

# EXTENSIONS

Regeneration & Planning



**Regeneration, Homes and Communities**

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**Large print and audio versions of this leaflet are available. Call 01424 451090.**

## Introduction

Many small-scale extensions to single family dwelling houses do not need planning permission. You can find planning information and advice in the General Public section of the Planning Portal - just follow the link from our site at [www.hastings.gov.uk/planning](http://www.hastings.gov.uk/planning). The 'Interactive House' and mini guides are particularly useful. If you do not have access to the Internet, you can use one of our Application Viewpoints at Aquila House or the Hastings Information Centre, Queens Square.

If you want confirmation that what you are proposing would fall within the limits of 'permitted development' and would therefore not require planning permission, you can apply for a Certificate of Lawfulness of Proposed Development. You can apply online or download the necessary forms from our website at: [www.hastings.gov.uk/planning](http://www.hastings.gov.uk/planning).

Whether or not you need to make a planning application, there are some general principles that should generally be followed to make sure the extension looks appropriate and does not unreasonably impact on neighbouring properties:

## Design

- Materials should generally match those of the existing dwelling.
- The extension should not dominate the original dwelling. It is a good idea to set it back from the front wall so that it appears subservient.
- Where possible it is generally best to integrate the roof of the extension into the main roof. Flat roofed extensions can look "tacked on" and flat roofs can sometimes need more maintenance.
- The design of porches should reflect the design of the main house in terms of the materials used and the roof detailing.
- The spaces between buildings can be an important part of the character of the area. Side extensions should not result in a terracing effect by closing the gap between properties.
- As a rule of thumb it is good practice for a side extension to be less than two thirds of the width of the main property.
- Where possible dormer windows should have a roof to match the main roof.
- Dormer windows should generally be set into the main roof, rather than replacing it. Overly large flat roofed extensions can dominate a building and look unsightly.
- Care needs to be taken over the siting of new garages so that they do not dominate a property when viewed from the street.

## Impact on Neighbours

- Glazing to side walls should generally be avoided because it could result in a loss of privacy to neighbours. Where it is unavoidable obscure glass should be used.
- Balconies on flat roofed extensions are rarely acceptable because they result in a loss of privacy not only to properties to the rear, but to adjacent properties where you can look back into first floor windows at close proximity.
- Two storey extensions are rarely acceptable close to the boundary because of the loss of daylight and sunlight that would affect the neighbouring property. It is good practice to set two storey extensions as far off the boundary as possible.
- Restrict the depth of rear extensions to approximately 3m, because in most cases the impact on the neighbouring property would not be unreasonable.
- Take account of windows on neighbouring properties to make sure any extension does not result in unreasonable loss of daylight or sunlight.
- Pay special regard to ground levels when considering the impact of an extension on a neighbour. Where the ground drops away an extension may appear very much bigger when viewed from an adjacent property.

- Make sure windows in side dormers do not look directly into the side windows of neighbouring properties (or into neighbouring dormers).
- The Disability Discrimination Act 1995

## Planning Policies

### Policy DG3 - Sunlight and Daylight

The design and layout of new development should ensure that there is adequate natural light for the new buildings. In addition, development should not cause unacceptable loss of daylight, sunlight or outlook to neighbouring properties.

### Policy DG12 - Two Storey Side Extensions

Planning permission for two storey side extensions to houses will only be granted where they:-

- Will not cause a significant loss of light or overshadowing to a neighbouring property, or be unduly overbearing;
- Will not lead to a terracing effect in the street, or an otherwise cramped form of development which would adversely affect the general character and appearance of the area;
- Are designed with a roof in keeping with the property; e.g. a roof to match that of the original dwelling.

## Do Building Regulations Apply?

Even if planning permission is not required to build an extension, Building Regulation probably will apply.

For advice or help:

Building Control: 01424 451091

Planning Office: Aquila House, Aquila House, Breeds Place, Hastings TN34 3UJ

Email: [bldcontrol@hastings.gov.uk](mailto:bldcontrol@hastings.gov.uk)

Website: [www.hastings.gov.uk/building\\_control](http://www.hastings.gov.uk/building_control)

## Other Useful Publications

The following documents are published by Hastings Borough Council and are available on request from the Planning Offices at Aquila House or you can download them from the planning pages at [www.hastings.gov.uk/planning](http://www.hastings.gov.uk/planning):

- Planning Advice 1 - Pre Application Advice
- Planning Advice 2 - The Decision Making Process
- Planning Advice 3 - Comments and Objections
- Planning Advice 4 - General Advice and Information
- Planning Advice 6 - Before You Start Work
- Planning Advice 8 - Installation of New or Replacement Windows and Doors
- Supplementary Planning Document: Householder Development: Sustainable Design
- Supplementary Planning Document 1: Roof Materials for Listed buildings and Conservation Areas
- Living in a Conservation Area – A Guide
- Listed Buildings – A Guide

Published by Central Government and available from the Planning Offices or you can download it from: [www.communities.gov.uk/publications/planningandbuilding/partywall](http://www.communities.gov.uk/publications/planningandbuilding/partywall):

- The Party Wall etc Act 1996: Explanatory Booklet