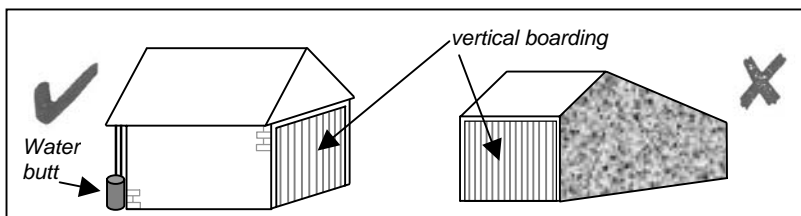
Householder Extensions & Alterations – Garages and Outbuildings

Key Messages

- If your garage proposal is attached to the house use the design approach for a single storey extension.
- Detached garages should be designed to reflect the main property style and its locality, for example, be built of matching materials and have a similar roof pitch.
- Retain adequate distance between the garage and the pavement to park a vehicle and open the garage doors.
- Garages in the front garden of a property tend to look out of place in the streetscene.
- Public highway – Where the garage is accessed directly from a public highway it should be set back 6 metres to allow a vehicle to park in front of the garage while allowing the garage door to be opened.
- Private highway - Where the garage is not accessed directly from a public highway to avoid it's door hitting a pedestrian it should be setback at least 1 metre from the pavement or access point. This is a separate matter from that raised above relating to the 6-metre distance.

Garages in Urban Areas

Traditional pitched roofs are appropriate, but false pitch roofs are awkward if they are too small and/or can be seen from the side; they will be discouraged. Vertical boarding to garage doors is preferred to horizontal, as this is a feature of our locality.



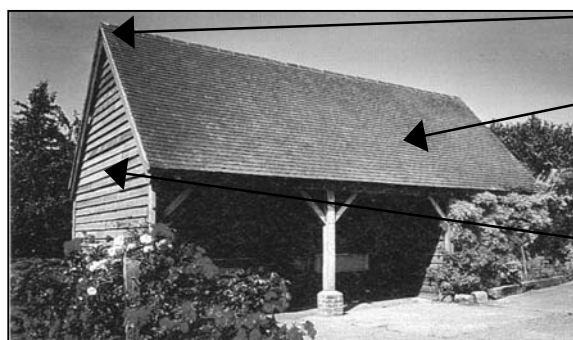
Security

Internal and external garage doors should have the same security, locks and strength as the property's front and back doors.

Examples of Garages

Garages in Rural Areas

These should be designed to look like rural outbuildings. To achieve this:



- Roofs should have 50° steep pitch,
- Use plain tiles, particularly handmade clay ones,
- Slates may be appropriate on lower pitched roofs,
- Use featheredged weatherboarding.

Case of a Garage in a Rural Area

Garage Conversions & Hardstandings

- The conversion of a garage to living accommodation needs to include alternative car parking provision.
- The hard surfacing of the majority of your front garden as a result of your extension/conversion is discouraged because it creates a harsh visual appearance and also increases surface water run off. To overcome this:
 - minimise areas of hard surfacing,
 - planting to screen parking area,
 - keep a separate pedestrian entrance from vehicle access, and/or
 - keep gates and piers to the boundary.

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
- Two Storey Side Extensions
- 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