

# HOUSEHOLDER DESIGN GUIDES

## EXTENSIONS AND GARAGES



*March 2002*

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### *Introduction*

When thinking about extending your property you will need to consider a number of factors in order to achieve the required accommodation whilst complementing the existing building, all within the desired budget.

There is increasing awareness of built environment issues. Therefore it is important that the design of your alteration or extension is well thought out, not only to provide the required accommodation but also to enhance the appearance of your property. A well designed extension can add to the value of your property whilst a badly designed extension may deter prospective buyers in the future.

Most houses include "Permitted Development Rights" which allow small extensions to the rear or side without the need for planning permission. However, within conservation areas or on listed buildings these rights have been removed. The rules relating to listed buildings and in conservation areas are complex and further information should be obtained from the City Council before work commences.

This leaflet provides general advice on the design and finishing of an extension. When planning an alteration or extension you are urged to contact the Development Management section of the Council at the earliest stage to discuss any requirements for planning permission.

## Extensions

Extensions should not over-dominate the existing house or be designed in isolation as merely a means to fit in a required amount of extra accommodation. The extension should normally reflect the design concept of the existing dwelling and should not detract from its appearance or the appearance of the street scene. Many homes were never originally designed with future extensions in mind.



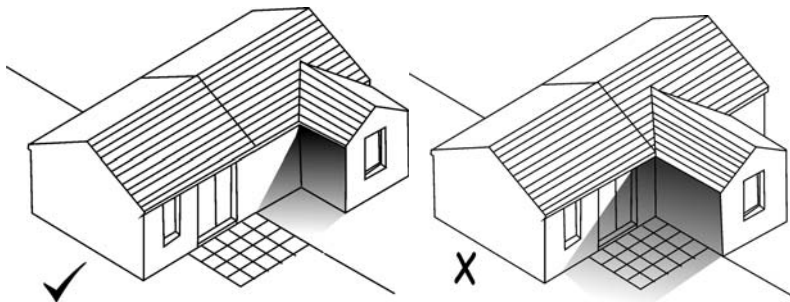
It is important that the materials used in any extension should be consistent with the existing building. The choice of materials used can greatly alter the appearance of the whole building. Consequently it is important that they are chosen to match or to enhance the existing materials. While contrasting materials can be successful if carefully detailed, the introduction of new materials not already used in your building or its neighbours is generally discouraged - they may make your extension more prominent than the original.

It is important that the windows also match those of the existing dwelling in terms of shape, proportion and detail of design.

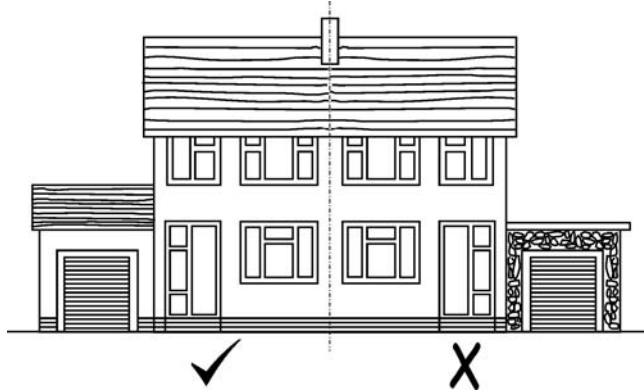
An extension should be viewed as an integral, though secondary, part of the house and designed to enhance it.

## Overlooking and Overshadowing

When considering an extension / alteration, care should be taken not to overlook an adjoining neighbour's house or garden as this may result in an intrusion to their privacy. If a window is proposed overlooking a neighbouring property, the use of opaque glass may reduce the potential for loss of privacy. Neighbouring properties should not suffer significant loss of daylight to habitable rooms or loss of sunlighting to garden areas from the construction of extensions. To protect a neighbour's daylight it is advisable to keep extensions as far from the boundary with adjacent properties as possible.

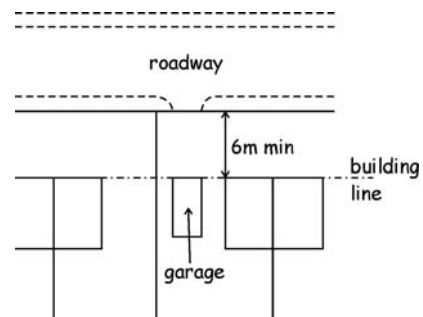


## Domestic Garages



A garage which is attached to a dwelling or is in a prominent location should be treated in the same way as a single-storey side extension. It is advisable to ensure that pedestrian access to the rear garden is maintained if at all possible in order to allow for maintenance etc.

A garage should be in a position where it can be accessed safely. In general it should be set a minimum of 6 metres back from the rear edge of the pavement, so that a car can be parked in the driveway without jutting on to the pavement.



## Good Neighbourliness

Don't underestimate the value of communication with your neighbours. Although this is not a legal requirement it will be beneficial to you to liaise with your neighbours, before submitting the application. Often people are concerned when there are building works close to their home. However, if they are well informed and understand your intentions they are possibly less likely to object to the proposal when they are formally notified of a planning application. Uncertainty and misunderstandings can lead to objections which will increase the time it takes to process your application.

## Pre-Application Discussions

The City Development Department welcomes applicants and their agents to discuss their proposals at an early stage. This will enable potential problems to be identified and it can save time later.

A building warrant may also be required for an alteration / extension. You are advised to contact the Building Standards team of the City Development Department directly.

The Development Management service is located at:

City Development Department, Dundee City Council, Dundee House, 50 North Lindsay Street, Dundee DD1 1LS

Telephone: 01382 433105 Fax: 01382 433013 [Web site: www.dundee.gov.uk](http://www.dundee.gov.uk)

Normal opening hours are: 8.30 am - 5.00 pm Monday to Friday