Fig 0.1: No.41 Garden Walk as viewed from the street

ALTERATIONS & EXTENSION TO 41 GARDEN WALK, CAMBRIDGE CB4 3EW

22.448.01 - 499 D

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Contents

Rev A: 03/04/23 Draft Issue
Rev B: 14/04/23 Updated to client feedback
Rev C: 11/12/23 Updated to pre-app feedback
Rev D: 08/02/24 Updated to client feedback
Rev E: 12/02/24 Updated to planning feedback

Fig 0.2: Aerial view of No.41 Garden Walk including wider context
google earth

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No. 41 Garden Walk

Fig 1.1: View from Garden Walk looking towards No.41 (on the left) and No.43.

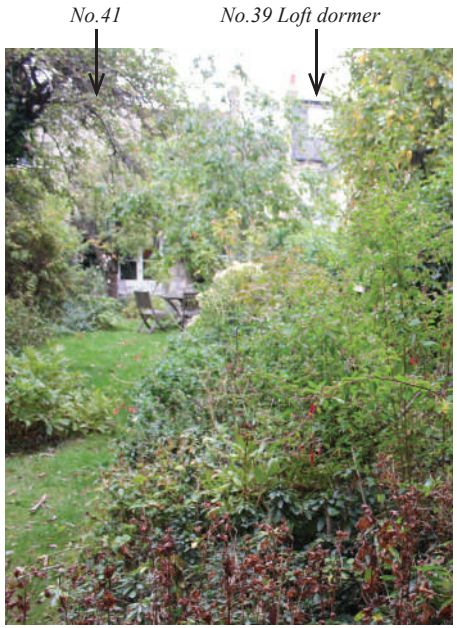

Fig 1.2: View towards rear of No.41. No.41's garden is heavily planted but the box dormer to No.39 can be seen on the right.

Fig 1.3: View along Garden Walk towards Victoria Road showing differing styles of house. No.41 is behind hedge on the right.

Fig 1.4: View along Garden Walk towards Bateson Road.

Introduction

1.1 Scope of the Application

This Design and Access Statement supports the submission for Householder Planning Consent for the loft conversion with dormers and associated renewable heating and electrical works to no.41 Garden Walk.

1.2 Aspiration

Whilst respecting the neighbours and the location in the Conservation area, to enlarge and improve the existing house to meet the requirements of the homeowners by:

- Increasing the accommodation to meet the needs of modern living and working from home to secure the house as a lifetime home for the current homeowners;
- Maintaining the quality of light throughout the property, both internally and externally;
- The extended accommodation to meet and exceed current standard and to be of better quality.
- Providing a PV array and battery storage, and solar hot water system to start the step towards implementing renewable energy within the house.
- Providing space for future alterations to the heating and hot water strategy for the removal of gas from the property.

1.3 Supporting material

This Design and Access Statement is to be read in conjunction with the survey drawings and the drawings of the proposed works.

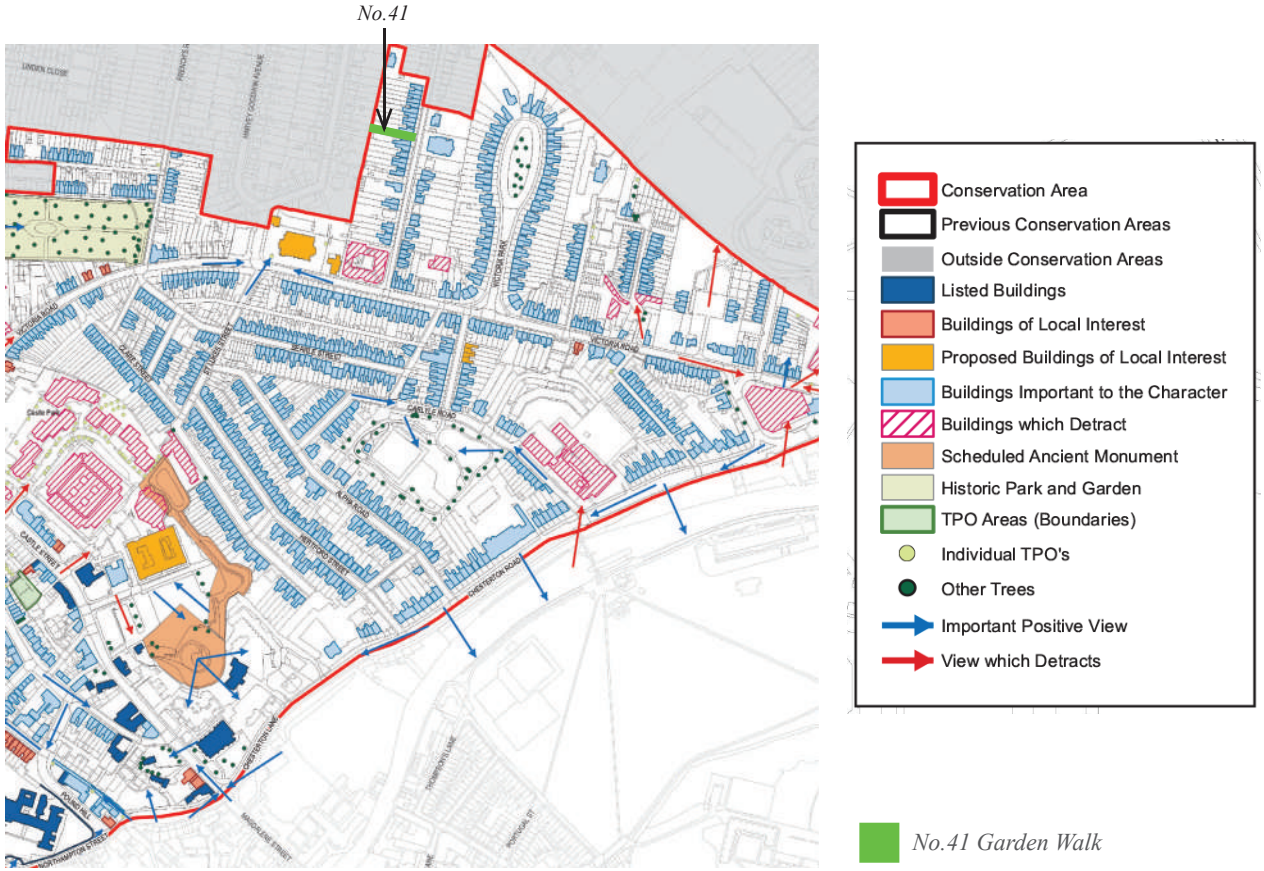

Fig 2.1: Castle and Victoria Road Conservation Area Map, No.41 Garden Walk is designated as a building important to the character of the Conservation Area.

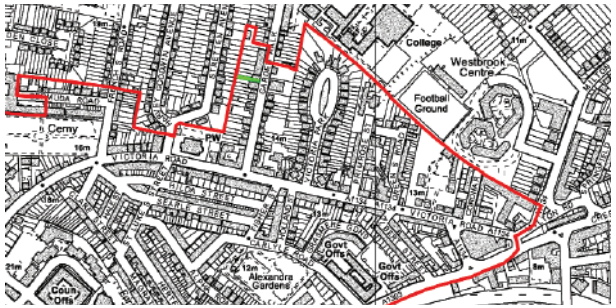

Fig 2.2: The relationship between No.41 Garden Walk within Castle and Victoria Road Conservation Area.

Fig 2.3: View towards houses immediately opposite showing their loft dormers to front and side.

Assessment

2.1 Location & Context

No.41 Garden Walk is a semi-detached house on the northern boundary of the Castle and Victoria Road Conservation Area [Figs 2.1 and 2.2]. The property sits on an east-west axis, parallel to the adjacent properties with a small front garden to the east, accessed via Garden Walk, and a long private rear garden to the west.

According to the Castle and Victoria Road Conservation Area Appraisal, No.41 Garden Walk is included on the list of buildings important to the character of the Conservation Area [Fig 2.1].

2.2 Street Facade

The streetscape along Garden Walk is residential with an eclectic mix of volumes and styles [Figs 1.3 and 2.3]. No.41 falls within a row of similar two storey gault brick houses, some semi-detached and some terraced [Fig 1.4]. No.41 and the attached no.43 retain the original decorative clay ridge tiles whereas the other similar houses along Garden Walk have had roof alterations carried out which have removed these. Between no's 39 and 41, there is side access to each properties rear garden, meaning a distance of around 2.2m between the two properties, and around 6m between their respective outriggers. Directly opposite no.41 on Garden Walk is a pair of Victorian semi-detached houses of three storeys [Fig 2.3], converted into flats. The Conservation Area

Fig 2.4 Rear of No.41, with No.39 box dormer on the right.

Fig 2.5 View out of No.41's Bedroom 3 window showing view over garden and neighbouring garden, planting, and the rear of houses on Stretten Avenue beyond.

Fig 2.6 View along side of house between No's 41 & 39 showing 2.2m distance between main parts of houses. Planting to rear garden beyond.

stops a bit further to the north of no.41, where the houses along Garden Walk change to 1930's development and social housing (some now privately owned).

2.3 No.41

No.41 has a typical ground floor layout comprising a large living room at the front with dining and kitchen in the outrigger at the rear and at first floor, three double bedrooms and a family bathroom. There is only one WC serving the property. No.41 and the attached No.43 have a longer two storey rear outrigger than the similar neighbouring properties [Fig 5.4]. This appears to be as originally constructed. No.41 has been undeveloped since its original construction although the current homeowners have maintained and cared for the properties original features and it is in good condition throughout.

2.4 Trees and Outdoor Space

There are a number of mature trees and shrubs in the rear garden of no.41 and the neighbouring properties which largely screen the surrounding houses from no.41. The garden space and the connection between the house and garden with views onto the green space is an important feature to the homeowners.

2.5 Development at loft level in surrounding area [Fig 2.7].

There have been several developments at loft level to houses along Garden Walk including (along the row of similar style house and in the Conservation Area): 5 box dormers to the full extent of the rear roof slope and 4 extensions over the outrigger, extending out up to and including the rear chimney with flat roofed extensions [Fig 2.7]. The majority of these are believed to have been constructed prior to being designated as a Conservation Area however no. 59 Garden Walk [REF:17/1728/FUL] was granted permission for a loft extension including over the outrigger in 2017.

In addition to this, due to the varying styles of house along Garden Walk, several others have developed at 2nd storey level, either as part of the original construction, or at a later date, for example the houses directly opposite No.41, No's 38-44 which have loft dormers facing North, East, South and West [Fig. 2.3]. As well as this, no's 36 and 29 have rear roof terraces at 1st and 2nd floors respectively.

2.6 Visibility Of Rear From Surrounding Areas

There is no visibility of the rear facade of No.41 Garden Walk, from any public road and no clear view into and out of the Conservation Area from the rear due to mature trees to the ends of the gardens that obstruct direct views and mask views between properties [Fig 2.5].

2.7 Relevant Policies

Relevant planning policies including

Fig 2.7: Map showing development at loft level to houses in immediate vicinity along Garden Walk.
Blue= Properties which have extensions both over the main roof space and over the outrigger (up to rear chimney) via flat roofed dormers.
Green= Property which has a box dormer to the rear, removing the original eaves and verge and with unscreened views onto no.41 rear garden.
Orange= Properties which are a different style to no.41, with development at loft (2nd storey) facing N,E,S & W.
Red= No.41 proposal
Thick red line = boundary of Conservation Area

response to climate change (policies 28, 29, 30) alongside 55, 58 and 61 and Appendix E of the Cambridge Local Plan, Roof Extensions Design Guide have been acknowledged in the design of the proposal

Involvement

3.1 Pre application advice

Pre-application advice has been sought from the planning authority PREAPP REF-23/50191/PRELV3.

The current application addresses the comments raised at pre-app stage by reducing the scale of the proposed loft development, reconfiguring the proposed dormer roof pitches to reduce the overall height and reintroducing the hierarchy between the main roof and the outrigger.

3.2 Planning Policies

The planning policies as listed in Appendix B have been carefully integrated into the design, and in line with feedback at pre-application stage.

3.3 Neighbours

The neighbours have been consulted about the proposals and the image in fig 5.5 was presented to the attached neighbours at no.43.

Fenestration changed to suit retained roof
Staircase reconfigured to arrive at lower point, on step 11 to reduce height of outrigger dormer

Dormers set in from main eaves line

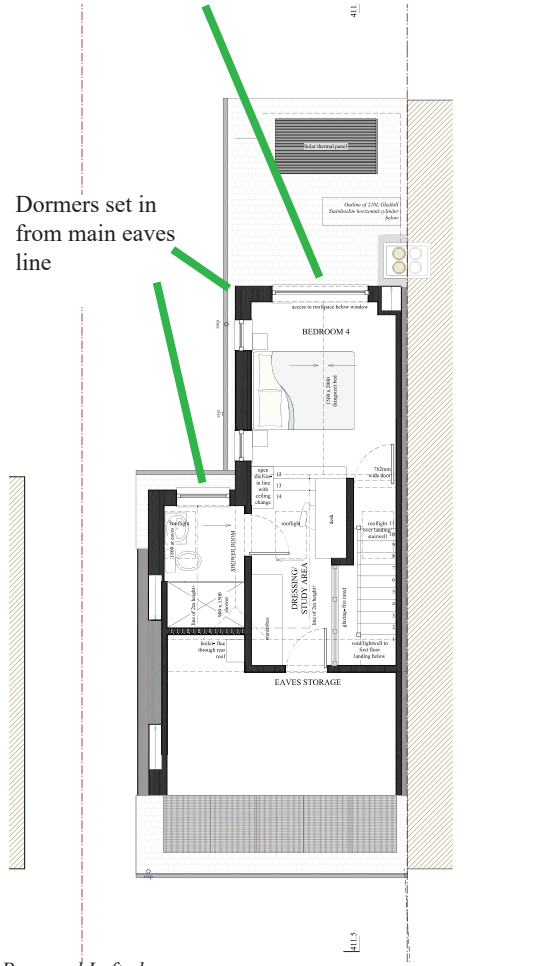

Fig 5.1 Proposed Loft plan

EVALUATION

4.1 MAIN LOFT

The homeowners work from home and they are now in need of additional bedroom accommodation to supplement the current use of some of the existing first floor rooms as areas to work from home. The first floor arrangement is limited to provide this. There is precedent for loft conversions along Garden Walk, and development at loft level has a reduced impact upon biodiversity. Therefore the most practical way of obtaining additional space and to minimise disruption on the existing house, the neighbouring properties and the Conservation Area is to extend at loft level.

At loft level, there are existing roof spaces currently used for storage over both the main part of the house and the outrigger. Both of these spaces have rooflights to bring natural light into the middle of the plan.

The combination of the existing staircase arrangement (in order to stack the staircases to make the circulation space efficient, and to avoid loss of a first floor room) and the available height within both loft spaces does not permit the minimum 2m height clearance required by building regulations over the access to the rooms at loft level, once the floor is strengthened and the roof space insulated to meet habitable room requirements. There will be a high extent of insulation works required in order to meet the recent change in building regulations for insulation values to help tackle climate change.

DESIGN

5.1 PROPOSALS

LOFT PLAN AND VOLUME

The proposed loft plan provides a fourth bedroom, study area and a second WC and shower room [Fig 5.1. The proposed volume for the new plan is for a shallow pitched dormer to the rear roof slope, set in from and maintaining the existing eaves line to both the main roof and the roof over the outrigger in accordance with Policy 58 and Appendix E Roof Extensions Design Guide (as well as what would be permitted development rights if the property was not in a Conservation Area) [Figs 5.2 and 5.5]

Due to the height required to meet building regulations above the stairs and the showering area, at its apex, the dormer reaches a point higher than the existing roof line. To avoid this being visible from Garden Walk, the new dormer roof has been set back from the main ridge line with an area of flat roof and discrete hip to the dormer. This maintains the decorative tile detailing to the main ridge and means the dormer is not

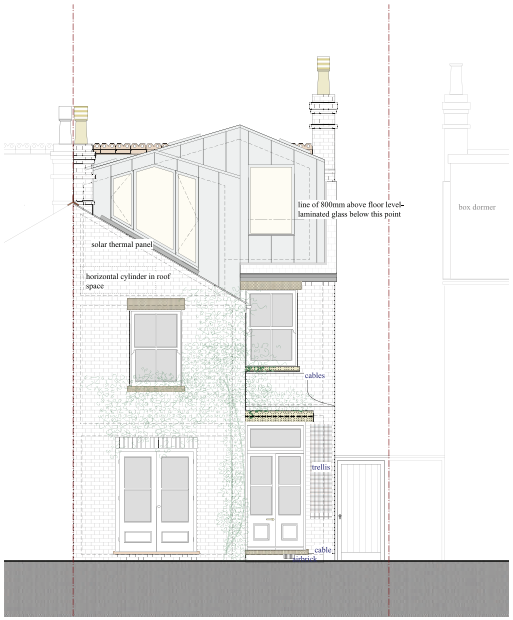

Fig 5.2 Proposed rear elevation

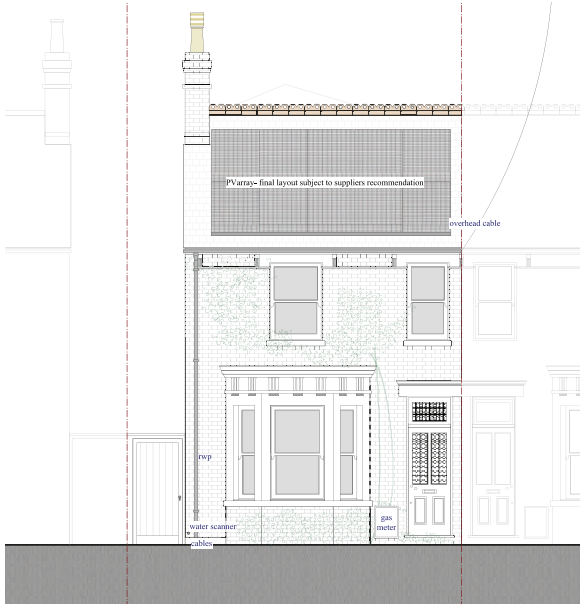

Fig 5.3 Proposed front elevation

visible from Garden Walk so the principal facade remains unaffected [Fig 5.6]. In this respect, the proposals have taken inspiration from a project carried out in another Cambridge Conservation Area, 97 Norwich Street, which included a dormer to the rear roof slope with higher ridge hidden behind the main ridge line. (Permission reference: 18/0991/FUL), see Fig 5.7. This is referenced in this instance to demonstrate the similar scenario where the rear dormer apex is not visible from the principal street facade.
In line with pre-app feedback, the proposed roof volume and pitch has been reconfigured and reduced in height so that it extends above the height of the main ridge line at only one point, where necessary for providing the 2m over the stairs and the showering area.

5.2 Outrigger

The dormer over the new bedroom in the outrigger extends up to and retains the existing outrigger chimney, in line with the pattern of loft development along Garden Walk. This retains the existing original feature of the chimney above roof level [Fig 5.2], although the chimney flues are redundant in both no.41 and no.43.

In line with pre-app feedback from the conservation officer, the volume of the outrigger development has been reduced. A more shallow roof pitch is now proposed in order to reduce the overall height and to reintroduce the hierarchy between the main and outrigger roofs. The form of the proposal at the rear has been designed to relate proportionally to the original house and to be sympathetic to the neighbours by pitching away from the neighbouring properties, aiming to do better than the flat roofed 'box' outrigger dormers seen elsewhere along Garden Walk and many other streets in Cambridge.

Due to the orientation of No.41, and the setting in of the existing outriggers of both No's 41 and 39, the proposed roof extension is substantially set away from the rear of No.39 (approx.6m) so will not over shade or dominate No.39. No.41's existing outrigger roof also means the proposed works will not additionally over shade or dominate No.43 to the north either. [Figs 5.4 and 5.5]

The fenestration to the rear has been adjusted alongside the proposed roof configuration so that it is in line with the proportions of the windows on the existing rear elevation.

Retaining the existing slate roof over the outrigger beyond the dormer ensures the original roof line is retained and this provides obscurity to the attached No.43 to the north [Figs 5.1 and 5.4].

5.3 Materials

The dormers are proposed to be clad in a sheet metal such as zinc to provide a more modern aesthetic to the proposed

Fig 5.4 Google map with proposals overlaid demonstrating effect on surrounding properties and lack of visibility from proposed bedroom onto no.43 rear garden due to retained section of existing outrigger roof, see also Figs 5.5 and 5.6.

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development whilst being in keeping with the colour palette of the existing house, tying in with the surrounding slate roofscape.

The windows in the dormers will either be painted timber to match those on the existing house and common to the character of the Conservation Area or powder coated aluminium, subject to feedback from window suppliers. Care has been taken to ensure the new shower room window will provide privacy for the occupants and won't overlook the neighbouring properties and opaque glazing will be fitted to the lower 1/2 or 2/3 of the sash window.

5.4 ENERGY EFFICIENCY - FABRIC AND TECHNOLOGY MEASURES

New rooms at loft level will be highly insulated and effective cross ventilation achieved through the opening rooflights over the stairwell.

New windows will all be double or triple glazed.

Rooflights will be fitted with solar glazing and will be openable to provide natural daylight and ventilation in the plan.

The front roof slope provides the most efficient space for a PV Array which the homeowners are keen to install with battery backup, to take steps towards the house using

solely renewable energy. The PV panels will be plain black and will be in-roof mounted so that they sit within the line of the roof slates. The existing gas boiler will be replaced with an air source heat pump or an electric boiler (subject to suppliers recommendations). If an ar source heat pump, this will be carried out within permitted development.

A solar thermal array will be installed on the retained area of outrigger roof which faces south, with solar hot water cylinder within the roof space immediately below.

Fig 5.5 Image from rear garden of neighbouring no.43 showing general volume

5.5 Rainwater Management

The proposed roof area remains as existing with all surface water runoff used in the garden or diverted to soakaway.

Access

6.1 Vehicular & Pedestrian Access

Vehicular and pedestrian access to the property is unaffected by the proposed works.

6.2 Parking Provision

There is no car parking provision.

6.3 Bin and Bike Storage

Bin and bike storage will not be affected by the proposals and will remain as existing.

Conclusion

7.1 Conclusion

The re-design of the proposals takes into account the advice received during the pre-app process. The designs are less dominant than previously proposed and have been reduced in line with the pre-app feedback received, answering the points raised as amber and red on the response report. The proposals respect the character, materials and form of the existing house and its setting in the Conservation Area whilst sensitively introducing additional accommodation to meet the needs of the homeowners to ensure they can continue to live sustainably in their home.

The proposed works at loft level provide the homeowners with the needed extra bedroom space, providing flexibility to continue to work from home whilst maintaining the quality of relationship between the indoor and outdoor spaces and the natural light into the property.

Alongside this, the implementation of the PV Array, and heating system to move away from gas, means the homeowners are taking a step further in seeking to implement renewable energy within their home.

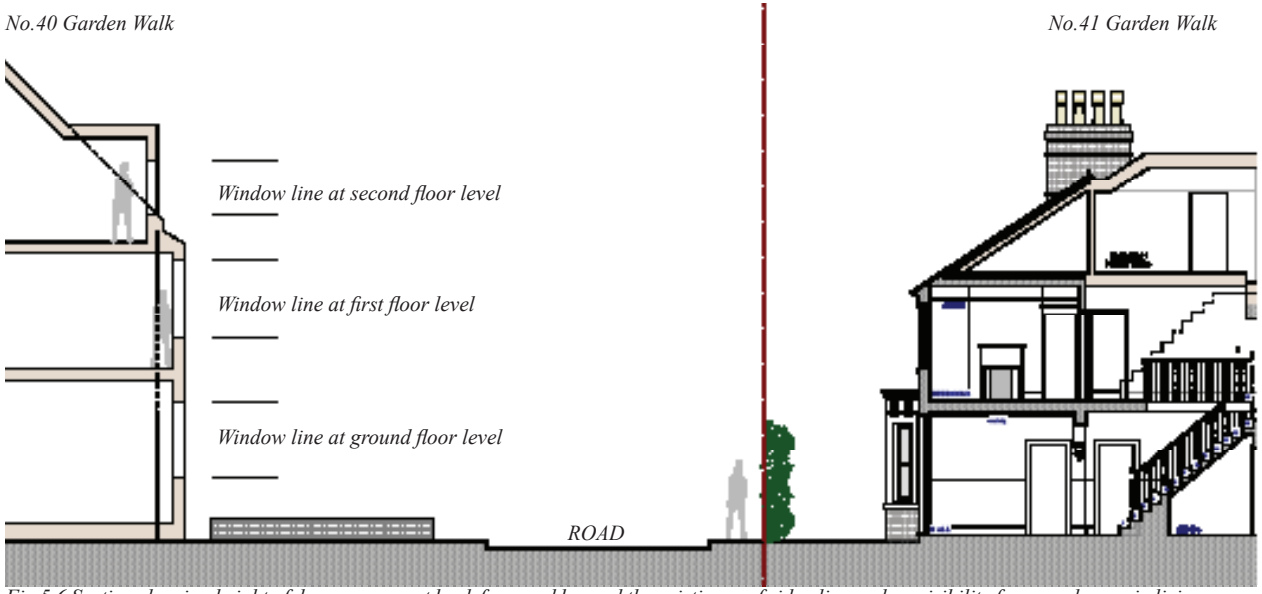
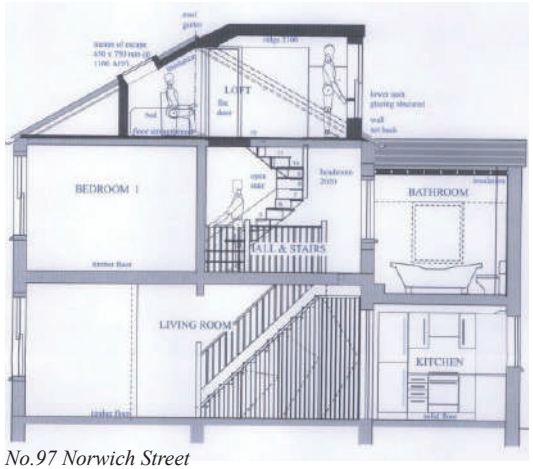
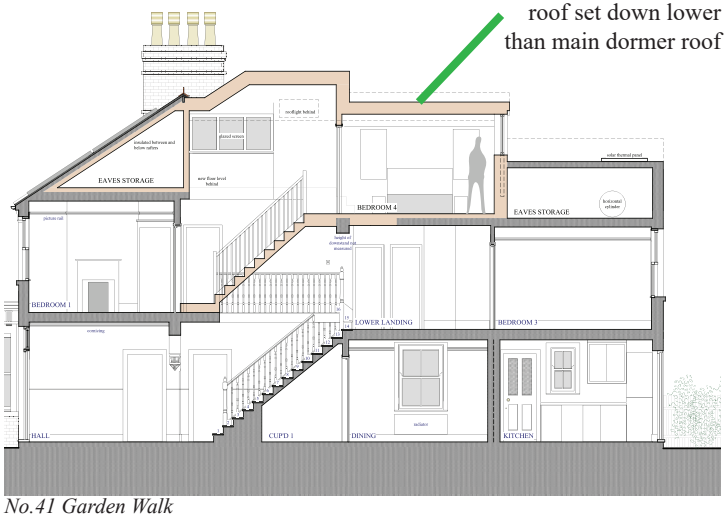


Fig 5.6 Section showing height of dormer apex set back from and beyond the existing roof ridge line and no visibility from road or main living rooms of three storey houses opposite, top floor of no.40 believed to be a bathroom.
No.40 not surveyed; levels taken from external bricks



No.97 Norwich Street



No.41 Garden Walk

Fig 5.7 No.97 Norwich Street section showing higher dormer ridge set back from and beyond the existing roof ridgeline, alongside No.41 proposals using similar strategy of hiding higher level behind existing retained ridge.

Appendix A
Other Considerations

Biodiversity Survey and Report
Due to the nature of the proposals a biodiversity survey and report is not thought to be warranted.

Daylight/Sunlight Assessment
Will not be affected by proposals.

Flood Risk Assessment
The property is in flood zone 1, an area with low probability of flooding

Heritage Statement
N/A

Photographs
Relevant photographs have been included within the Design and Access Statement

Site Waste Management Plan
Waste management on the site is unaffected by the proposals.

Structural Survey
A Structural Engineer will be consulted for works that will require structural input

Tree Survey
No trees will be affected by the proposals. Planting around the house will be cut back to construct the extensions however this will be reinstated upon completion of the works.

PLANNING POLICIES AND SUPPLEMENTAL GUIDANCE REFERRED TO IN THE DESIGN & ACCESS STATEMENT

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
All development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals. Promoters of major development, including redevelopment of existing floor space, should prepare a Sustainability Statement as part of the Design and Access Statement submitted with their planning application, outlining their approach to the following issues:
a. adaptation to climate change
b. carbon reduction
c. water management
d. site waste management
e. use of materials
In order to ensure that the growth of Cambridge supports the achievement of national carbon reduction targets , and does not exacerbate Cambridge's severe water stress, all new development will be required to meet the following minimum standards of sustainable construction, carbon reduction and water efficiency, unless it can be demonstrated that such provision is not technically or economically viable

Policy 29: Renewable and low carbon energy generation Proposals for development involving the provision of renewable and/or low carbon energy generation, including community energy projects, will be supported, subject to the acceptability of their wider impacts. As part of such proposals, the following should be demonstrated:
a. that any adverse impacts on the environment, including local amenity and impacts on the historic environment and the setting of heritage assets, have been minimised as far as possible. These considerations will include air quality concerns, particularly where proposals fall within or close to the air quality management area(s) or areas where air pollution levels are approaching the EU limit values, as well as noise issues associated with certain renewable and low carbon technologies; and
b. that where any localised adverse environmental effects remain, these are outweighed by the wider environmental, economic or social benefits of the scheme.
Note that this policy does not apply to applications for wind turbines, which would be considered against the requirements set out in the Local Planning Written Ministerial Statement, dated 18 June 2015

Policy 30: Energy efficiency improvements in existing dwellings
In order to assist with achievement of the plan's vision for a low carbon city, and to tackle issues of rising fuel costs and fuel poverty for residents, applications for extensions to existing dwellings and/or the conversion of ancillary residential floorspace to living accommodation should be accompanied by cost-effective improvements to the energy efficiency of the existing dwelling. The requirements of this policy will apply where the following measures have not already been implemented:
a. cavity wall insulation;
b. loft insulation of 150mm or more (in non-converted roof spaces);
c. the replacement of F and G rated boilers with an A-rated condensing boiler;
d. heating controls upgrade; and
e. draught stripping of doors, windows and letter boxes

Policy 55: Responding to context
Development will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive and high quality places.
Development will:
a. identify and respond positively to existing features of natural, historic or local importance on and close to the proposed development site;
b. be well connected to, and integrated with, the immediate locality and wider city; and
c. use appropriate local characteristics to help inform the use, siting, massing, scale, form, materials and landscape design of new development.

Policy 58: Altering and extending existing buildings

Alterations and extensions to existing buildings will be permitted where they:

a. do not adversely impact on the setting, character or appearance of listed buildings or the appearance of conservation areas, local heritage assets, open spaces, trees or important wildlife features;

b. reflect, or successfully contrast with, the existing building form, use of materials and architectural detailing while ensuring that proposals are sympathetic to the existing building and surrounding area; Section Seven: Protecting and enhancing the character of Cambridge Local Plan 2018 184

c. ensure that proposals for doors and windows, including dormer windows, are of a size and design that respects the character and proportions of the original building and surrounding context;

d. create altered or new roof profiles that are sympathetic to the existing building and surrounding area and are in keeping with the requirements of Appendix E (Roof extensions design guide);

e. do not unacceptably overlook, overshadow or visually dominate neighbouring properties;

f. respect the space between buildings where this contributes to the character of an area; and

g. retain sufficient amenity space, bin storage, vehicle access and cycle and car parking.

The need to adapt and extend existing buildings is recognised in the supporting text:

7.12 Buildings, both residential and non-residential, often need to be adapted over time to meet the changing needs of occupiers. Finding new uses for redundant buildings or extending to create additional space helps to further the life of buildings and make more efficient use of land. It is vital that any alteration or extension is carefully designed to avoid them destroying the character or integrity of the existing building or negatively impacting on the amenity of neighbouring properties or area.

Policy 61: Conservation and enhancement of Cambridge's historic environment

To ensure the conservation and enhancement of Cambridge's historic environment, proposals should:

a. preserve or enhance the significance of the heritage assets of the city, their setting and the wider townscape, including views into, within and out of conservation areas;

b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;

c. be of an appropriate scale, form, height, massing, alignment and detailed design which will contribute to local distinctiveness, complement the built form and scale of heritage assets and respect the character, appearance and setting of the locality;

d. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside assessment of the potential impact of the development on the heritage asset and its context; and

e. provide clear justification for any works that would lead to harm or substantial harm to a heritage asset yet be of substantial public benefit, through detailed analysis of the asset and the proposal.

Appendix E: Roof extensions design guide

E.1 In Cambridge the supply of housing is limited and house prices are high. Increasingly, people are trying to meet their need for additional accommodation by extending their existing houses, rather than moving elsewhere. Roof extensions are a popular way of providing more accommodation.

E.2 Roof extensions, however, can pose a considerable design challenge, both architecturally and structurally. In the past, Cambridge has seen many of its rooflines spoilt by inappropriate development, some of which has been carried out without the need for planning permission. This guidance aims to strike the right balance between the needs of the individual householder and the importance of maintaining and improving Cambridge's unique built environment – in particular its 'roofscape'.

E.3 The Council encourages householders, designers and architects to seek to extend houses so as to create attractive and interesting solutions, which will enhance the domestic architecture of the city.

Design principles

E.4 This appendix aims to provide general design principles for the design of the most common forms of roof extension. It seeks to promote good quality design appropriate to its setting and context. It adopts a flexible approach, encouraging innovation and creativity by designers. The guidance is relevant for roof developments in all parts of the city, whether in a conservation area or outside.

Massing and proportion

E.5 Roof extensions should relate well to the proportions, roof form and massing of the existing house and neighbouring properties. They must be appropriate in size, scale and proportion to the existing house and adjoining properties and must not be so large as to dominate the existing roof or to overwhelm their immediate setting. New roof extensions will be expected to relate well to existing local roof forms – but this does not necessarily mean copying existing forms, as innovative design of high quality is to be welcomed.

E.6 Proposals for roof extensions are unlikely to be acceptable where they: • perpetuate forms of existing, but poorly designed roof extensions in particular; or • are insensitively designed large 'box type' roof extensions which show little respect for the existing roofline or for the scale, design and proportions of the existing property and its neighbours.

Materials and detailing

E.7 The choice of materials should reflect or complement the character of the existing roof, the rest of the property and the immediate area. Materials that are appropriate for the age and style of the existing property will usually be the most appropriate. However, there may be circumstances in which complementary and contrasting materials may be acceptable, particularly where a more innovative or unconventional design approach is being taken. Whatever the approach, materials must be of high quality.

E.8 Where appropriate, the designer should use details reflecting those of the main house to add character to the roof extension. Features of the existing building, such as chimneys and parapet walls, should not be removed or hidden by the new extension where these are a key part of the architecture and their removal would be to the detriment of the overall design. Rain water goods and soil and vent pipes should be properly integrated and not disfigure the building.

Windows

E.9 The style of windows to be used in the roof extension should be influenced by the design, proportion and arrangement of existing windows in the building. The alignment and arrangement of new windows should also be considered and their relationship with the existing windows treated carefully. A less regulated approach to window design may be acceptable for more innovative or unconventional extensions, provided that they maintain or enhance the character of the existing building and the surrounding area. The visual impact of rooflights can often be reduced by using types that lie flush with the roof slope. Building Regulations requirements are also an important consideration, as windows and rooflights are often used as means of escape.

Impact on the roof

E.10 The ridge line, especially of terraced properties or groups of similar buildings, is an important part of the character of houses and streets. Roof extensions that raise the height of the ridge will normally not be supported unless the street already lacks uniform roof heights or the ridge of the roof is not visible from the street. In exceptional cases it may be appropriate to project above the ridge, when it can be demonstrated that this would create a feature that enhances the streetscene.

Overlooking and loss of privacy

E.11 Roof extensions that give rise to significant additional overlooking of neighbouring property will not be supported. In assessing the degree of overlooking, factors such as the size, scale and orientation of the existing house, extent of existing outbuildings and garden curtilage will be taken into account.

E.12 Roof extensions that incorporate high-level roof terraces or other areas capable of being used for sitting out will normally not be supported unless they are designed to mitigate the potential for overlooking.

Environmental impact and energy saving

E.13 The Council is keen to support development that minimises environmental impact. The use of sustainable materials which are appropriate to their context and designs and which take advantage of passive or active solar energy is therefore encouraged. Common forms of roof extension

E.14 The following section offers general advice in relation to a number of common scenarios.

Front roof slope

E.15 Roof extensions on front roof slopes facing roads always require planning permission. The plan contains policies that not only address the impact of development on the specific site and its surroundings but also consider the impact on townscape.

E.16 The design principles contained in this guidance are particularly important in relation to roof extensions in such prominent locations. A key consideration will be the nature of the form and appearance of the existing roofscape.

E.17 New roof extensions on highly visible and unaltered roof planes will generally be resisted. Front roof extensions may be acceptable where front roof planes have already been altered sensitively, or where the rhythm of the existing roof planes is less regular.

Rear roof slope – visible in public realm

E.18 The degree of visibility of the rear roof slope varies considerably; however, it is common for rear elevations of houses to be visible from areas of public open space, public roads and car parks. As a general rule, the more visible a roof is from public areas, the more important it will be for it to be well designed. The degree of public visibility will influence the assessment of impact in each case.

E.19 Rear roof extensions that are not highly visible from public areas will be assessed on the basis of their impact on the house and its immediate surroundings.

Rear roof slope – only visible from other gardens

E.20 Rear roof slopes that are only visible from surrounding gardens still matter, as these have an impact on the amenity of the neighbouring houses. It is just as important for such roof extensions to relate well to the proportions, roof forms and massing of the existing house and its neighbours as elsewhere. However, in these circumstances a more flexible approach may be acceptable, depending on the individual circumstances. There may be situations in which extensions to the rear roof slope of a less conventional style are appropriate.

Side roof slope

E.21 Dormer windows to the side elevations of hipped-roofed, semi-detached houses are common and often combined with rear roof extensions. Roof extensions of this type are usually visible from the public highway and therefore have the capacity to affect the townscape. There is a potential for this type of roof extension to upset the balanced appearance of semidetached houses. Therefore, if there is an opportunity to carry out a joint scheme with your neighbour, it should be taken. In order to minimise this impact, it is recommended that side dormers should be of minimum size and should be designed to retain the eaves line so as not to compromise the ridge line of the hipped roof.