

AVDC Planning Services

AVDC Home Extensions Fast-track Local Development Order (LDO)

Design Code

To get consent and a certificate of compliance with the AVDC Fast track Home Extensions Local Development Order (LDO), the proposed works must comply with the following design criteria.

Note: A list of definitions is provided in section 3.

1. First floor and two storey rear extensions

The zone of permitted development applies to first floor level extensions and two storey extensions, to ensure that neighbours' amenity is protected.

It is calculated by taking a 45 degree line from the centre of any neighbours' nearest first floor habitable room window on the same elevation as the rear of your property.

Where the neighbouring property is single storey, the 45 degree line is taken from the nearest habitable room window on the ground floor. The area within these lines is the 'zone of permitted development' within which proposed two storey rear extensions would be allowed (subject to other limitations).

1.1 For detached dwellings

Within the 'zone of permitted development' illustrated by the mauve area shown below, the LDO allows for a two storey extension and first floor rear extensions over an existing single storey extension, provided that the criteria set out below are met.

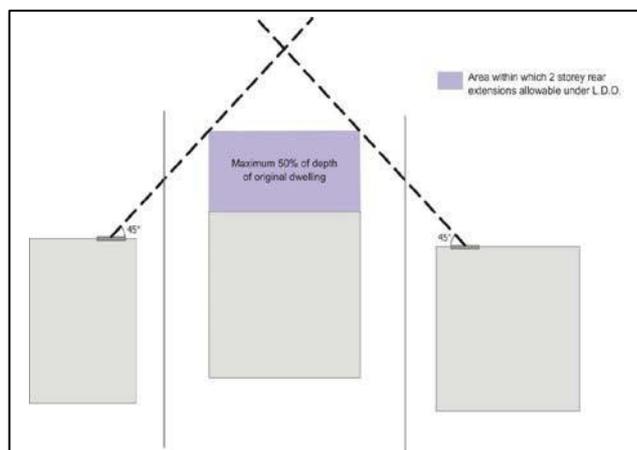


Figure 1.
Detached dwelling houses

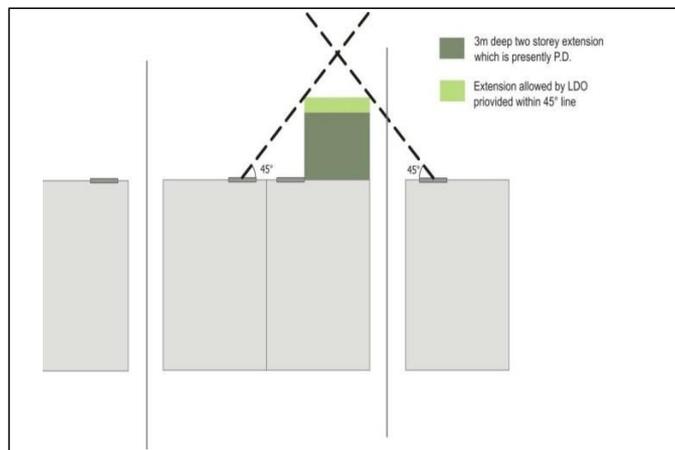


Figure 2.
Semi-detached or link-detached dwelling houses

1.2 For semi detached dwellings

Within the 'zone of permitted development' - illustrated by the green areas shown in Figure 2 - the LDO allows for a two storey extension, and a first floor rear extension over existing single storey extension, provided that the criteria set out below are met.

1.3 Criteria

The erection of first floor and two storey rear extensions for detached and semi detached dwelling houses is subject to **all** of the following criteria being met:

- a. The ridge height is no higher than the highest part of the existing roof it will be attached to.
- b. The roof pitch matches the main roof of the part of the dwelling house it will be attached to, as shown in Figure 3.

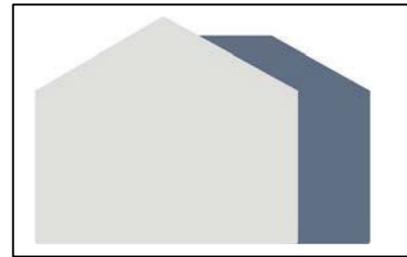


Figure 3:
Roof pitch to match that of main roof on original dwelling

- c. Proposed eaves height is no higher than eaves of the highest part of dwelling house it will be attached to.
- d. The depth of the extension does not exceed 50% of the depth of the original dwelling house.
- e. Materials and brick bonding match with those of the original dwelling house.
- f. Any first floor side windows must be high level, and have a minimum sill height of 1.7m above the finished floor level. If below 1.7m, they must be obscure glazed and fixed shut. This criteria applies also to any first floor side windows fitted to the original dwelling house, as part of the LDO application.
- g. The extension is no closer than 7m to the rear boundary as shown in Figure 4 below.

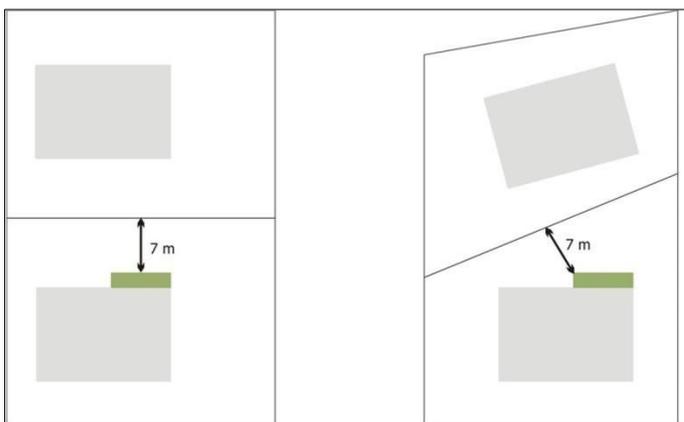


Figure 4.
Distance from rear extensions to rear boundaries

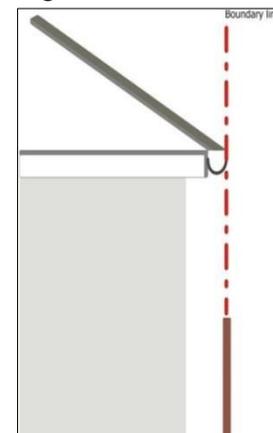


Figure 5.
Overhang to neighbouring property

- h. The total area of ground covered by extensions (including previous extensions and other buildings within the property curtilage) must not be greater than 50% of the total area of the 'curtilage', excluding the ground area of the original dwelling house.
- i. No balconies, verandas, or raised platforms are permitted.
- j. The height of any chimney or flue, soil or vent pipe is no higher than 1 metre above the highest part of the roof it is attached to.
- k. No part of the proposed building encroaches or overhangs any neighbouring properties, as shown above, in figure 5.
- l. New extensions must not go beyond the neighbouring boundary. If the boundary line is crossed a full planning application will be required.
- m. Where the original rear wall of a dwelling house is stepped, each of the rear faces of the stepped walls will form 'the rear wall of the original dwelling house'. In such cases, the limits on extensions apply to any of the rear walls being extended, see Figure 6.

2. Single storey rear and side extensions to detached and semi detached houses

2.1 The LDO allows single storey rear and side extensions provided that:

- The proposed rear extension does not exceed 4m deep, as measured from the rear wall of the original dwelling house which it extends from.
- The proposed side extension does not exceed 4m measured from the original rear wall of the original dwelling house which it extends from.
- The proposed eaves height does not exceed 3m in height within 2m of any boundary.
- Single storey side extensions cannot be wider than half the width of the original dwelling house. Where a single storey side extension is linked to a rear extension, the width of the part which extends beyond the side wall of the original dwelling house must not be greater than half the width of the original dwelling house.
- Except for materials used in constructing a conservatory, materials and brick bonding must match those in the original dwelling house.
- No part of the proposed building encroaches / overhangs any neighbouring property, as shown in Figure 5.
- New extensions must not go beyond the neighbouring boundary. If the boundary line is crossed a full planning application will be required.
- Where the original rear wall of a dwelling house is stepped, then each of these walls will form 'the rear wall of the original dwelling house'. In such cases, the 4 metre limit on the depth of any extension beyond the original rear wall applies to any of the rear walls being extended beyond as shown in Figure 6 below.
- No part of the side extension extends beyond the front wall of the original dwelling house.
- No balconies, verandas, or raised platforms are permitted.

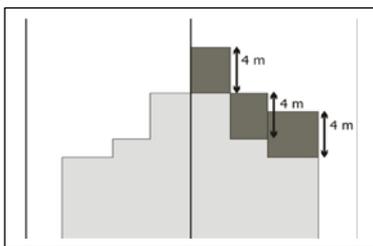


Figure 6. (above) Illustrating stepped extensions

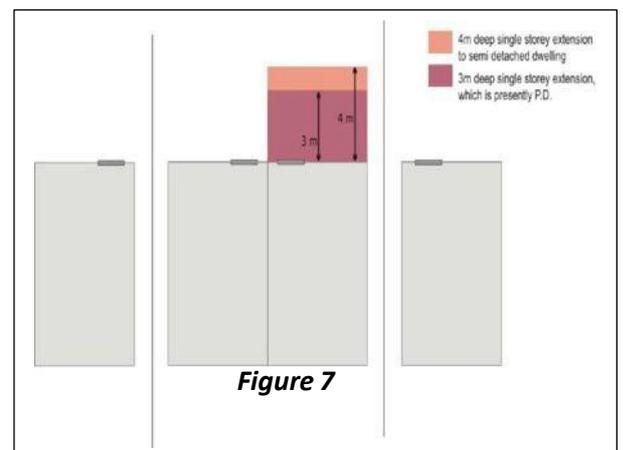


Figure 7

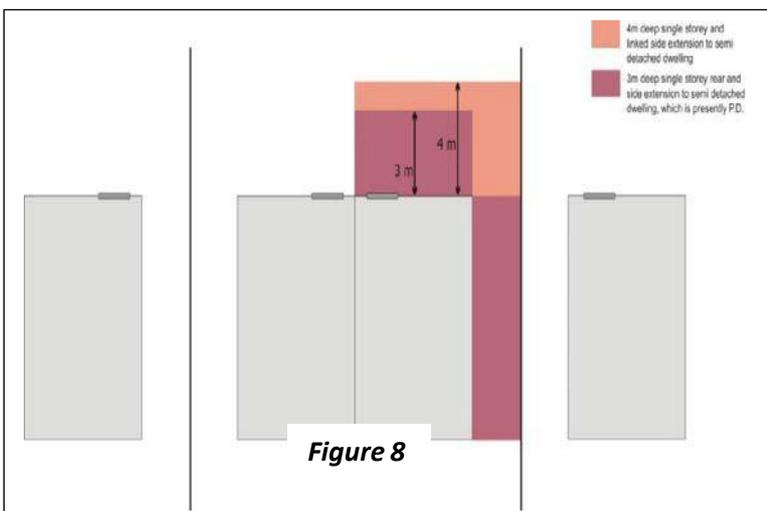


Figure 8

Figures 7. & 8. (above and left)
Illustrating the differences between 'permitted development' (dark pink) and the LDO for single storey extensions (salmon)

3. Definitions

45 degree line measured from centre of window – this means the centre of the total extent of the window, not the nearest ‘light/opening part’.

Adjoining neighbours - any property adjoining any boundary of the property where the house is to be extended, including any property separated from it by pedestrian-only access.

Article 1(5) land - this is land within a National Park, the Broads, an area of outstanding natural beauty, an area designated as a conservation area, and land within World Heritage Sites.

Balcony is a platform with a rail, balustrade or parapet projecting outside an upper storey of a building. A ‘Juliet’ balcony, where there is no platform and therefore no external access would normally be permitted development and comply with the LDO criteria.

Dwelling house - does not include buildings containing one or more flats or a single flat contained within a building. Note however, that for the purposes of this guidance, the word ‘house’ or dwelling’ is a ‘dwelling house’.

Elevation – this is the term used to describe a side of the property on view, eg the front elevation is the side of the house that faces the nearest road.

Existing - means a building as it existed immediately before any proposed permitted development (eg a house extension) is undertaken. The existing house will include previous development to the house, whether undertaken as permitted development or as development resulting from a planning permission from the local authority.

Front or front wall of the dwelling house - that elevation which originally contained the front entrance door to the house

Habitable room – lounge/ sitting room, dining room, and kitchen incorporating a dining area, study, bedroom. It does not include hallways, landings, kitchens where no dining area is incorporated, bathrooms, wc and utilities.

Height - references to height (for example, the heights of the eaves on a house extension) is the height measured from ground level. Ground level is the surface of the ground immediately adjacent to the building in question. Where ground level is not uniform (eg if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building. This will be the level of the natural ground and would not include any addition laid on top of the natural ground such as a patio.

Linked detached - is where a property is physically linked to another property by a side garage or structure.

Original - means a building as it existed on 1 July 1948 where it was built before that date, and as it was built when built after that date.

Raised platform - is any platform with a height greater than 300 millimetres and will include roof terraces.

Ridge height - Chimneys, firewalls, parapet walls and other protrusions above the main roof ridge line should not be taken into account when considering the ridge height of the original or existing house.

Veranda - is a gallery, platform, or balcony, usually roofed and often partly enclosed, extending along the outside of a building at ground level.