

SG LSD3: House extensions

We will approve an extension to a house, subject to other policies, if:

- 1) it reflects the character of the surrounding area and the design and scale of the existing house; AND**
- 2) it does not significantly reduce the amenity of neighbouring residents; AND**
- 3) it would not cause the loss of, or serious damage to, trees or woodland of significant value to the character of the surrounding area; AND**
- 4) it would not prejudice either storm water or waste water management systems of the original development, or of neighbouring properties.**

Reasoned Justification

The aim of this policy is to protect the *character* and *amenity* of existing houses and their surroundings from poorly sited and designed house extensions.

House extensions must respond to both the scale and design of the house to be extended. Thus the original house should remain visually dominant in the overall composition after extension. Extensions should also respect neighbouring properties, otherwise they can reduce the *amenity* of those houses and the surrounding area. This is particularly relevant to issues of overshadowing and of privacy from new overlooking windows. All house extensions must therefore be well designed not only to improve the quality of accommodation, but also positively to contribute to character of the area.