

# HOUSING EXTENSIONS

## AND ADDITIONS



**BASSETLAW**

**DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE**



# Introduction

## ***Considering altering or extending your house?***


This leaflet gives general advice to people who wish to extend their home or add out buildings.

Sometimes this will require Planning Permission and/or Building Regulations Approval. The section at the end of this pamphlet explains how to find out if these are required for your proposal.

There may also be other legal requirements to fulfil when altering your property e.g. The Party Wall Act or legal covenants. You may wish to employ the services of a professional agent to help you.

Some basic examples of good and bad design are given in the centre of this leaflet.

Remember the Council generally wants you to be able to improve your property in the way that you want, provided that consideration has been given to neighbours and the character and appearance of your area.






# General Design Principles

## *Size*

- ◆ Extensions should be an addition to your house not the dominant part of it.
- ◆ Be sympathetic to the window levels and proportions and eave lines of the original building.
- ◆ When designing outbuildings ensure that they will remain subordinate to your house. The location will be important e.g. an attractive cottage would be ruined by a large, flat roofed garage to the front.

## *Materials*


- ◆ Consider using materials which have been used to construct your house.
  - ◆ A well-designed extension will be built with materials which will blend in with your house and the local area and will not look out of place.
  - ◆ Remember cheaper materials often have shorter life spans, and may require more maintenance.
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## Roof Design

- ◆ A flat roof can look out of place and be expensive to maintain.
- ◆ A pitched roof which matches the existing roof slope is preferable.
- ◆ If utilising the roof space, rooflights are less noticeable than dormer windows, easier to install and may provide more light.
- ◆ If dormer windows are required use a sympathetic style which will not dominate the appearance of your house.


## Your Local Area

- ◆ Look at your local area, are there examples of good or bad extensions? Will your proposal blend in with the existing street scene, or will it stick out like a sore thumb?
  - ◆ Consider your neighbours when designing your extension. Will your proposal overlook their property and reduce their privacy? Or if you are building close to their land will it cause overshadowing?
  - ◆ Inform your neighbours at an early stage, especially if your extension is likely to affect their property. Ask yourself, if I lived there would I be happy with the extension proposed?
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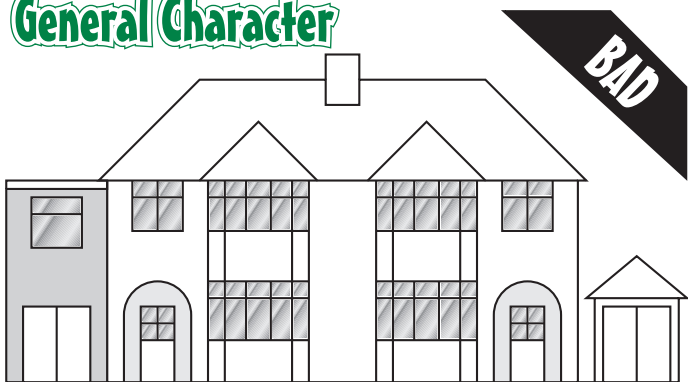


## Is Permission Needed?

Any type of extension or outbuilding may need Planning Permission or Building Regulations Approval. The following points will guide you on what to do.

- ◆ Obtain and complete a Householder Questionnaire from the Planning Department. This service will allow officers to assess whether Planning Permission and Building Regulations Approval are needed for your extension.
  - ◆ When an assessment has been made you will receive two letters in respect of both Planning and Building Control matters.
  - ◆ If your house is a Listed Building or is in a Conservation Area there will be stronger controls over alterations. In certain cases planning permission will be required along with Conservation Area or Listed Building Consent.
  - ◆ If permission/consent is needed, the relevant forms will be enclosed. At this stage you may want to employ an agent, to act on your behalf, or discuss matters in detail with Planning Services staff.
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## General Character

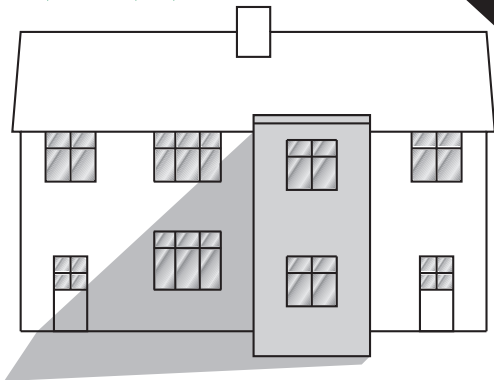


- ◆ Flat roof likely to be expensive to maintain and does not blend in with existing roof.
- ◆ Windows and doors do not correspond with main house.
- ◆ Windows do not blend in with main house.

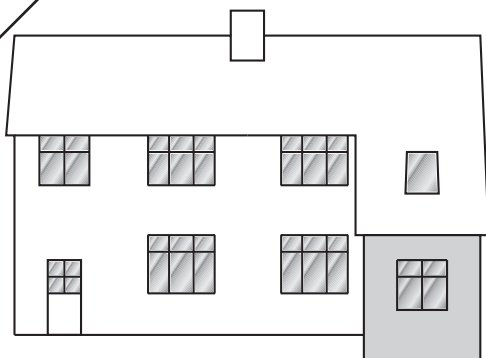
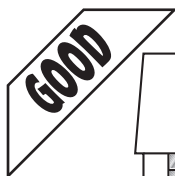


- ◆ Character is preserved by using the same materials as the main building to build the extension.
- ◆ Roof is in keeping with the original house.
- ◆ Windows match the main building thus preserving the character.
- ◆ Extension set back to reduce the prominence.

## General Character

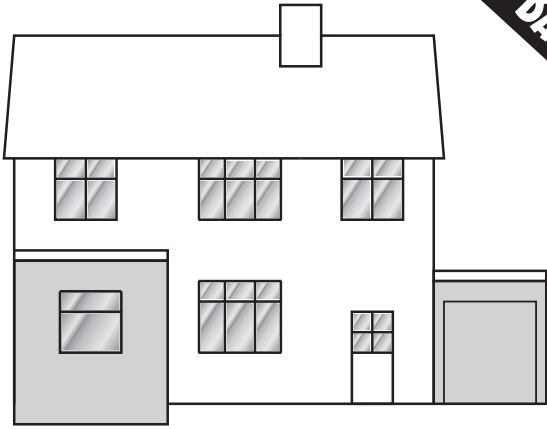


- ◆ This extension looks bulky and out of proportion with the main house.
- ◆ Flat roof looks out of character and will be expensive to maintain.
- ◆ This extension causes a lot of over shadowing and dominates the neighbours property.



- ◆ The use of roof lights makes the extension less noticeable.
- ◆ Extension is situated away from neighbouring properties and over shadowing is kept to a minimum.
- ◆ Sloping roof blends in with the existing house.

# Roofs

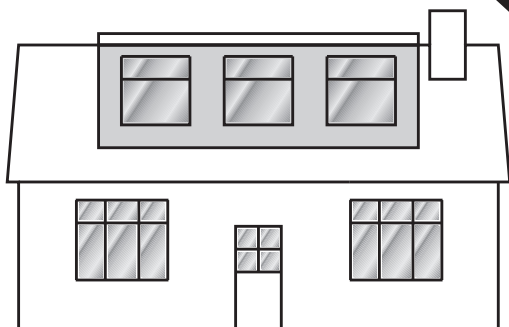


- ◆ Flat roofs are expensive to maintain and reduce the attractiveness of the main house.

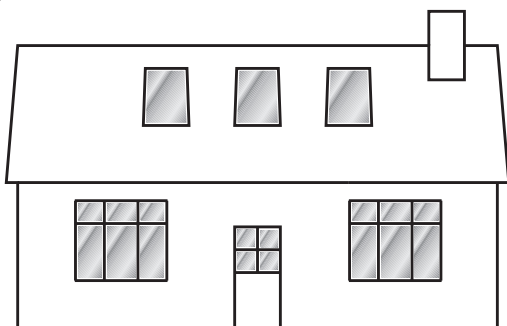


- ◆ Pitched roofs are in keeping with the main house.
- ◆ Traditional dormer windows are sympathetic to the character of this dwelling.

## Using Roof Space



- ◆ Large flat roofed dormer windows often look bulky and out of place.



- ◆ The use of roof lights makes the extension less noticeable.

# Outbuildings



- ◆ Garage dominates this site.
- ◆ Fascia boards and large doors are out of character with the main house.



- ◆ The house's prominence is maintained with the garage set back from the front.
- ◆ Detailing of the roof and door openings are sympathetic to the appearance and character of the house.

# Boundary Treatment

**BAD**



- ◆ Fence is out of character with the street.

**GOOD**



- ◆ Wall is built with the same materials as surrounding walls thus this alteration is in keeping with the character of the local area.





## Contacts:

- ◆ Should you wish to discuss your ideas with a Planning or Building Regulations Officer please contact:-

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