



## **The East Hampshire District Local Plan**

# **‘Residential Extensions & Householder Development’ Supplementary Planning Document**

**July 2018**

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## 1. INTRODUCTION

### What is a Supplementary Planning Document (SPD)?

- 1.1 A Supplementary Planning Document (SPD) elaborates upon policies in the Development Plan, in this instance the East Hampshire District Local Plan: Joint Core Strategy (JCS) 2011-2028 (adopted in June 2014). SPDs are one of the material considerations that can be taken into account when determining a planning application.
- 1.2 This document is a SPD which supports and helps to interpret East Hampshire District Council's design policies in its JCS, as these apply to residential extensions and other householder developments. The SPD elaborates upon aspects of the following East Hampshire District Joint Core Strategy Policies:
  - Policy CP27: Pollution
  - Policy CP29: Design
- 1.3 Please note that this document does not apply to developments within the South Downs National Park.
- 1.4 This supplementary planning document will help prospective applicants to make successful planning applications for residential extensions to their homes and for other minor householder developments. Please read and take account of the following guidance before submitting a planning application.

### What is the purpose of this SPD?

- 1.5 The purpose of this Supplementary Planning Document is to provide guidance for home-owners in East Hampshire (outside of the South Downs National Park) on how to deal with potential design and amenity issues for extending a dwelling, building a new outbuilding, or erecting a new boundary. The Council wishes to make clear what it expects from applicants for these kinds of development, in terms of its strategic design and pollution planning policies.
- 1.6 The District Council must take into account the effect which any proposed extension may have on neighbouring households, the property itself and the appearance of the area where you live. This SPD outlines the design and amenity principles that will be followed in assessing relevant planning applications. However, each case will always be considered on its own merits, taking account of all relevant policies of the Council's development plan. This SPD does not supersede but only helps to interpret policies CP27 and CP29 of the Council's JCS. This SPD should therefore be considered alongside the Local Plan and any relevant Neighbourhood Plan.

## National Policy Context

- 1.7 Good design does not always mean greater cost. Employing an architect and using better materials may cost more to start with, but in the long term a well designed and constructed extension will cost less to maintain and is more likely to increase the value of your home. Planning legislation and national policy further underlines the importance of ensuring good design in new development.
- 1.8 The Planning and Compulsory Purchase Act 2004 requires local planning authorities and all other relevant parties to exercise their functions “with the objective of contributing to the achievement of sustainable development”. The National Planning Policy Framework (NPPF) expresses the Government’s view of what sustainable development means for the practice of the planning system in England. The NPPF makes clear that sustainable development involves replacing poor design with better design (paragraph 9), whilst seeking to secure a high quality design and a good standard of amenity is identified as one of the Government’s core planning principles (paragraph 17).
- 1.9 Paragraphs 56-68 of the NPPF confirm the importance that the Government attaches to design and the built environment. Amongst other things, it states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 1.10 These “key messages” from legislation and national policy have informed the Council’s local plan, in particular the requirements of policies CP27 and CP29 of the JCS.

## Local Policy Context

- 1.11 Policies CP27 (Pollution) and CP29 (Design) of the Council’s JCS highlight the importance of ensuring that for new extensions, annexes, garages or boundaries:
  - the occupiers of neighbouring properties are not adversely affected by poorly-positioned new buildings, extensions or boundary treatments (Policy CP27);
  - the design and layout of new buildings or extensions are appropriate to their settings in terms of the scale, height, massing and density of development; and in terms of their relationships to adjoining buildings, spaces around buildings and landscape features (criterion d), Policy CP29);

- new buildings, extensions or boundaries make a positive contribution to the local area by the use of good quality materials (criterion e), Policy CP29);
- new parking arrangements are within curtilage where possible and help to secure a high quality environment (criterion k), Policy CP29).

1.12 The remainder of this SPD provides more detailed guidance in relation to the above aspects of policies CP27 and CP29. Other policies from the Council's development plan will also be relevant, such as saved policy HE2: Alterations and Extensions to Buildings. East Hampshire District Council offers a pre-application advisory service, which provides advice on proposals in advance of a formal planning application. This service can help to identify the relevant policies and interpret their implications for the proposed development.

1.13 In particular, please note that in conservation areas and in locations where development could affect a listed building, a scheduled ancient monument, an archaeological site, or a historic park and garden: the advice of this SPD must be considered in the context of JCS policy CP30 (Historic Environment). Planning permission is likely to be refused for proposals that are inconsistent with the requirement to conserve, enhance, maintain or manage the district's heritage assets.

1.14 Similarly, development proposals will need to maintain, enhance and protect the district's biodiversity in accordance with JCS policy CP21 (Biodiversity). Although proposals for residential extensions etc. are unlikely to have a significant effects on the district's protected areas (e.g. Special Protection Areas or Special Areas of Conservation); development could affect protected species, such as bats which may roost in the roof spaces or eaves of existing dwellings. Prospective applicants are advised to consult East Hampshire District Council's *Local planning application requirements* document (available on the Council's website<sup>1</sup>) for details of what may be required in support of a planning application, to ensure that the requirements of policy CP21 would be met. Prospective applicants should also contact the Hampshire Biodiversity Information Centre<sup>2</sup> to determine if there are any records of protected species within the vicinity of the proposed development.

1.15 Some parish councils in East Hampshire have prepared neighbourhood plans which, once they have been formally "made", become part of the development plan. Up-to-date information on the coverage and the content of neighbourhood plans (outside of the South Downs National Park) is available on the District Council's website. Some parish councils also have village design statements, which may be material planning considerations. Information about village design statements can be obtained from parish councils.

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<sup>1</sup> Please see:

[http://www.easthants.gov.uk/sites/default/files/documents/Local%20Planning%20Application%20Requirements\\_4.pdf](http://www.easthants.gov.uk/sites/default/files/documents/Local%20Planning%20Application%20Requirements_4.pdf)

<sup>2</sup> Please see:

<https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre>

## When does this guidance apply?

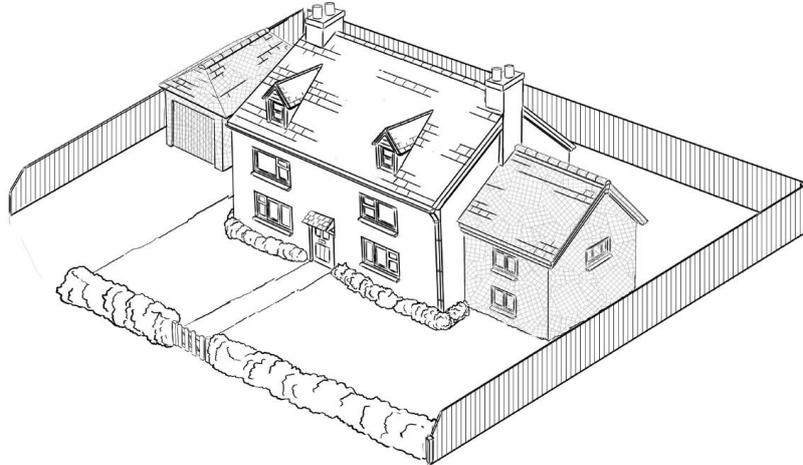
- 1.16 This SPD only applies to development proposals in parts of East Hampshire outside of the South Downs National Park.
- 1.17 The guidance of this SPD only applies in consideration of JCS policies CP27 and CP29. It does not seek to interpret other design and amenity policies such as those found in relevant neighbourhood plans; or other policies of the development plan that would also apply to a proposal. Prospective applicants are strongly advised to read and take account of all relevant policies in the Council's Local Plan and in neighbourhood plans which have been "made", or have been successful at local referendum.
- 1.18 Some proposals for extending a house, making minor alterations, or building a new outbuilding may not require planning permission, because they would constitute "permitted development". This is development that is already permitted by Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), without the need for permission from the District Council. However, even in these cases, the advice of this document may still be helpful for achieving a high standard of design and for avoiding future conflicts with neighbours. Please note that permitted development rights are more restrictive in conservations areas.
- 1.19 The Government's online Planning Portal provides further information on whether you're likely to require planning permission for home improvement projects. Please note that listed building consent will be required for extensions to listed buildings.

## 2. EXTENSIONS

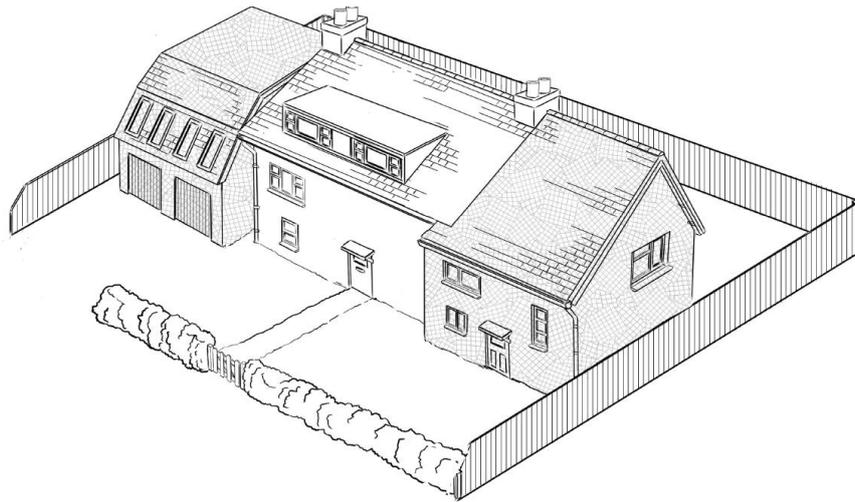
- 2.1 Thinking of extending your home? The following guidance will help you plan your extension, by identifying some of the key points to consider for achieving a high quality design whilst respecting residential amenity.

### General Advice for Extensions

- 2.2 Alterations and extensions must be of a high quality of design which responds positively to the opportunities for improving the original building. To achieve this goal it is essential to assess the factors which make up the character, appearance and setting of your home.
- 2.3 The general form of an extension, its roof pitch and eaves details, its profile/outline, the materials used, positions of windows and doors and their details should all relate to the original building and the existing street scene and building patterns. Extensions are generally most successful when they are subservient to the host dwelling.



*This diagram shows an example of a well thought-out extension and garage, which are subservient to the original house*



*By contrast, this diagram shows an example of poorly-designed extensions that dominate and detract from the original house*

- 2.4 Consideration should also be given to the size of an extension and whether it would adversely affect your neighbours. For example, would it result in overshadowing or overbearing of their gardens/amenity space, or cause a loss of daylight or sunlight into the existing rooms of a neighbouring property? Would the position of new windows result in overlooking of neighbouring properties? Impacts are unlikely to be acceptable where new windows for ground or first floor habitable rooms allow unrestricted views into the rooms of neighbouring buildings. No part of the extension (including rainwater goods and foundations) should physically extend beyond the site boundaries.
- 2.5 An extension that is in-keeping with and subservient to the original house can be achieved by various means, such as by:
- positioning the ridge of the extension at a lower height than the ridge (and sometimes also the eaves) of the existing dwelling;
  - setting the extension back from the front elevation;
  - respecting the existing fenestration and “solid-to-void” ratio on public elevations;
  - using building materials and finishes that are similar in colour, appearance and texture to those of the existing dwelling.
- 2.6 Generally extensions should look as if they could be part of the original design, although very skilful and imaginatively designed extensions can also be successful.
- 2.7 In terms of roof design, a pitch that matches that on the existing house is advisable. Flat-roofed extensions are unlikely to be acceptable unless the roof of the original building is flat.

2.8 The layout and positioning of an extension could sometimes affect the operation or maintenance of nearby utilities infrastructure, such as water mains, sewers or overhead electricity lines. Where proposals would require the relocation of this infrastructure, or where new access arrangements would be required for maintenance purposes, householders should contact the relevant utility infrastructure owners/operators<sup>3</sup> prior to the submission of a planning application, to discuss costs and re-routing options.

2.9 ***Key Points for General Advice:***

- ***Extensions should be subservient to the host dwelling.***
- ***Extensions should be sympathetic to the appearance of the host dwelling.***
- ***Extensions must not cause unacceptable overshadowing of, or overbearing impacts on neighbouring property.***
- ***Windows to habitable rooms should not allow unrestricted views into neighbouring windows or private amenity areas.***

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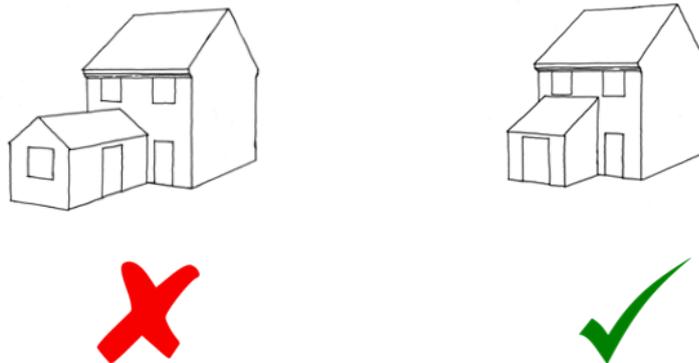
<sup>3</sup> NB: for electricity infrastructure the relevant contact is likely to be Scottish & Southern Electricity Networks; for water supply or wastewater infrastructure, this is likely to be either Thames Water or Portsmouth Water.

## Specific Advice

2.10 Each of the following sections provide more specific advice about certain types of residential extension and should be read in the context of relevant policies in the Development Plan, including any relevant Neighbourhood Plan.

## Rear Extensions

2.11 Proposals for new rear extensions will be considered in terms of their impact on the privacy, amenity and possible dominance over neighbouring properties. For purposes of applying JCS policies CP27 and CP29, this consideration will typically include an assessment of the proximity to the neighbours, degree of projection from the established building line, and proposed height and building mass (i.e. how bulky the extended building would appear). New extensions should not detract from the residential amenity or character of the local area, by adversely affecting these relationships between adjoining properties.



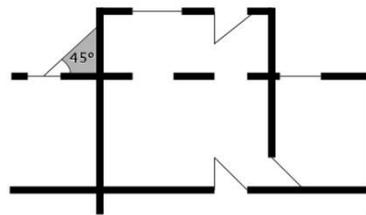
*Two versions of a rear extension, showing how the degree of projection can affect the character of the host dwelling. The image on the right hand side illustrates a more sympathetic rear extension.*

2.12 The potential impact on amenity will typically be considered by taking measurements from the proposed extension to the window wall elevations of adjacent properties.

2.13 The maximum limit to which extensions will be favourably considered is generally determined by drawing a straight line at an angle of 45° towards an adjacent property from the nearest projecting corner of the extension, when viewed from above. If the centre of a habitable room window on a neighbouring property lies on this line (or lies within the triangle created by the vertical surfaces of the properties and this line; see image below) then the extension is likely to have an unacceptable impact on the daylight received by this window. An extension with an unacceptable impact is illustrated on the following page.



Neighbouring window



2.14 The foregoing is a useful rule of thumb, but other material considerations will be taken into account to decide on the likely impact of a proposal on local residential amenity, such as window size, the orientation of properties relative to the trajectory of the sun and the presence of intervening physical features (such as the height of boundaries and the presence of trees). These factors can also affect the amount of daylight/sunlight received by adjoining properties, so the above rule of thumb will not be the only consideration.

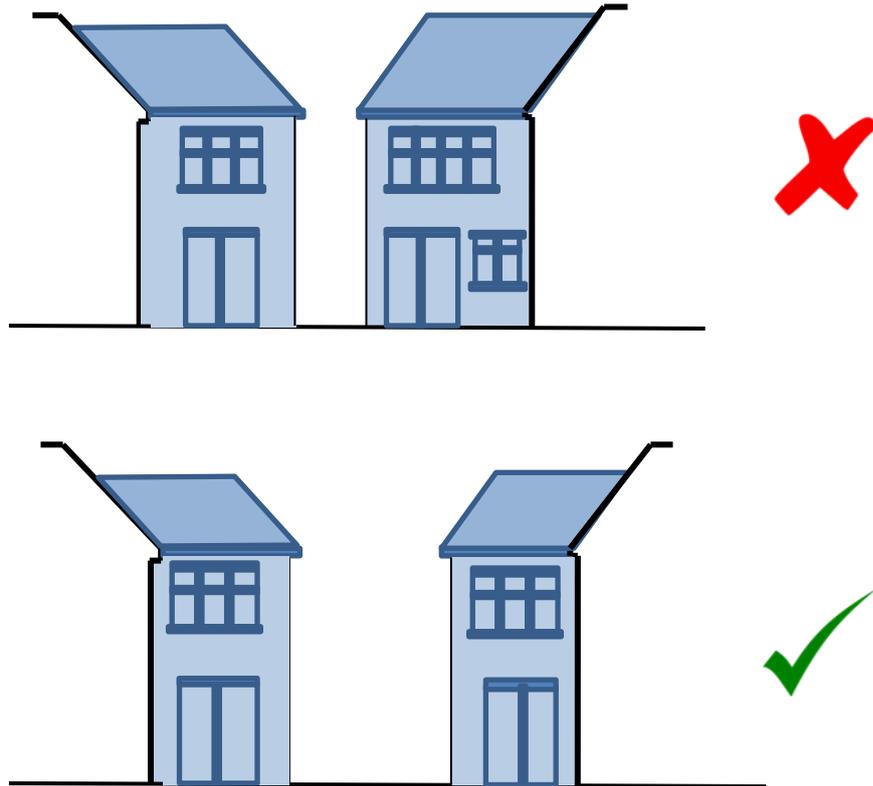
2.15 In addition to the above advice, two storey rear extensions should respect a 21 metre back-to-back separation distance between properties in order to avoid any undue overlooking of the neighbouring dwellings and their private amenity space. Separation distances can sometimes be less than this when dwellings are orientated at an angle to one another.

#### 2.16 **Key Points for Rear Extensions:**

- ***Pay careful attention to the impact of a rear extension on the scale and character of the original building and on the character and appearance of the area.***
- ***Adhere to the 45° rule to safeguard residential amenity.***
- ***Windows should not result in the overlooking of windows and private amenity areas to the neighbouring property/properties.***

## Side Extensions

- 2.17 In most urban, suburban and village situations, the design of two-storey and first floor side extensions should allow for a visual break from a communal boundary to ensure separation from adjacent dwellings and to prevent the creation of a ‘terracing effect’ where this would be inappropriate, given the character of the local area.



*The perception of terracing can be an inadvertent consequence of badly-designed side extensions. The first image illustrates two extensions that “close the gap” between adjacent dwellings to such an extent that the character of the area is likely to be adversely affected. The second image illustrates an example that is more acceptable, where a reasonable gap has been maintained between the dwellings.*

- 2.18 Generally speaking, two storey extensions should not be flush with the front main wall of the house but should be set back slightly. This can help to ensure their subservience to the original building and can help to avoid the perception of terracing, when little or no gap to the communal boundary can be achieved. It is often preferable to have a lower ridge height for a two storey side extension, to lessen its impact on the street scene and ensure that it does not dominate the original building.



Original dwelling

With proposed side extension



Original dwelling

With proposed side extension



*Two versions of a side extension, showing an unsympathetic extension with a flat roof and an acceptable alternative, with a roof that is in-keeping with the original dwelling, with a slightly lower ridge height.*

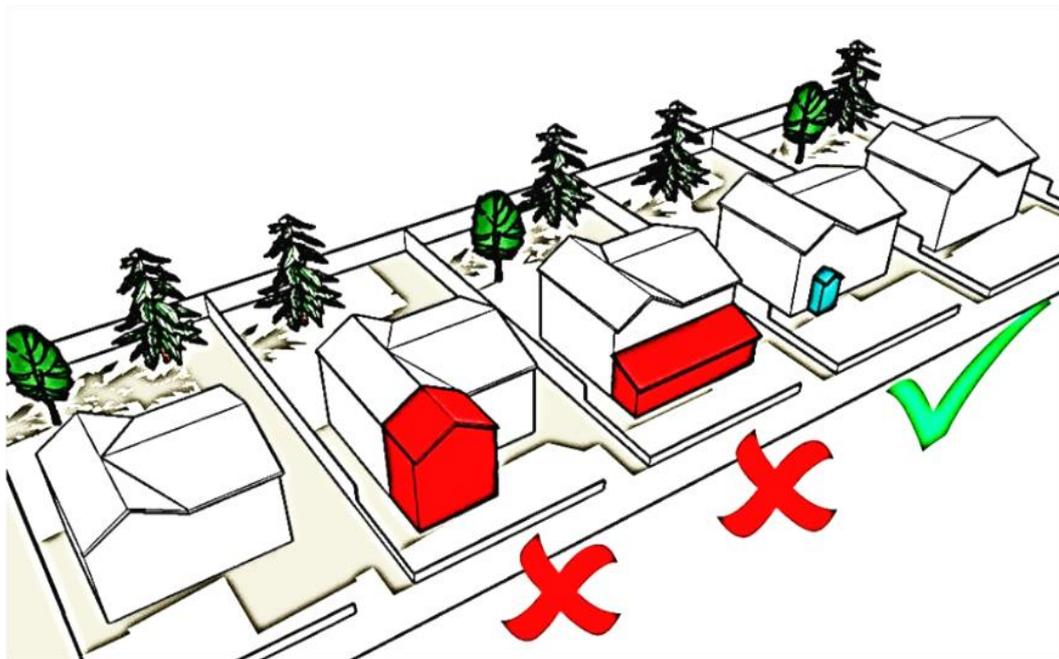
2.19 To avoid an overbearing impact on a neighbouring property, a minimum separation distance between the flank wall of a two storey side extension and the rear elevation of a neighbouring property of 12 metres will be encouraged.

#### 2.20 **Key Points for Side Extensions:**

- ***Side extensions should not lead to an unacceptable loss of space between an original building and its neighbours. In order to avoid terracing, two storey extensions should leave a gap to the communal boundary and incorporate a set-back from the front elevation.***
- ***Side extensions should be subservient to the original building, with a lower ridge height.***

## Front Extensions

- 2.21 Virtually all forms of front extensions require planning permission where they extend beyond a wall which fronts onto a highway and forms either the principal or side elevation of the dwelling. This may exclude small porches and recessed areas.
- 2.22 Front extensions will normally only be accepted on dwellings located well back from the road; or where the street scene already includes a staggered building line as part of the area's distinctive character. Where applicable, the 45° rule should be respected (see advice on rear extensions for details).
- 2.23 Front extensions may be more appropriate in countryside locations, where the character of the built environment is low density with houses set back and/or well screened from the public highway. In all cases front extensions should be subservient to the original dwelling: the extension should not project significantly beyond the front main wall of the original building, or be visually prominent from the street. Two-storey front extensions may only be accepted where the house is set well back from the road, is well screened and in areas where there is not a uniform building line.



*The two proposals in red show front extensions that project significantly from the front wall of the original dwelling, disrupting the building line as a visually prominent feature. The third proposal in blue is clearly subservient and does not project far beyond the front wall.*

- 2.24 Front extensions should be well designed to avoid disfiguring the face of the house. New windows should be in proportion with and reflect those of the host dwelling: this could mean respecting the solid-to-void ratio and/or pattern of

fenestration of the front elevation. The materials and design details (such as the eaves, weatherboards) should also be in-keeping.

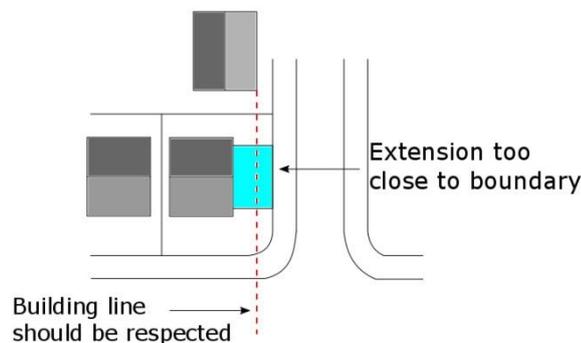
### 2.25 Key Points for Front Extensions:

- **Front extensions might not be acceptable in suburban areas, where they could upset regular building lines and local character. Houses will often need to be set back from the road for a new front extension to be acceptable.**
- **In cases where porches may be acceptable, they should be subservient to the original building and complement rather than compete with existing features.**
- **Sympathetic fenestration and design details will be important for ensuring that a front extension enhances the character of the house.**

### Extensions on Corner Plots

2.26 Whilst extensions on corner plots should adhere to the guidance outlined elsewhere in this document, there are a number of further matters to consider, particularly in urban and suburban locations.

2.27 Corner plots can be especially difficult as any extension must achieve a degree of compatibility with two, potentially very different, streetscapes. Consideration will need to be given to an active frontage along both street frontages. Where a house faces the public realm from more than one aspect, particular attention should be given to the fenestration and design details of the new extension. There should be windows facing both street frontages, to allow for natural surveillance and visual interest from the street. Any extension should be set back from the front elevation of the host dwelling and should respect all building lines, to avoid becoming an incongruous feature within one or more streetscape and to help the building “turn the corner”. A gap must be maintained between the extension and existing boundaries.



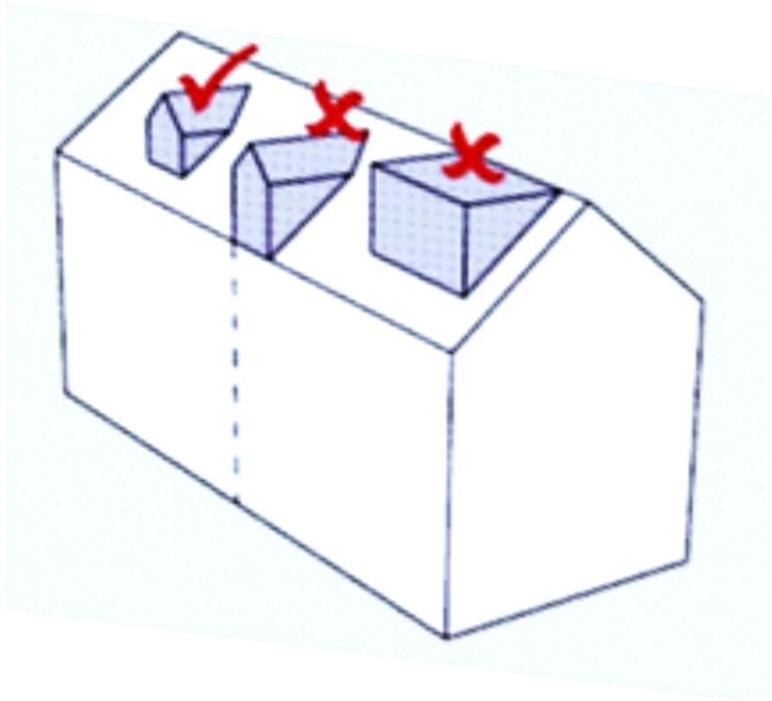
*Plan-view of a proposed corner plot extension that is unacceptable because of a failure to respect one of the building lines and because it impinges on the existing boundary.*

## 2.28 **Key Points on Corner Plots:**

- **Corner extensions are visible from a number of locations. It will therefore be especially important to assess their impact and produce a high standard of design and detailing.**
- **The extension should assist in presenting an active frontage for both streetscapes.**
- **Extensions should respect all building lines and should be stepped back from the front elevation, whilst maintaining a gap with existing boundaries.**

## Roof extensions (including dormers and rooflights)

- 2.29 The design and profile of a domestic roof makes an important contribution to the dwelling's overall appearance. Roof extensions can therefore have a positive or a negative impact on the character of the property and its surroundings. Significant changes to the profile or pitch of the roof are generally unacceptable because they are likely to be unsympathetic to the overall design of the house.
- 2.30 The insertion of dormers can be appropriate where they would complement the proportions, size, arrangement and details of existing windows. New dormer windows need to be well designed, which normally relies on ensuring that they are not over-scaled and do not dominate the roof. This can be achieved by inseting from the existing eaves, verges and ridge. They should not protrude significantly from the roof profile; a small dormer will be preferable to a large 'box' dormer. Such box dormers are nearly always over-scaled and unsympathetic to the character of the host building and are unlikely to be supported.
- 2.31 The detailing also needs to be good quality and the materials need to be well related to the existing roof in terms of their colour and profile. Particular attention should be given to the roof design of a dormer. A hipped dormer will usually be suitable only on a building with a hipped roof, as it could otherwise appear incongruous. A pitched roof will normally be preferred to a flat roof, unless the character of the dwelling suggests otherwise. The size of the dormer should take into account the necessary insulation, so that the structure avoids 'gaining weight' later.



*Two of these proposals are unacceptable due to their size, and their intrusive effect on the roof of the existing dwelling. The smaller dormer is in-keeping with the roof of the dwelling and of a more appropriate size.*

2.32 Dormers and rooflights should be well related to the existing fenestration on the building, for example by lining up with the existing windows, or being centrally located between existing windows, and they should be smaller than the windows beneath them. New rooflights should not protrude significantly from the roof, should be evenly spaced and should not dominate the roof.

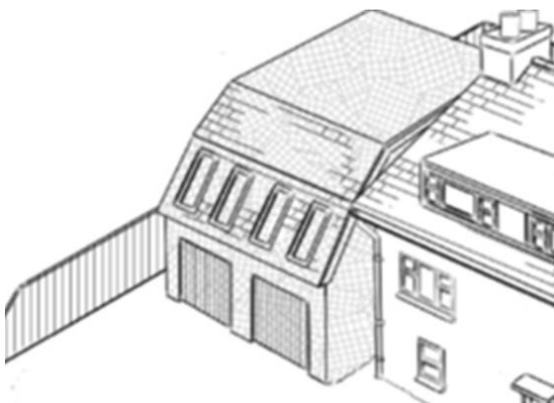
### 2.33 **Key Points for Roof Extensions:**

- ***Roof extensions should not significantly alter the pitch or profile of the existing roof***
- ***New dormers should not dominate the roof and should complement the proportions, size, arrangement and details of existing windows. They should relate well to, but be smaller than the windows beneath them.***
- ***The design of the dormer should be in-keeping with the existing roof, particularly in terms of its materials and roof design.***
- ***New rooflights should also be well-related to the existing fenestration and should not dominate the roof.***

### 3. OTHER HOUSEHOLDER DEVELOPMENT

#### Garages and Outbuildings

- 3.1 Garages and other outbuildings can have a similar impact to other extensions on the existing dwelling. Any outbuilding should be subservient to the main dwelling and respect the materials, scale and character of the existing residential building(s).
- 3.2 In general, outbuildings should be situated in an inconspicuous position when viewed from the public realm. It will rarely be considered acceptable to site outbuildings in front of the existing property, as it would not appear subservient to the main dwelling and could conflict with any established building lines. Particular attention should be given to proposed outbuildings within a conservation area, and the setting of a Listed Building or neighbouring Listed Buildings.
- 3.3 The layout and positioning of a new garage or outbuilding could sometimes affect the operation or maintenance of nearby utilities infrastructure, such as water mains, sewers or overhead electricity lines. Please note the advice of paragraph 2.8 above in relation to utilities infrastructure.
- 3.4 Garages should be set back from the main building line and there should remain sufficient space forward of the garage for car parking. It is also desirable to provide turning space within the curtilage of the dwelling.



*The illustration on the left shows an unacceptable design for a garage, which is set forward of the front main wall and is over-sized relative to the host dwelling.*

*The drawing on the right shows an acceptable design, where the garage is set back from the dwelling, and is clearly subservient.*

- 3.5 Outbuildings, as with other extensions, should not impact upon the amenity of any neighbouring property. They should not lead to an unacceptable increase in overshadowing, loss of privacy or disturbance. Where applicable, the 45° rule should be respected (see advice on rear extensions for details).

## Annexes

- 3.6 Annexes to existing dwellings are specifically intended to provide ancillary accommodation, for example to accommodate relatives or dependants. Such an annex should be designed to reflect the close functional relationship between the new accommodation and the existing dwelling: typically, it should not have a separate entrance or staircase, nor should it include a separate kitchen. This can be facilitated by ensuring that the annex is physically attached to the dwelling at all levels (e.g. for a two-storey annex, there should be internal connections on both storeys). Such an extension should not result in an overbearing structure, and should not overshadow adjoining properties (see above for specific guidance).
- 3.7 Where design constraints make it necessary to build a detached annex rather than an extension, the detached building can still remain functionally related to the existing dwelling through its design. A detached annex should share vehicular access and private amenity space with the host dwelling and should appear subservient to the dwelling in terms of its height, scale and mass. It should be located very close to the existing dwelling to support the shared use of communal (e.g. cooking and washing) facilities. Please also note the advice of paragraph 2.8 above in relation to potential impacts on utilities infrastructure.
- 3.8 The use of an annex as ancillary accommodation will be controlled by a planning condition or a legal agreement.
- 3.9 **Key Points For Garages, Outbuildings & Annexes:**
- ***Garages and outbuildings should respect the scale and character of the existing dwelling.***
  - ***The siting of any outbuildings should respect any established building line or be set back from the existing dwelling.***
  - ***Sufficient space for car parking and turning should remain between any proposed garage and the highway.***
  - ***Proposals should not impact upon the amenity of any neighbouring property.***
  - ***Annexes should be designed to reflect their status as ancillary accommodation for an existing dwelling, and should be physically attached or located very close to the dwellinghouse.***

## Boundary Treatments

3.10 Boundary treatments such as fences, walls and hedges, whether traditional or modern, contribute a great deal to the streetscape and character of an area. They are important for establishing the areas of private amenity space and often make a positive contribution to the settings of buildings. As such, careful thought should be given to the potential impact of their demolition. In conservation areas, consent to demolish will be required and is unlikely to be acceptable where harm would be caused to the streetscene. The substantial alteration of historic boundary treatments is unlikely to be acceptable.



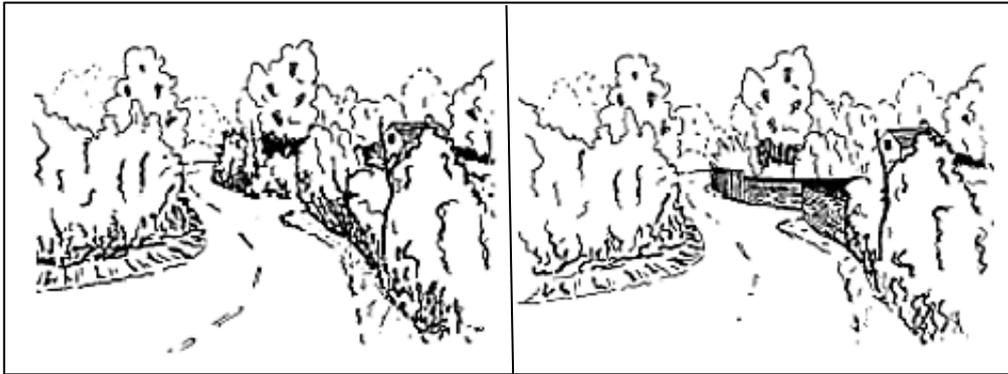
*The type of boundary treatment can have a significant impact on the streetscene. A more open, safe and visually interesting public realm can be created by designing new boundary treatments that create views into and out of residential properties.*

3.11 Where new boundary treatments are proposed, care must be taken to ensure that the proposals (including the materials and detailing) are sympathetic to the surroundings<sup>4</sup>. Care should be taken to ensure that any proposed walls and fences do not harm the streetscene. Where residential areas have a distinctive, open or sylvan character, the erection of walls and fences over 1 metre at the front of the property is unlikely to be acceptable. The character of such estates is derived from the open, landscaped environment and physical, built barriers will significantly detract from that character. Likewise, boundary treatments that

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<sup>4</sup> In relation to potential impacts on existing trees, please note that British Standard BS5837:2012 sets out general principles and procedures to be applied, to achieve a harmonious and sustainable relationship between trees and structures. The recommendations and guidance in this British Standard will help to ensure that proposals are sympathetic to trees that could be affected by new boundary treatments. The protection and enhancement of natural features such as trees may be required in accordance with policies CP20 and CP21 of the Council's Joint Core Strategy.

would obstruct visibility for highway purposes, or would otherwise cause danger to highway users will be unacceptable.



*The introduction of walls and fences within a rural area will change the natural and open character of an area and create a more urban appearance.*

3.12 Poorly designed boundary treatments can undermine the quality of the built environment and can negatively affect the relationships between buildings. New boundary treatments should generally be of the style typical of the immediate locality, unless an alternative would help to create a more active street frontage that would improve natural surveillance. New boundaries should be set back from the public highway and in all cases, the use of incongruous materials (e.g. a wooden fence when the area is characterised by brick walls) will be resisted.

3.13 In most cases, walls and fences that are less than one metre in height will not require planning permission, and this increases to a maximum of two metres on boundaries which are not adjacent to a highway.

3.14 **Key Points for Boundary Treatments:**

- ***The removal or substantial alteration of traditional or historic boundary treatments is unlikely to be acceptable.***
- ***Boundary treatments should be designed in materials and details that respect the surrounding streetscape or area.***
- ***Boundary treatments should not be located directly adjacent to the highway.***

## 4. GLOSSARY

**Active Frontage:** this is a façade or side of a building that includes windows, doors, balconies and design features that add visual interest from the street. It enables people to see into and out from the building, helping to provide natural surveillance for the street and helping to create a sense of place.

**Amenity:** this refers to the pleasant or attractive qualities of a place or a building; what an occupant or visitor would expect to enjoy from using that place/building (e.g. natural daylight, privacy, peace and quiet).

**Building Line:** an imaginary line that describes the physical limit of a row of buildings in relation to a street. It can be uniform, when all buildings are a certain distance from the road, or variable when buildings are staggered and at varying distances from the road.

**Boundary Treatment:** the way in which the borders of a property or space are defined using physical structures or features such as fences, walls and hedges.

**Character:** this is the combination of matters such as: land uses, the design and layout of buildings and public spaces, typical views and other distinctive features such as local topography and natural greenspace, which come together to make one place feel different and function differently from another.

**Context:** this is the setting for a building or a development site, which is influenced by surrounding land uses, any notable landscape features, and (more broadly) the character of the surrounding area.

**Curtilage:** this is the area of land immediately surrounding a house or other building that is associated with the use of that house/building. It includes the garden and driveway and is usually defined by physical boundaries. Ancillary buildings are often located within the curtilage of a house.

**Density:** in design terms, this is the number of buildings or amount of floorspace for a given area of land.

**Elevation:** this is a side-view perspective of a building, from the exterior.

**Fenestration:** this is the design and placement of openings (windows and doors) in a building.

**Habitable Rooms:** this is a room that is used for dwelling purposes, but which is not solely a kitchen, utility room, bathroom, cellar or sanitary accommodation.

**Mass:** the mass of a building is how massive it appears on the basis of its perceived size, shape and form.

**Natural Surveillance:** the informal and incidental observation of people in public areas.

**Overbearing:** the impact of a building on its surroundings in terms of its scale, massing and general dominating effect.

**Overshadowing:** the impact of a building on its surroundings in terms of the effect that its scale, mass and height may have on blocking out daylight and sunlight for nearby properties.

**Private Amenity Space:** this is outside space that is associated with a dwelling and is for the enjoyment and benefit of residents, protected from public view by the design of the dwelling/boundary treatments.

**Solid-to-Void Ratio:** this is the ratio of the sum of the areas of window and door openings to the gross area of an exterior wall of a building.

**Streetscape:** this is the physical features that comprise how a street appears (the road, external facades of buildings, pavements, street furniture, trees, verges and open spaces).

**Street scene:** the appearance of a street, including the building frontages where these are visible, from a certain perspective.