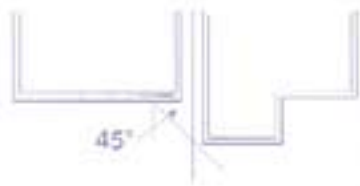


Front extensions

It is particularly important that the design of your front extension should reflect the style of your property and fit in with the surrounding street scene.

Front extensions should avoid crossing a line drawn at 45° from the midpoint of the closest window serving a habitable room in a neighbouring property.



Dormer extensions

Dormers on the front roof slope will only be acceptable if they are not at variance with the style of surrounding houses. On other elevations they may be acceptable, but scale and proportions are vital considerations.



Other considerations

If you live in a Listed Building or in a Conservation Area or within the Metropolitan Green Belt, special considerations apply.

Your extension may have an effect on the trees in your garden. For further advice contact the Landscape and Arboricultural Officers.

If your extension includes the provision of additional bedrooms, you may have to provide an extra parking space.

There may be covenants on your property which restrict your ability to develop the property as you wish.

Advice on the above can be obtained from the address below.

To summarise

1. Consider the effects of your design on your neighbours in terms of overlooking and loss of light.
2. Try to reflect the original design of your house in your extension.
3. Think about how the impact of your extension will affect the street scene. Will it fit in or will it be 'out of place'?

For further advice please contact the Environment Department Customer Service Centre and arrange to meet a planning officer if necessary

✉ Bracknell Forest Borough Council
Environment Department
Time Square
Market Street
Bracknell
RG12 1JD

☎ (01344) 351400 Customer Service Centre

✉ Email: environment@bracknell-forest.gov.uk
Website: www.bracknell-forest.gov.uk

🕒 Office Hours:
8:45am - 5.15pm Monday to Thursday
8:45am - 4.45pm Friday

N.B. Busy hours between 9:30am and 11:30 am

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☎ (01344) 352028 / 352020



Extending your home

A Householder's guide



Information

Environment Department

About this leaflet

This leaflet sets out guidelines which Bracknell Forest Borough Council will use when considering planning applications for domestic extensions.

Although it cannot be guaranteed that all applications which comply with these criteria will automatically be approved, your proposal is nonetheless likely to be dealt with more speedily and sympathetically if you take this advice into account.

General Design Principles

As well as making sure that your extension meets your needs in terms of size and function, it is important that the design matches your house in terms of style, is in proportion and does not detract from the visual appearance of your locality or group of houses.

Many of the Borough's houses were built as part of residential estates each with its own design style and characteristics. The pattern and continuity of development should be maintained wherever possible by using a similar style of design and matching new materials to the existing.

For some small extensions you may not need planning permission. Our leaflet 'Do I Need Planning Permission?' gives general guidance but if in doubt please contact us.

Consider the following points before you design your extension:

- Think about employing someone qualified in design to draw up your plans;
- Try to reflect the original design of your house in your extension by following the existing roof shape, using existing window shape and type and by matching materials to the existing;
- Try to make your extension 'fit' the street scene. Avoid a jarring effect which upsets the pattern of development;
- Try to ensure your extension does not unduly restrict your neighbour's light by casting a shadow over their property and land;
- Have regard to the effect of overlooking neighbours' windows and gardens.

Rear extensions

If your extension is too large, it may obscure some of the light from your neighbours. It may also overlook and be intrusive to their property and land. Pay particular attention to the effect your extension may have on your neighbours' living room, bedroom and kitchen. How would you feel?

The following guidelines are used by the Borough Council to judge the likely impact of an extension on neighbours' property.

- Your extension should not substantially deprive a neighbour of light. Your extension should not infringe on an area measured at an angle from the midpoint of the closest window serving a habitable room in a neighbouring property. The angle that this drawn line forms with the existing house is known as the critical angle.



- The critical angle is 60° in a single storey extension. This can be increased to 65° where the house to be extended is to the north of the house affected.



- In a two-storey extension, the critical angle is 45° or 55° where the house to be extended is to the north of the house affected.



- Any window in your single storey extension should not overlook a house backing onto your property.
- In a two-storey extension you should ensure the extension does not overlook an adjoining boundary less than 10 metres away or bring properties closer than 22 metres, measured between the two closest points of the properties as shown in the sketch.



- A window at second floor level (including a dormer) should be no less than 30 metres from a neighbouring property and 15 metres from a boundary, where it overlooks that property or boundary.



Side extensions

To avoid a 'terracing' effect, which is when the impression is given of houses being joined, your side extension should normally be at least 1 metre from any boundary with another property. This is particularly critical if you intend to change your extension into a two-storey extension in the future.

As well as looking more attractive, it will be easier to construct and easier to maintain.

