

**Householder Extensions  
Supplementary Planning Document**

**November 2025**



**Bassetlaw**  
**DISTRICT COUNCIL**  
— North Nottinghamshire —

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## 1. Introduction

- 1.1 This Supplementary Planning Document (SPD) provides detailed guidance on the interpretation and application of policies within the Bassetlaw Local Plan 2020–2038 in relation to householder extensions, alterations, annexes and outbuildings that require planning permission. On adoption, the SPD will be a material consideration in the determination of relevant planning applications across the District.
- 1.2 This SPD should be read alongside the Bassetlaw Local Plan, in particular Policies ST33 Design, 46 Amenity, ST40 Historic Environment, and ST53 Promoting Sustainable Transport and Active Travel, as well as the Council's Bassetlaw Design Code, which provides broader placemaking principles and detailed design guidance.
- 1.3 The SPD is intended to support both applicants and decision-makers - ensuring that proposals reflect high-quality design and respond appropriately to local context. It provides a clear, consistent basis for decision-making by Planning Officers and Members while offering practical design guidance for applicants, agents, and architects.
- 1.4 The purpose is not to restrict contemporary or innovative design solutions but to ensure that residential extensions, alterations, annexes and outbuildings contribute positively to the character and appearance of the immediate area, while also maintaining a high standard of amenity for both existing and future residents of the host and neighbouring properties.

## 2. Alignment with Legislation, National and Local Policy

### Legislation context

- 2.1 Planning permission may be required for a wide variety of development, whether it be new building works or change in the use of land or buildings. However, there are many kinds of alterations and additions to buildings, including for some types of householder development, for which you do not need to apply for planning permission because the change is allowed through 'permitted development rights'.
- 2.2 Permitted development rights allow certain minor works without planning permission but are subject to strict conditions and size limits. If these are not met, a planning application is required. Guidance on permitted development for householders is available via the Planning Portal [Do you need permission? - Do you need permission? - Planning Portal](#)

### Prior Notification for Larger Home Extensions

- 2.3 The 'prior approval' process only applies to larger single-storey rear extensions – where the extension projects beyond the rear wall of the original house by:
  - over 4 and up to 8m for detached houses; and
  - over 3 and up to 6m for all other houses
- 2.4 To build an extension of this size, prior approval is required from the Council. Further information can be found on the Council's website [Planning applications | Bassetlaw District Council](#)

### National Policy

- 2.5 The National Planning Policy Framework (NPPF) emphasises the importance of development providing for design quality and a high standard of amenity for residents:
  - Paragraph 131 identifies high-quality design as central to sustainable development.
  - Paragraph 135 seeks development that is visually attractive, sympathetic to local character, and inclusive.

- Paragraph 135(f) requires development to secure a high standard of amenity for existing and future users.
- Paragraph 198 requires consideration of cumulative noise, light, and pollution impacts relative to site sensitivity and local environment by relevant proposals.

2.6 This SPD translates those principles into clear local planning guidance for householder extensions, alterations, annexes and outbuildings, ensuring compliance with national policy through measurable criteria and best-practice advice.

#### **Local Policy: Bassetlaw Local Plan**

- Policy ST33 – Design Quality requires that all development, including all forms of householder extensions are of high-quality design, respect local context and complement the existing layout, building orientation, scale, form, materials, landscaping, and the surrounding area.
- Policy 46 – Protecting Amenity states that proposals must safeguard residential amenity from adverse visual impact, overlooking, and overshadowing which is particularly important for all types of householder extensions.
- In those circumstances where householder development affects the historic environment Policy ST40 applies.
- Policy ST53 - Promoting Sustainable Transport and Active Travel requires all development to provide well-designed, safe, and inclusive access, prioritising pedestrians, cyclists, and vulnerable users.

### **3. General design and amenity principles**

3.1 The Council expects all extensions, alterations, annexes and outbuildings (referred to as householder extensions) to address the following general design and amenity principles. Further guidance is then provided in Part 4 of the SPD specific to single/two storey rear, front, and side extensions, for porches, annexes, garages, conservatories and dormer windows.

#### **Responding to Local Context**

3.2 When designing householder extensions, the design must respond to the individual site characteristics, including ground levels, orientation, proximity to neighbouring properties, and location of windows and garden spaces. Proposals must maintain the established building line and respect the scale, rhythm, and setting of neighbouring dwellings.

3.3 Householder extensions that appear incongruous or disrupt the uniformity of the street scene will be resisted. Where a proposal involves a sloping site, care should be taken to avoid sudden height changes, and to ensure extensions promote inclusive access.

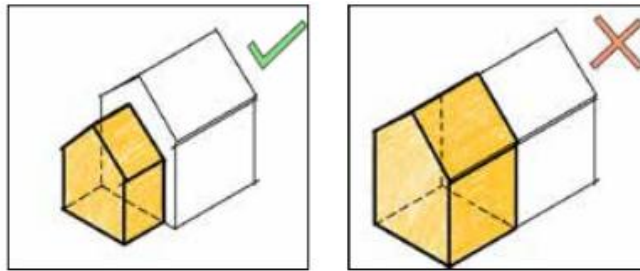
3.4 The architectural language used must reflect the host property and its surrounding context. High-quality design involves more than matching materials - it includes reflecting the composition, proportions, and detailing that define the character of the original building and the local area. The presence of similar development nearby does not set a precedent over poor quality design. Further guidance is provided within the Bassetlaw Design Code.

3.5 Where applicable, extensions/additions should contribute positively to local distinctiveness by:

- Echoing architectural features or boundary treatments (e.g. traditional walls or hedges)
- Retaining or reusing heritage elements from existing structures where they are structurally viable, or incorporating salvaged detailing into the new design
- Respecting and maintaining important views, setting, habitat connectivity or landscape features (such as mature trees or water features)

### Respecting the Host Building

- 3.6 The architectural detailing of householder extensions - such as the size, positioning, and style of windows and doors - should echo those of the existing building. Materials should also match or closely reflect those of the host property to ensure visual cohesion.
- 3.7 They must remain clearly subservient in size, scale and height to the host dwelling, which should continue to visually dominate. In general, extensions/additions that appear overly large, tall, or are positioned forward of the principal elevation will not be supported. However, a forward-projected extension/addition may be acceptable where there is a consistent and established pattern of similar forward projections within the immediate street scene, and where it would not appear out of keeping with the character of the area.



Example of subservient scale.

Image Source- Gedling Borough Council Design Code Framework.

- 3.8 Roof styles should reflect the roof form, eaves line, and ridge height of the host property. In particular:
- Hipped roofs should be retained or replicated where they are present on the host dwelling.
  - Flat or gable roofs are generally discouraged on hipped roof properties due to their incongruous appearance.
  - Flat roofs will not normally be permitted where visible from the street unless the existing dwelling features a flat roof as part of its original design.
- 3.9 Householder extensions should not appear as disconnected or inferior additions to the host building. Instead, they should be fully integrated in both form and detailing, presenting a cohesive appearance from all public viewpoints. To maintain visual continuity and architectural coherence, key elements that should be reflected include:
- Window design and pattern (including material, proportions, and opening styles)
  - Solid-to-void ratio (balance between walls and window openings)
  - Lintels, cills, and stone detailing
  - Bay or feature windows
  - Eaves and verge details, including bargeboards

These elements should be interpreted with care, especially in areas of architectural sensitivity or conservation interest.

- 3.10 Materials used should match or closely complement the host property in type, texture, colour, size, coursing, and detailing. Brickwork and stonework should be coursed and pointed to match the existing elevations. Any visible difference in brick tone, joint pattern, or mortar colour can disrupt the architectural integrity of the extension.
- 3.11 Roof tiles must be of a matching material, texture, size, and colour to the existing roof. Even slight variations can result in a discordant appearance and undermine the visual coherence of the design.

- 3.12 Locally distinctive materials and construction techniques should be used where relevant to enhance and reinforce local character. This may include:
- Natural stone, local brick types, or slate roofing
  - Traditional mortar or pointing styles
  - Use of render, timber, or historically appropriate finishes
- 3.13 Where contemporary materials are proposed these must be high-quality and sympathetic to the context. The design will be expected to show how they enhance rather than detract from the character of the host dwelling and surrounding area. Poorly matched materials are considered unacceptable, as they diminish the quality and character of the overall building.

#### **Maintaining Highway Safety, Visibility, Parking**

- 3.14 Householder extensions should not obstruct sightlines or compromise highway visibility, especially at driveways and access points. Proposals must demonstrate that sufficient visibility for vehicles and pedestrians will be retained.
- 3.15 Where an extension projects over a driveway, a minimum of 5m must be retained between the front of the extension and the highway boundary to allow for off-street parking. Extensions must not result in the loss of on-site parking without suitable replacement agreed with the Council.
- 3.16 Proposals that increase the number of bedrooms or overall floor area must demonstrate that sufficient parking will be provided for the property overall in line with the Nottinghamshire Parking Standards.
- 3.17 Parking areas within a front garden must be surfaced with porous materials or drained to a soakaway, in accordance with sustainable drainage requirements, and soft landscaping.

#### **Managing Overshadowing and Maintaining Daylight/Sunlight**

- 3.18 Proposals for householder extensions must be carefully designed to avoid causing unacceptable overshadowing or loss of daylight to neighbouring properties. The siting, orientation, height, and proximity of a proposal will be assessed to ensure it does not result in a significant adverse impact on the living conditions of adjoining occupiers.
- 3.19 Proposals must not lead to an unreasonable reduction in daylight or sunlight to neighbouring habitable rooms or private outdoor amenity areas. A habitable room is defined as being used regularly as a main living space including living/dining room, bedrooms and/or kitchen when used for dining or as a primary living space.
- 3.20 Proposals will be assessed based on the orientation of the development relative to the affected windows, particularly those serving habitable rooms. Attention will be paid to the impact upon private amenity space, particularly rear gardens, including the likelihood of overshadowing increasing for extensions located to the south or west of adjacent dwellings particularly during the winter months when sun angles are lower, which can increase the potential for overshadowing.
- 3.21 Proposals which significantly impact usable sunlight hours in adjacent gardens may be considered unacceptable unless it can be demonstrated through a daylight and sunlight assessment that mitigation can be achieved.
- 3.22 Daylight and sunlight assessments must be proportionate to the nature and scale of the proposal and include the following information:

- the existing and expected levels of daylight, sunlight and overshadowing on neighbouring properties
- the measures that will be taken to reduce the expected impact of the proposed development

3.23 For extensions, overshadowing will be assessed in two ways:

1. **25° Vertical Rule:** For single and two-storey extensions, a vertical angle of 25° is measured from the horizontal at the midpoint of the lowest affected window in the neighbouring property. The extension must not breach this line unless supported by a daylight/sunlight assessment showing no significant harm.

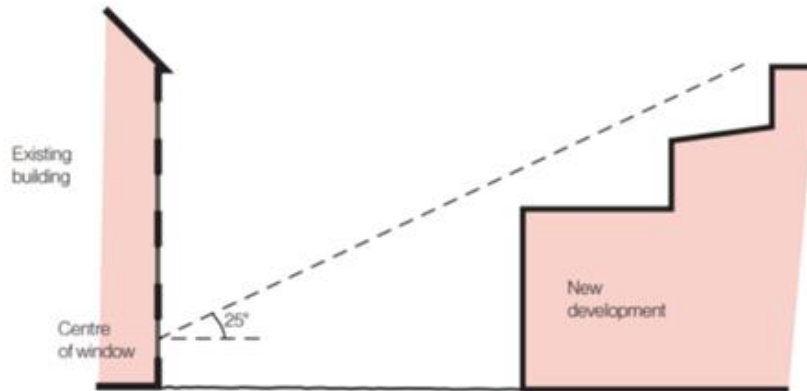


Image Source- Wokingham Council (technical note)

2. **45° Horizontal Rule:** For two-storey rear extensions and, where appropriate, side extensions:

- A horizontal 45° angle is measured from the centre of the nearest ground floor window of a neighbouring habitable room.
- Unless exceptional circumstances demonstrate, a 'no-build zone' applies within 10–12m of this window. Breach of this angle may indicate a loss of daylight or an overbearing impact, requiring further justification or design amendment.

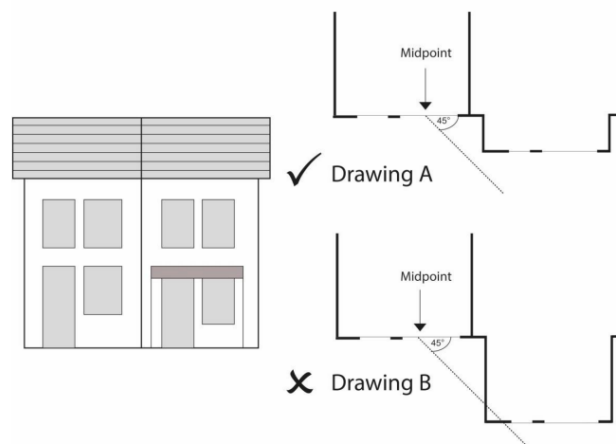
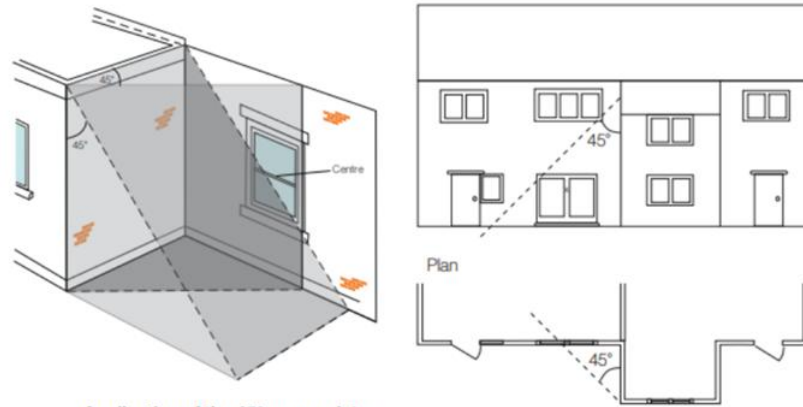


Image Source- Hart District Council (planning technical advice note)



Application of the 45° approach to a domestic extension. A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on both plan and elevation. Here the centre of the window lies outside the 45° angle on elevation, so the impact of the extension is likely to be small.

Here the extension has a pitched roof, so a point halfway along the roof slope is used as the start of the 45° line on the elevation. The affected window is a patio door, so a point 1.6 m above the ground has been taken. This point is within the 45° angles on both plan and elevation, so a significant reduction of light is likely.

Image Source- Page Power website

([Daylight Sunlight Assessments: What are the 45 and 25 Degree Rules? - Pager Power](#))

3.24 'Right to Light' is a private legal matter and not a planning consideration. Further guidance is available from the Royal Institution of Chartered Surveyors (RICS): [www.rics.org/uk/knowledge/more-services/consumer-guides/rights-to-light](http://www.rics.org/uk/knowledge/more-services/consumer-guides/rights-to-light)

### Managing Overbearing Form

3.25 An overbearing effect occurs when a new extension or addition appears unduly dominant due to its bulk, height, or proximity to neighbouring properties which can diminish the quality of the residential environment. Reducing the height, mass or length of the proposed structure can help manage overbearing concerns.

3.26 Householder extensions close to side or rear boundaries, especially extensions exceeding single-storey height, must be designed to prevent excessive overshadowing or from creating a dominant or overbearing form. Setting a development back from a shared boundary and incorporating lower rooflines or stepped designs can reduce adverse impacts on neighbouring properties.

3.27 Mono-pitched roofs, while sometimes effective for design articulation, should be avoided close to shared boundaries where their slope and height may add to visual dominance or reduce daylight. Hipped or flat roofs may be more appropriate.

3.28 Consideration must also be given to the character of the surrounding area, building orientation, and site topography when assessing outlook and overbearing impacts. In denser urban areas, more enclosed settings may be acceptable where they reflect a strong townscape rationale and are balanced by high design quality and effective internal layouts. In other instances, redesigning the proposal may be necessary to address overbearing issues. Where no satisfactory mitigation is possible, refusal of the application may be justified.

### Managing Overlooking and Providing Appropriate Separation

3.29 Proposals must be carefully designed to protect the amenity of both existing and future occupiers. Poorly designed development can result in unacceptable levels of overlooking or privacy concerns for neighbouring properties.

3.30 Overlooking typically arises where there is inadequate distance between facing windows or between elevated structures and neighbouring amenity areas. Development must be designed to prevent direct views into habitable room windows and private gardens of neighbouring properties unless mitigation e.g. use of obscured glazing, high-level windows, privacy screens, or landscaping is provided. This is particularly important when positioning windows above ground floor level.

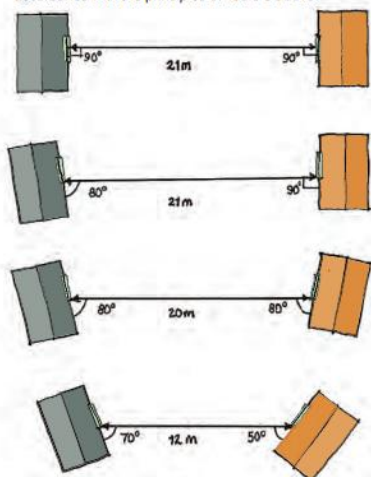
3.31 To manage overlooking, the following minimum separation distances are required between the proposal and the neighbouring property:

Relationship between Buildings (side to side)	Minimum separation distance
Between facing habitable room windows (main aspects)	21m
Between a habitable room window and a secondary/side window or non-habitable room window	12m
Between a habitable room window and a blank elevation	12m (context may vary)
Between a habitable room window and a blank gable	15m

3.32 A minimum separation distance of 10m between a habitable room window and a neighbouring rear boundary will also be required. Further guidance is within the Bassetlaw Design Code BSA-17.

3.33 Separation distances may need to be increased on sloping sites, where there are differences in site levels, or where storey heights vary significantly between neighbouring dwellings (see diagram below). In these circumstances, separation distances may be adjusted where buildings are oriented at an angle to reduce direct views and robust boundary treatment, or landscaping provide sufficient screening for neighbouring properties.

Below: Examples of building angles and separation distances accordance with the principles of Table 3 above.



The minimum distances (m) between facing habitable room windows on neighbouring dwellings that will normally be expected.

		Angle of direct sight line at dwelling A							
		90°	80°	70°	60°	50°	40°	30°	20°
Angle of direct sight line at dwelling B	90°	21	21	20	19	18	16	12	8
	80°	21	20	19	18	16	12	8	
	70°	20	19	18	16	12	8		
	60°	19	18	16	12	8			
	50°	18	16	12	8				
	40°	16	12	8					
	30°	12	8						
	20°	8							

Image Source- Successful Places SPD, 2013.

3.34 In higher density urban areas, closer building relationships may be acceptable where they reflect prevailing local character and built form and are part of a high-quality, design-led approach.

- 3.35 Balconies, roof terraces, verandas, and raised patios are likely to cause privacy concerns and are generally unacceptable on terraced and semi-detached properties. Floor-to-ceiling windows, patio doors, or French doors above ground floor level will generally be resisted near boundaries where they would cause a direct loss of privacy.
- 3.36 For side-facing (gable) windows, more prescriptive standards will apply to ensure adequate protection of neighbouring amenity. Such windows should normally serve only non-habitable rooms e.g. bathrooms or landings, be obscurely glazed to a minimum of Level 5 opacity, and have any opening parts positioned above an appropriate height threshold. Where necessary, fixed non-opening windows may also be required as mitigation, particularly where overlooking of neighbouring gardens or habitable room windows would otherwise occur.

#### **Maintaining a Reasonable Outlook**

- 3.37 Development proposals must be designed to maintain a reasonable outlook from both existing and proposed dwellings. Residents should have the ability to look outward for a reasonable distance from habitable rooms and within their private garden area. This is different to the right to a view, which is not a planning consideration.
- 3.38 Poor outlook can be managed by avoiding the placement of primary habitable rooms facing high walls or blank rear elevations. Positioning new dwellings where the main outlook is directed toward car parking, service yards, or featureless boundaries should be avoided. The introduction of sensitive boundary treatment can help alleviate impacts.

#### **Retaining Adequate Private Outdoor Amenity Space**

- 3.39 The provision of householder extensions should ensure that the private outdoor amenity space remains adequate for the size of the host property, in that it is functional, not overshadowed and reflects the surrounding context. Minimum amenity space requirements (excluding parking or garage areas) are set out in the Bassetlaw Design Code, replicated below for ease of use.

<b>Dwelling type</b>	<b>Minimum amenity space requirement</b>
2-bed	50 sqm
3-bed	70 sqm
4+ bed	90 sqm

- 3.40 The excessive loss of amenity space below the minimum requirements or multiple extensions that result in the overdevelopment of a plot will not be supported.
- 3.41 Where new parking areas are introduced, appropriate landscaping should be integrated to soften hard surfaces and maintain residential character. Extensive front garden landscaping will be resisted where it blurs the boundary between public and private space, results in excessive surface water run off or leads to a loss of local character.

### **4. Development Specific Design and Amenity Guidance**

- 4.1 The Council expects all proposals to address the general design and amenity guidance in Part 3 above and ensure that all proposals address the following development specific matters below.

#### **Single Storey Rear and Side Extensions**

- 4.2 Single storey extensions must:
- Be clearly subservient to the host dwelling in both scale and height.
  - Not project excessively from the original rear elevation.

- Be set back from public highways.

4.3 The cumulative impact of rear and side extensions in a single plot will be carefully assessed to avoid an overbearing impact.

#### **Two-Storey Side and Rear Extensions**

4.4 To appear subservient to the host dwelling, two storey side and/or rear extensions must achieve:

- A minimum set back (generally 0.3m) at first floor level from the principal front elevation.
- A lower ridge line relative to the host dwelling.

4.5 The width of a two-storey side extension should not generally exceed half the width of the original house, unless justified. Where internal layout demands exceed this, a greater setback may be required to offset visual massing.

4.6 In areas with uniform building gaps or where properties are arranged in a linear row, extensions must retain sufficient spacing to avoid a terracing effect.

4.7 For semi-detached or detached properties, a first floor set back combined with a hipped roof form (where present on the host dwelling) is encouraged to maintain the visual rhythm of the street and avoid creating an unbroken terrace-like appearance. Extensions must not visually imbalance the appearance of a semi-detached pair or wider block.



Image Source- Ashfield District Council Residential Extensions SPD, 2014.

#### **Front extensions and porches**

4.8 Front extensions and porches are highly visible and can significantly alter the appearance of a property and the wider street scene. Extensions to the front elevation are generally acceptable where they are modest and do not dominate or disrupt the rhythm of the street frontage and the host dwelling is set well back from the street.

4.9 In particular, full-width or two storey front extensions on terraced or semi-detached dwellings will be resisted unless it can be demonstrated that they are in keeping with the prevailing character of the street, do not create a terracing effect, and have no unacceptable impact on neighbouring amenity.

4.10 A porch provides shelter at the entrance of a building. These must remain modest in scale, in proportion with the size of the host dwelling. On streets where houses are of a similar and repeated type, porches should complement the streetscene by using matching or similar materials to the host building. Windows in porches must be designed to prevent overlooking of adjacent properties.

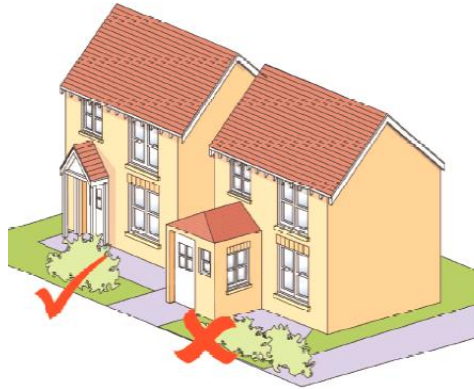


Image Source- Ashfield District Council Residential Extensions SPD, 2014.

### Corner Plots

- 4.11 On corner plots or sites where a side elevation faces the public realm, the extension must:
- Avoid forming an overly dominant feature.
  - Respond to the character of both street frontages, ensuring articulation and active frontage are provided where blank façades would be inappropriate.
  - Retain a sense of openness and generally not occupy more than 50% of the gap between the original side elevation and the adjacent public highway, unless it can be demonstrated that the proposal can be accommodated in that location.
  - Retain a minimum landscaping strip to enhance the street scene.
  - Incorporate high-quality detailing and materials on the public-facing elevation to enhance visual interest and avoid visual deadening of the streetscape.

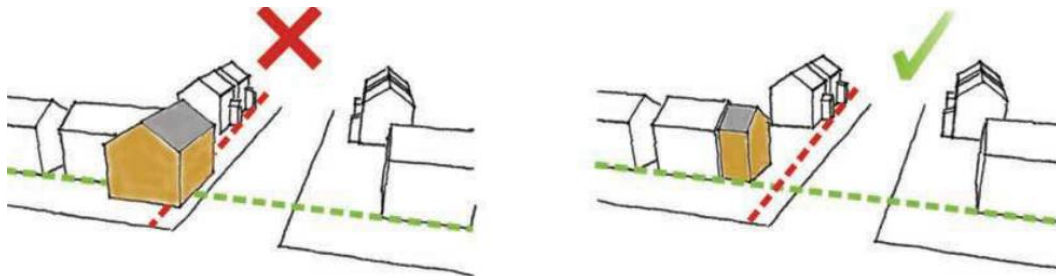


Image Source- Ashfield District Council Residential Extensions SPD, 2014.

### Extension of a Bungalow to Two-Storey Dwelling

- 4.12 Proposals to extend a bungalow into a two-storey dwelling requires careful assessment due to the potentially significant impact on neighbouring properties and the street scene. A dormer bungalow should be considered as it offers additional space while retaining a more modest roof profile.
- 4.13 Should a two storey dwelling be preferred, proposals are more likely to be acceptable where:
- The surrounding area already includes two-storey dwellings
  - Adequate spacing and separation distances are retained
  - The new roof height is in proportion with neighbouring properties and does not appear overly dominant in the streetscene

### Conservatories

- 4.14 Conservatories are typically single storey glazed additions and are generally acceptable on the rear elevations of houses and, in some cases, on side elevations, where they can be designed to respect the character and proportions of the host dwelling. However, they

are not normally acceptable on front or principal elevations, on barn conversions, or at first-floor level, as they can appear incongruous and harm the street scene.

- 4.15 Where conservatories are close to a boundary, obscure glazing or a brick flank wall should be used to prevent direct overlooking and maintain the privacy of neighbours.

### **Garages and Outbuildings**

- 4.16 Garages and outbuildings are often added to provide storage, parking, or ancillary space. However, if poorly designed or inappropriately sited, they can undermine the appearance of the host dwelling, harm the character of the surrounding area, and negatively affect the amenity of neighbours.
- 4.17 Proposals should be clearly ancillary in use, scale, and form to the host dwelling. Therefore, all proposals for garages and outbuildings should be domestically proportioned – visually subservient to the host dwelling in both height and footprint. They must not appear as a dominant or independent structure.
- 4.18 Flat-roofed, box-like structures are generally discouraged, especially where they conflict with the pitched or gabled roofs typical of the host property or surrounding area.
- 4.19 All garages should be large enough to accommodate a standard vehicle and some storage space. Garage doors should be set back to allow a vehicle to park off the highway without causing obstruction. Where a garage door faces the public realm, consideration should be given to its design, material, and integration into the elevation. Further detail is within the Nottinghamshire Parking Standards.
- 4.20 Buildings located to the front of a dwelling are likely to be more visually prominent and, therefore, should be avoided where not characteristic of the area. Where it can be demonstrated that this is a necessary form of development such proposals must be appropriately set back, landscaped, or screened where possible.
- 4.21 Positioning garages in rear gardens are generally more acceptable, provided the remaining garden space is adequate for the host property.

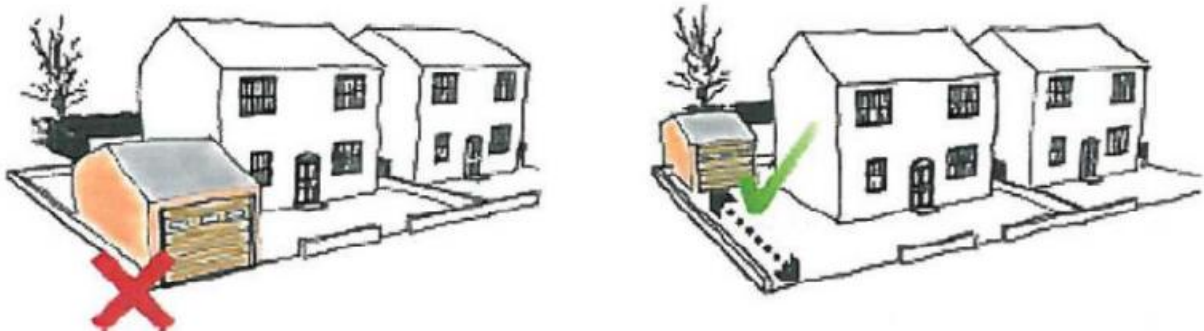


Image Source- Ashfield District Council Residential Extensions SPD, 2014.

### **Dependent relative annex**

- 4.22 Annexes are increasingly proposed as a way to support the independence of relatives in close proximity to family. Proposals for annexes are assessed according to their design, relationship to the host property, and the level of independence from the host property.
- 4.23 An annexe is a subservient extension or addition but must be physically linked to the host dwelling and provide ancillary accommodation such as a bedroom, bathroom, and/or limited living space. These are not standalone dwellings, but function in connection with the main property. It should be designed to allow future reintegration into the main dwelling.

- 4.24 An annexe will only be considered as householder development where:
- It is subordinate to the host dwelling in size and use.
  - It includes some but not all primary residential functions (e.g. no full kitchen or clear separation).
  - The unit is not capable of independent occupation.
  - It remains functionally and physically linked to the main house.
  - It shares access, parking, garden space, and utilities with the main property to preserve their ancillary nature.
- 4.25 Depending on the type and scale of works and the location of the site, permitted development rights may apply. Where planning permission is required, a planning condition or a Section 106 agreement may be used to ensure:
- the annex remains linked to the host occupancy;
  - it is not independently occupied, sold, or let in perpetuity.

### **Dormer Windows**

- 4.26 The introduction of dormer windows in a roof is usually as the result of a loft/roof space conversion to a habitable room and can help maximise internal space and daylight. But if poorly designed, they can disrupt the proportions of a roof and impact upon the streetscene.
- 4.27 Not all dormer windows require planning permission — some may be developed under permitted development rights subject to size and siting. However, permission is required for dormers on the front roof slope facing a highway, in conservation areas, on listed buildings, or where permitted development rights have been removed.
- 4.28 In these circumstances, dormers should:
- Be modest in scale and subservient to the main roof.
  - Align with existing window openings where possible.
  - Be set down from the ridge, above the eaves and not close to the roof edges.
  - Use materials and detailing that match or complement the existing roof.
- 4.29 Rear dormers may be more acceptable but still require sensitive design. Large dormers that span the roof width are generally discouraged.

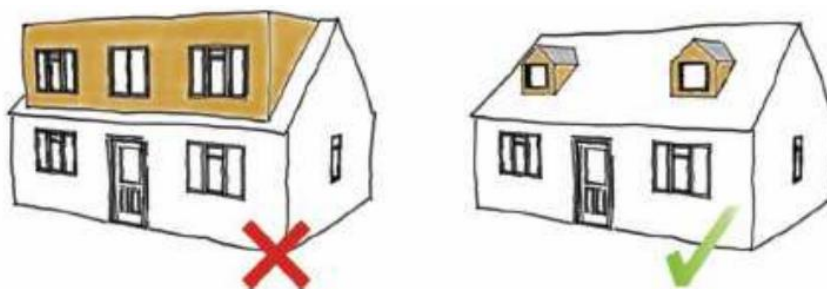


Image Source- Ashfield District Council Residential Extensions SPD, 2014.

- 4.30 Dormers with flat roofs are discouraged unless they reflect the modern character of the host dwelling. Pitched-roof dormers are generally more appropriate in traditional settings.
- 4.31 Roof lights (Velux-style) are preferred over dormers where feasible - they are visually discreet, less intrusive, and pose fewer privacy concerns. To be considered as permitted development, roof lights must not protrude more than 150mm from the plane of the roof slope. Front-facing roof lights may require planning permission.