

# DRAFT HOUSE EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT OCTOBER 2015



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# 1. Introduction

## House Extensions Supplementary Planning Document Stages

1.1 This document is a draft version of the House Extensions SPD; it is subject to subject to 8 weeks consultation in accordance with Sefton Council's Statement of Community Involvement. Any comments on this draft document should be sent to [Local.Plan@sefton.gov.uk](mailto:Local.Plan@sefton.gov.uk) by the following date:

1.2 Comments made during this consultation will be summarised and the document will be amended to reflect comments made where appropriate. Following this a final version will be produced with a consultation statement (showing changes made as a result of the consultation.) These will be submitted to the council in order to officially adopt the document. When adopted this document will replace the existing House Extensions SPD (2003) and will be used for development management purposes.

I. Issues and Content Consultation (April /May 2015)

II. Draft Consultation (Current stage) (October- December 2015)

III. Final version produced (taking on board relevant comments) (Winter/Spring 2016)

IV. Adoption of document (Spring /Summer 2016)

## What is a Supplementary Planning Document?

1.3 Supplementary planning documents are defined by Annex 2 of the National Planning Policy Framework as:

*"Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan."*

## Purpose of document

1.4 This document has been prepared in accordance with Paragraph 153 of the Framework which states that:

*"Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development."*

1.5 The aim of the Supplementary Planning Document is to provide clear guidance to local residents and others on how the Council will deal with planning applications for House Extensions and related household development.\* The document will set out principles and standards that extensions are required to meet to prevent harm to neighbours and the character of the local area. As well as this SPD planning applications will also be assessed against the Sefton Local Plan (2015) in particular policy HC4 house extensions, alterations and conversions to houses in multiple occupation.

*\*Please note that guidance relating to Houses in Multiple Occupations (HMO's) and Flats are given in the Houses in Multiple Occupation (HMO) and Flats SPD.*

<http://www.sefton.gov.uk/planning-building-control/planning-policy/supplementary-guidance.aspx>

### When is Planning Permission Required?

1.6 Some types of development are not subject to planning permission (known as Permitted Development). For a list of what requires a planning application please see the webpages below.

- <http://planningguidance.planningportal.gov.uk/blog/guidance/when-is-permission-required/>
- <http://www.planningportal.gov.uk/permission/>
- [http://www.planningportal.gov.uk/uploads/100806\\_PDforhouseholders\\_TechnicalGuidance.pdf](http://www.planningportal.gov.uk/uploads/100806_PDforhouseholders_TechnicalGuidance.pdf)

1.7 Some types of householder extension allowed under Permitted Development require Prior Approval; this is defined by the National Planning Practise Guidance Paragraph as:

*“Prior approval means that a developer has to seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed.”*

1.8 In addition some types of Permitted Development can be subject to an Article 2 (3) Direction, this is a special planning regulation adopted by a Local Planning Authority that effectively removes Permitted Development rights and means that development requires planning permission. Some permitted development rights can be removed by a condition attached to a planning application. For more information please see the following webpage: <http://www.sefton.gov.uk/planning-building-control/apply-for-planning-permission/planning-constraints.aspx>

1.9 If you are unsure whether your proposed extension requires planning permission or wish to receive confirmation in writing that your household extension is lawful you can apply for a certificate of lawful development. For more information on lawful development certificates please see the following webpages:

- <http://www.planningportal.gov.uk/permission/next/lawfuldevelopmentcertificate>
- <http://planningguidance.planningportal.gov.uk/blog/guidance/lawful-development-certificates/>

### Pre Application discussions

1.10 If your extension requires planning permission Sefton Council provides a Pre-Application service where prospective applicants for planning permission can obtain advice from Planning Officers your proposed application. Pre application discussions are

encouraged and can provide an opportunity to address potential problems issues before submitting your application, thereby potentially reducing the chances of your planning application being refused. There is a charge for this service. Details on charges and what information is required are provided on the following webpage:

<http://www.sefton.gov.uk/planning-building-control/apply-for-planning-permission/pre-application-advice-on-development-proposals.aspx>

1.11 In addition to Pre-Application discussions with Sefton Council planning department we recommended you consult with neighbours before submitting a planning application. This could identify potential problems which you may be able to overcome with a slight change to your scheme.

## Making a Planning Application

1.12 Information on how to apply for planning permission is available at the following webpages:

- <http://www.sefton.gov.uk/planning-building-control/apply-for-planning-permission/how-to-make-a-planning-application.aspx>
- <http://planningguidance.planningportal.gov.uk/blog/guidance/making-an-application/>

*\*It is important to note that the grant of planning permission does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by the applicant, including party boundaries. Checks should be made on the ownership of the land, (via the land registry) and whether there are any covenants that may restrict development.*

## Planning Enforcement

1.13 If you don't apply for planning permission when required we may take enforcement action. The Council will take action where it is practical, reasonable, and necessary to do so in the wider public interest.

## Building Regulations

1.14 In addition to Planning Permission, Household require Building Regulations approval. Further information on this and on how to make a Building Regulations Application is available on the following webpage.

<http://www.sefton.gov.uk/planning-building-control/building-control/making-a-building-regulations-application.aspx>

## Party Wall Act 1996

1.15 The Party Wall act 1996 provides a non- planning framework for preventing and resolving disputes in relation to party walls and development close to the boundary of 2 properties. More information is available on the following webpage.

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

## Conservation Area/ Listed Building Consent

1.16 If your property is within a conservation area or your property is a listed building a greater range of developments will require planning permission. Please see the following webpages for more information:

- <http://www.sefton.gov.uk/planning-building-control/conservation-and-heritage/listed-buildings.aspx>
- <http://www.sefton.gov.uk/planning-building-control/conservation-and-heritage/conservation-areas.aspx>

## Trees

1.17 Your proposed extension should consider adequate distances between an extension and mature trees and hedges. Extensions that are likely to affect a tree will require a tree survey as part of a planning application.

1.18 If your proposed extension involves the removal of a tree or will affect a tree you may require TPO consent as some trees are protected by a Tree Preservation Order (TPO). It is an offence to cut down, lop, uproot, wilfully damage or wilfully destroy a tree covered by a TPO without the permission of the LPA (except in the case of specified exemptions). For more information on TPO'S please see the following webpage:

<http://www.sefton.gov.uk/planning-building-control/apply-for-planning-permission/tree-preservation.aspx#faq1>

## Dimensions

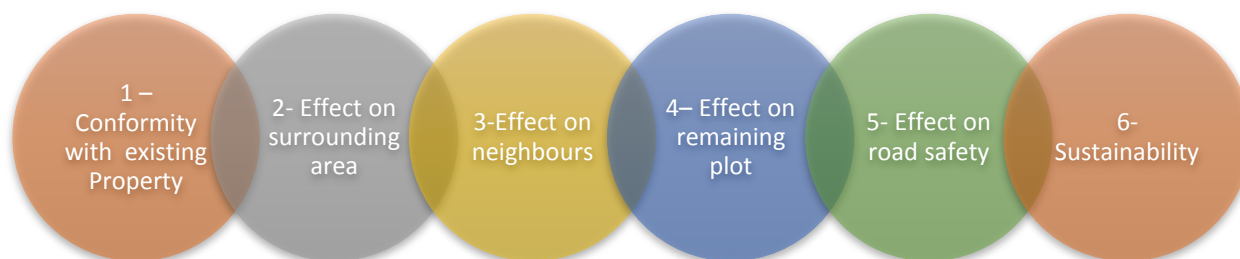
1.19 The dimensions of this document are intended to be used as a guide. If development does not quite meet these standards an application may still be acceptable if:

- A. The particular constraints of the plot/house do not allow the minimum distances to be achieved.
- B. No significant harm to residential amenity or highway safety would result.
- C. Where there would be significant harm to residential amenity or highway safety, appropriate mitigation measures have been put in place to reduce the negative impact to an acceptable level.

## 2. General Design Principles

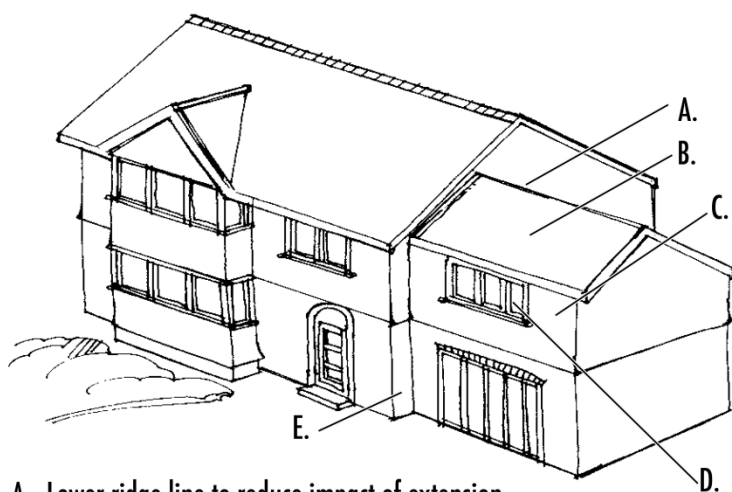
### 6 Principles of Design

2.1 There are 6 basic principles that successful extensions should adhere to (shown below). In addition to these general principles extensions should also take into account guidance on specific types of developments shown in later chapters.



### 1st principle – Conformity with existing Property

2.2 The size and design of the extension should fit in with the existing building; the extension should be a small addition to the existing property rather than an excessively large or disproportionate addition. In particular:



- A. Lower ridge line to reduce impact of extension.
- B. Roof materials to match.
- C. Materials to match existing.
- D. Window form to match existing.
- E. Extension set back to avoid bonding of old with new brickwork.



The angle and shape of roof should match the existing property.

A. The ridge of the extension should be lower than that of the main building.

B. Design features including doors and windows should match the existing building.

C. The materials used in the extension should be the same as the existing building or as close a match as possible.

D. On prominent outside walls extensions should be set back from the main wall of the existing building by at least one course of bricks.

### 2nd principle - Effect on the surrounding area

2.3 Extensions should be in keeping with the surrounding area and should not detract from the overall character of the street. In particular:

- A. Extensions should take into account the spacing's between buildings and the front line of buildings in the local area.
- B. Extensions should not create a 'terraced' effect by giving the impression that one property is linked to the next where this is out of character with the local area.
- C. Extensions should take into account the settlement character of the area contained in the Design SPD. <http://www.sefton.gov.uk/planning-building-control/planning-policy/supplementary-guidance.aspx>



### 3rd principle - Effect on neighbours

2.4 Extensions should not negatively impact on the privacy, amenity or living conditions of neighbours.

#### Privacy

2.5 Extensions should ensure that neighbours homes and gardens have a reasonable level of privacy. In particular:

- A. Windows and balconies should be positioned so that they do not directly look into nearby windows of neighbouring homes or their gardens.
- B. On new housing developments there is a standard distance of at least 21 metres between overlooking habitable room windows. (eg living rooms, kitchens and bedrooms). If an extension does not meet this standard then we will assess the character of the area and the present levels of privacy when deciding a planning application.
- C. If the extension does not meet the recommended distances, mitigation measures such as putting the extension on another part of the building, moving the window or using opaque or patterned glass may make the development acceptable.

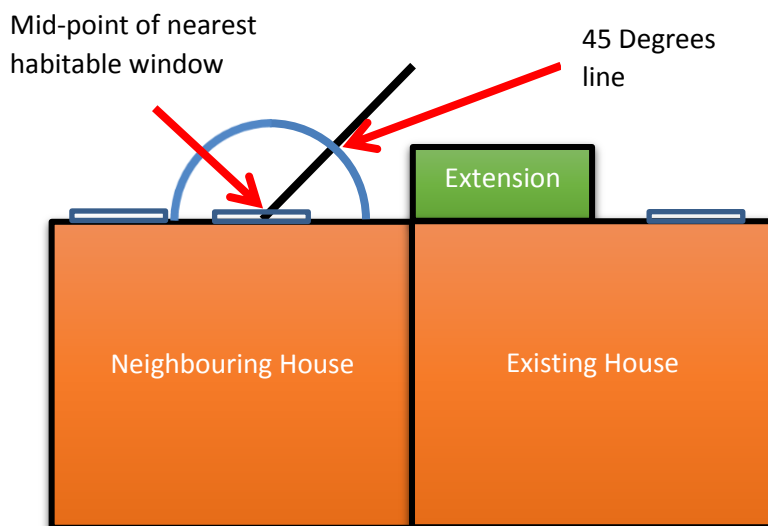
#### Overshadowing

2.6 Extensions should not overshadow neighbouring habitable rooms or private gardens to an unreasonable degree. In particular:

- A. We will take account of the position of neighbours' windows and the way they face in relation to the extension.
- B. If an extension is likely to significantly reduce the amount of daylight entering a habitable room or overshadow a major part of a neighbours garden then your planning application may be refused.



- C. There is a standard distance of at least 12 metres from blank walls of two storey-extensions to the habitable rooms of nearby homes. Extensions that do not meet the standard distance will only be permitted in exceptional circumstances.
- D. 45 degree rule-extensions that cross the 45 degree line from the neighbour's nearest habitable room window may be acceptable only if there would be no harm to residential amenity.



#### Poor outlook

2.7 Extensions should not have an overbearing or oppressive effect on nearby properties. We will assess the situation in a similar way to how we assess overshadowing.

#### **4th principle – Effect on remaining plot**

2.8 Extensions should be proportionate to the size of the plot within which the house sits. Too large an extension may lead to overdevelopment of the plot.

#### Garden Size

2.9 Extensions should ensure that they would not lead to an unacceptable reduction in the size of the garden. In particular:

- A. If the garden you would have left is too small and significantly out of character with the size of gardens in the surrounding area then your planning application may be refused.
- B. Extensions should take into account the settlement character of the area contained in the Design SPD.
- C. On new housing developments there is a standard private garden area of 50 sq metres for 1 and 2 bedroom houses and 60 sq metres for 3+ bedroom houses. In some circumstances a smaller area may be acceptable, for example if a smaller garden is consistent with the character of the local area.

#### Parking Spaces

2.10 Extensions should ensure that they would not lead to an unacceptable effect on parking spaces. In particular:

- A. Extensions should ensure that they do not reduce the amount of parking spaces to an unacceptable level.

- B. Where a new or extended driveway is required permeable materials should be used where possible to ensure the proper drainage of surface water.

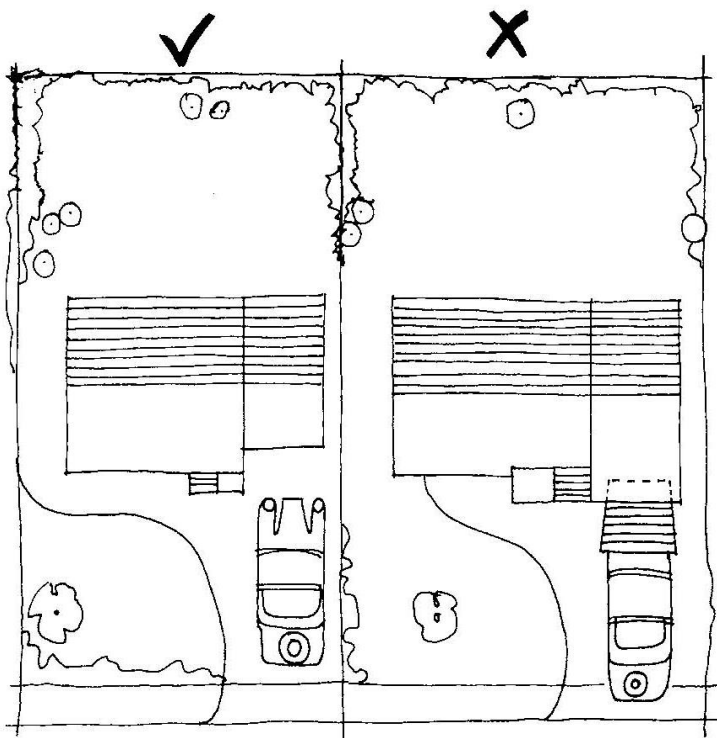
### Waste storage

2.11 Extensions should ensure that they would still allow sufficient space to store waste and recycling bins.

### 5th principle - Effect on road safety

2.12 Extensions should not have a negative effect on road safety. In particular:

- A. Extensions should not be built where they obstruct the views of pedestrians, cyclists or motorists.
- B. Detached or integral garages should be at least 5.5 metres back from the pavement or service strip to allow your car to pull clear of the of the road when the garage door is open.



### 6th principle – Sustainability

2.13 Extensions are encouraged to take the opportunity to incorporate sustainability. In particular:

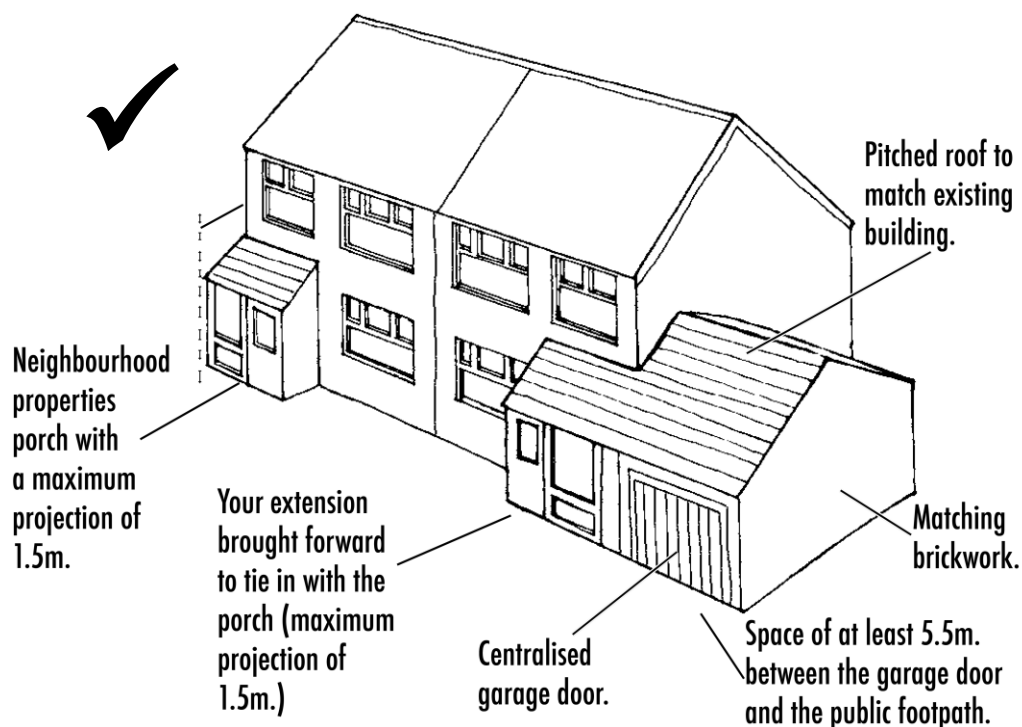
- A. Extensions can incorporate larger windows to the south than to the north in order to maximize sunlight entering the house and minimize heat loss.
- B. Habitable rooms can be positioned to the south and non-habitable rooms to the north to maximize warmth in habitable rooms.
- C. Garage and greenhouse extensions attached to houses should not be heated.
- D. Extensions can present an opportunity to install renewable energy such as wind turbines and solar panels.
- E. Extensions can use recycled materials to save resources.
- F. A water butt can be installed to save money spent on watering the garden.

## 3. Front extensions, porches and canopies

### Front extensions, porches and canopies

3.1 Extensions that front onto a public road or footpath must be of a high quality design that respects the existing property and the street. In particular:

- A. Extensions that project forward 1.5 metres from the main wall will be acceptable in principle. Extensions beyond 1.5 metres and will only be permitted provided that they do not cause harm to:
  - I. The existing building,
  - II. Neighbouring properties,
  - III. The character of the area
  - IV. The need to maintain sufficient parking space.
- B. Extensions should consider the consistent line of buildings and the character of the other properties in the area.
- C. Extensions should take into account the design and depth of any front extensions on neighbouring properties to avoid creating an imbalanced appearance.
- D. Extensions should be of a size compatible with the existing building.
- E. Extensions should avoid negative effects on the windows of neighbouring properties.
- F. Extensions in particular should ensure that they retain sufficient car parking space.

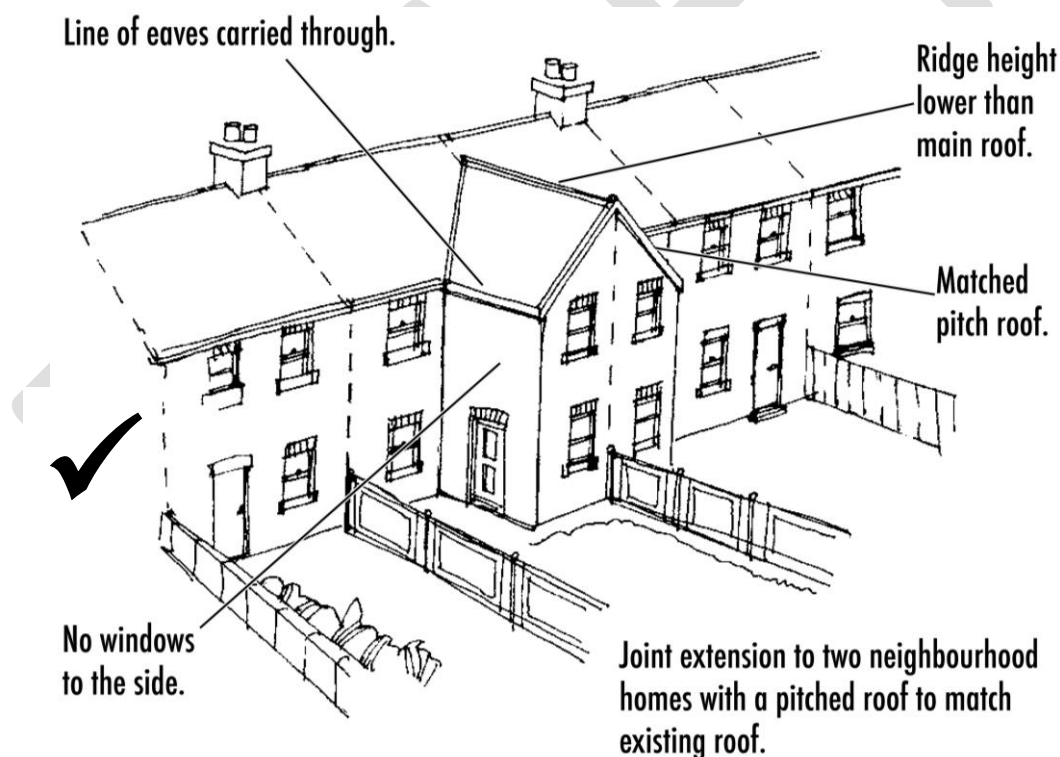


## 4. Rear extensions

### Rear extensions

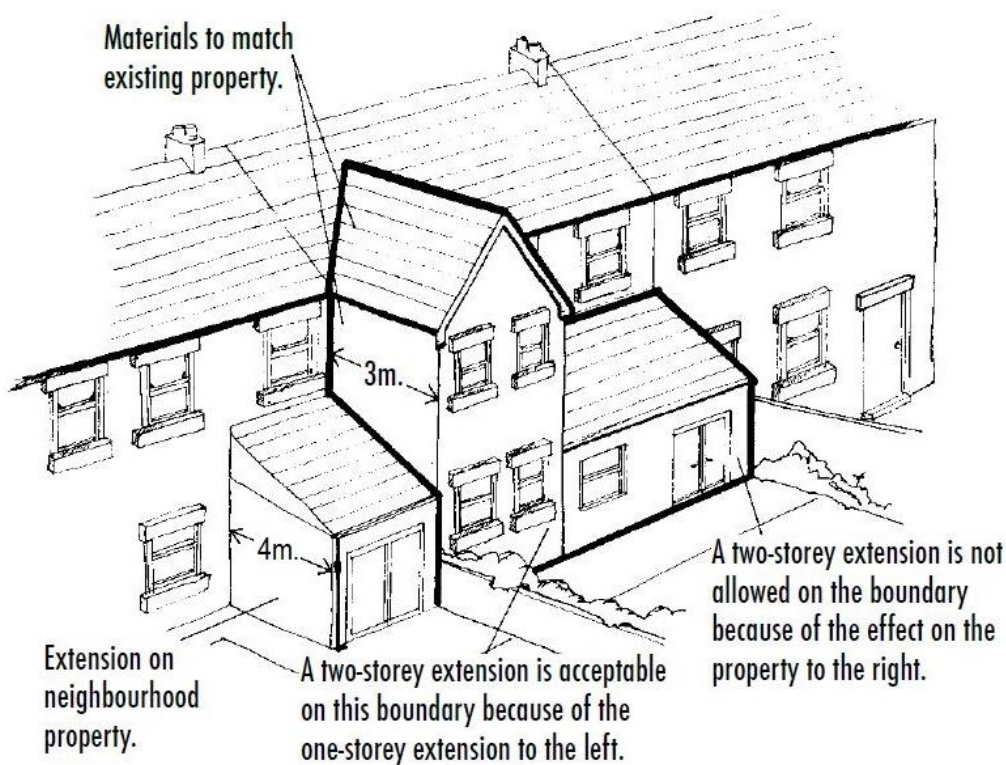
4.1 Rear extensions should not dominate neighbouring properties or significantly affect their sunlight or privacy. In particular

- A. Extensions should respect the sunlight, privacy and outlook of neighbours windows and gardens.
- B. If a neighbouring property has been extended an extension of the same depth may be acceptable. We may restrict larger extensions to the same depth of neighbouring extensions.
- C. We may give special consideration to your application if your extension is needed to provide basic services such as a bathroom or to meet the needs of a disabled person.
- D. Rear extensions must keep an acceptable amount of private garden space.
- E. If your house is terraced or semi-detached and would have an adverse effect on a neighbouring property you may wish to consider speaking to your neighbours about a joint extension, as in such circumstances it would be best to make a joint application with your neighbour.



### Single storey rear extensions

4.2 Single storey rear extensions beyond 4 metres will only be permitted where they do not have an adverse effect on neighbouring properties. We will consider the size of the extension and the distance to neighbouring properties.



## Two storey rear extensions

4.3 Two storey rear extensions have a greater potential to have a significant adverse effect on neighbouring properties. In particular:

- A. If the property is terraced or semidetached then depending upon the position of the extension and neighbouring windows there may be instances where any size of extensions would not be acceptable.
- B. If there is no extension to the neighbouring property a two storey rear extension should be 2 metres from the boundary with the neighbouring property.
- C. Two storey extensions projecting more than 3 metres will only be permitted where they do not have an adverse effect on neighbouring properties.
- D. If a neighbour has a single story rear extension a two storey rear extensions may be acceptable in principle.
- E. Extensions close to the boundary with neighbouring properties are particularly sensitive, extensions should not have a negative impact on the ground floor living rooms or kitchens of neighbouring properties.
- F. Extensions should avoid creating a poor outlook or overlooking of neighbouring properties.

## 5. Side extensions

### Side extensions

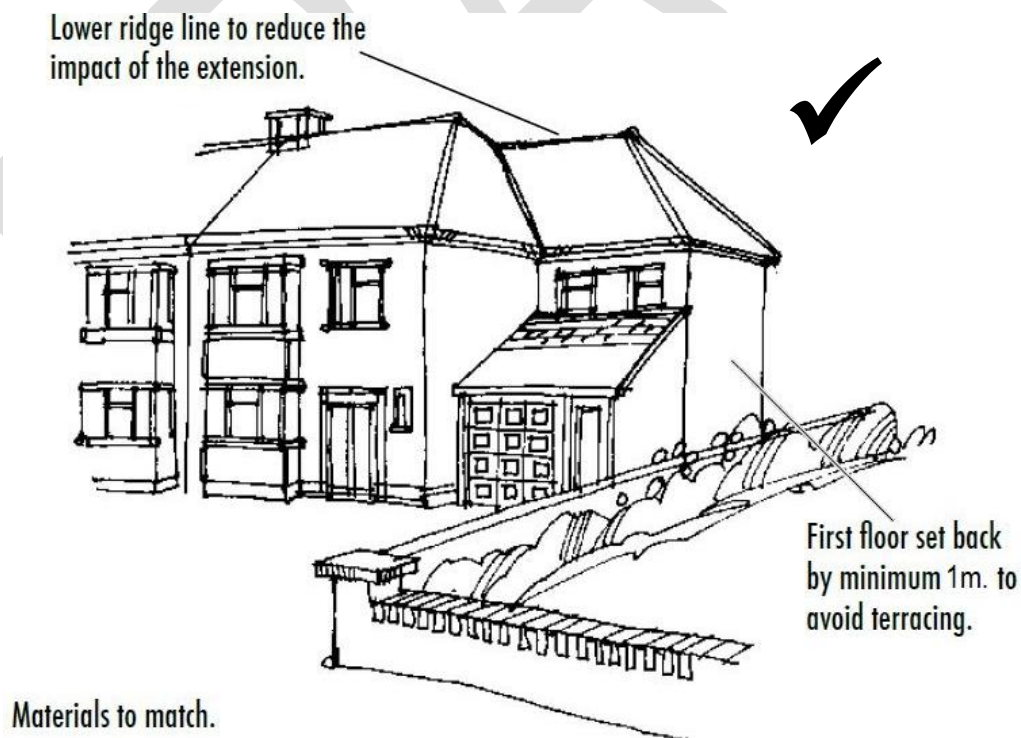
5.1 Side extensions should respect the character of the existing building and the street scene. In particular:

- A. Side extensions should maintain access to the rear.
- B. Side extensions should be set back from the main front wall by at least one course of bricks.

### Two storey side extensions

5.2 Two storey side extensions have a greater potential to have a significant adverse effect on neighbouring properties. In particular:

- A. Your extension should conform to the design of the street and surrounding houses.
- B. Your extension should not appear to link properties if this would be unattractive or detrimental to the character of the area.
- C. Extensions should be set back at least 1 metre from the main front wall unless:
  - I. The line of buildings is staggered by at least 2 metres,
  - II. The direction your property faces is significantly different to neighbouring properties,
  - III. There is a narrow gap between your and your neighbour's property.

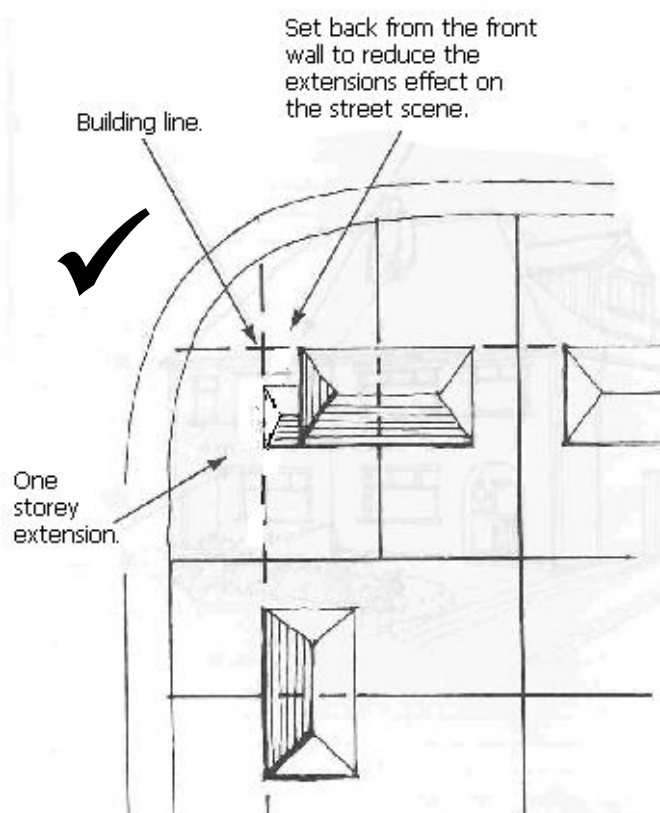


## 6. Corner plots

### Corner plots

6.1 Corner plot extensions can be particularly prominent due to their visibility from two streets. In particular:

- A. Your extension should be carefully designed so that it does not appear more dominant in either street scene than the existing property.
- B. Where the corner plot is open in character this openness should be retained to protect visibility for motorists and pedestrians.
- C. Your extension should respect the building lines of both streets and the character of the area.
- D. Extensions should be set back at least 1 metre from the main front wall.
- E. In areas with spacious corner plots extensions should leave a side garden at least 3 metres wide from the extension to the public footpath unless:
  - I. Open corner plots are not a feature of the area.
  - II. The site is not in a prominent position in the street scene eg if it is at the end of a cul-de-sac.
  - III. The site is well screened and would not have a significant effect on the street scene.
  - IV. The reduction would not have a negative impact on the visibility of pedestrians, and motorists.



## 7. Dormer extensions

### Dormer extensions

7.1 Dormer extensions should be positioned to minimise the effect on the existing property, neighbouring properties and the character of the local area. In particular:

- A. It is encouraged where possible to locate new dormers on the back of properties to minimize impact on the character of the street. (unless dormers are characteristic of the area)
- B. If dormers are not common in the area it must be demonstrated that any dormer would not have a negative effect on the property or the street scene.
- C. Dormer extensions should not go above the existing ridge and should be pitched unless flat roofs are characteristic of the area.
- D. Two smaller dormers may be more appropriate than one large dormer.

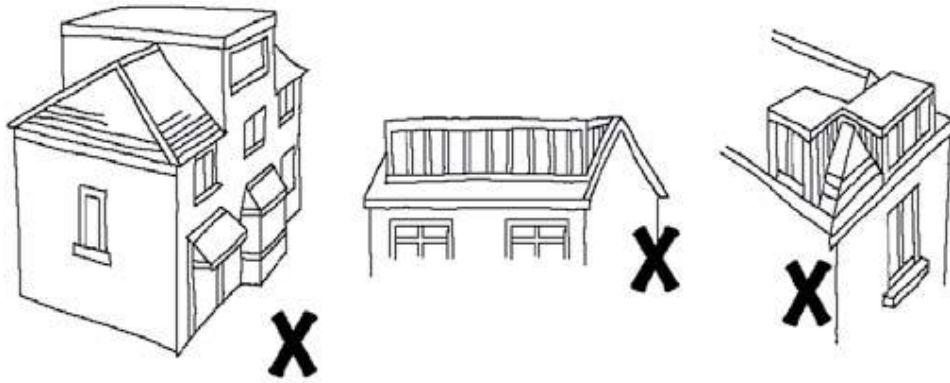
### Front dormer extensions

7.2 Front dormer extensions must be carefully designed due to their visibility from the street. In particular:

- A. The face of the front dormer should be at least 1 metre back from the main front wall of the existing property. (excluding bay windows)
- B. The sides of the front dormer should be at least 0.5 meters from the side of joint (party) walls unless there are already a number of large dormers in the area:
- C. Dormers should not appear top heavy or over dominant.
- D. Dormers should not negatively impact on the street scene.
- E. Dormers that wrap around the side ridge of a hipped roof should be avoided.
- F. Dormers should generally not take up more than one third of the roof area on the front of the building.







### Side dormer extensions

7.3 Dormer extensions should be positioned to avoid overlooking and loss of privacy for neighbours.

Side dormers are acceptable if there is no adverse affect on the street scene or neighbouring properties.



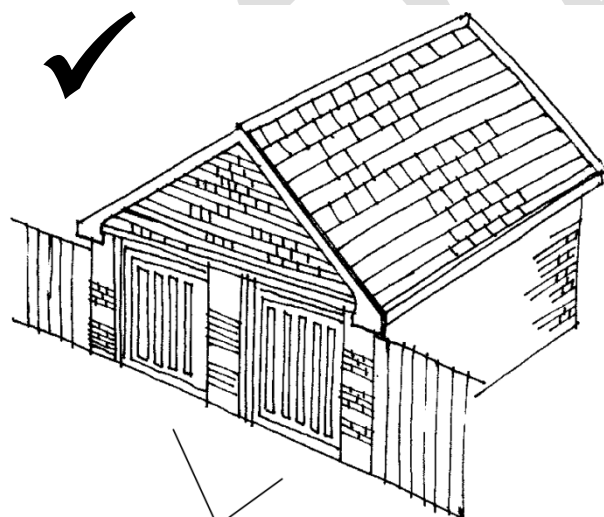
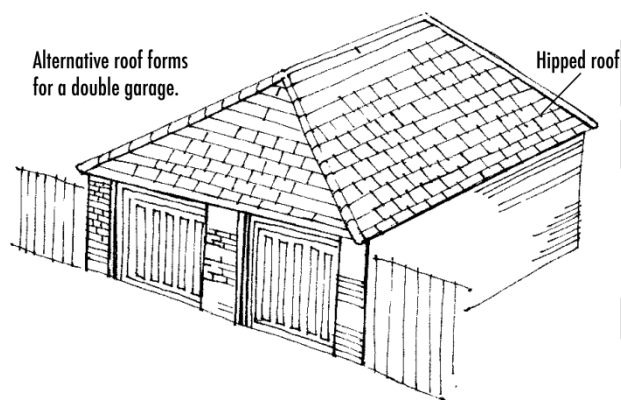
## 8. Detached garages and detached garden buildings

### Detached garages and detached garden buildings

8.1 Detached garage and other detached garden buildings should be designed to minimise their effects on the street scene, neighbouring properties and road safety.

### Detached garages

8.2 Detached garages should respect the character of the existing building and the street scene. In particular:



Two separate garage doors improve the appearance of double garages.

A. Design and materials should reflect the style and character of the original dwelling.

B. The garage should be positioned so that it does not detract from the attractiveness of the street scene.

C. The garage should normally be behind the front wall of the building unless the site is well screened by trees or a front wall.

D. The garage should not appear too high, bulky or disproportionate in relation to your and neighbouring properties.

E. The garage should allow sufficient room for parking both within and between the garage and the pavement.

### Other detached garden buildings

8.3 Other detached garden buildings should consider the following:

A. Garden buildings should not be built in front of an established building line on corner properties.

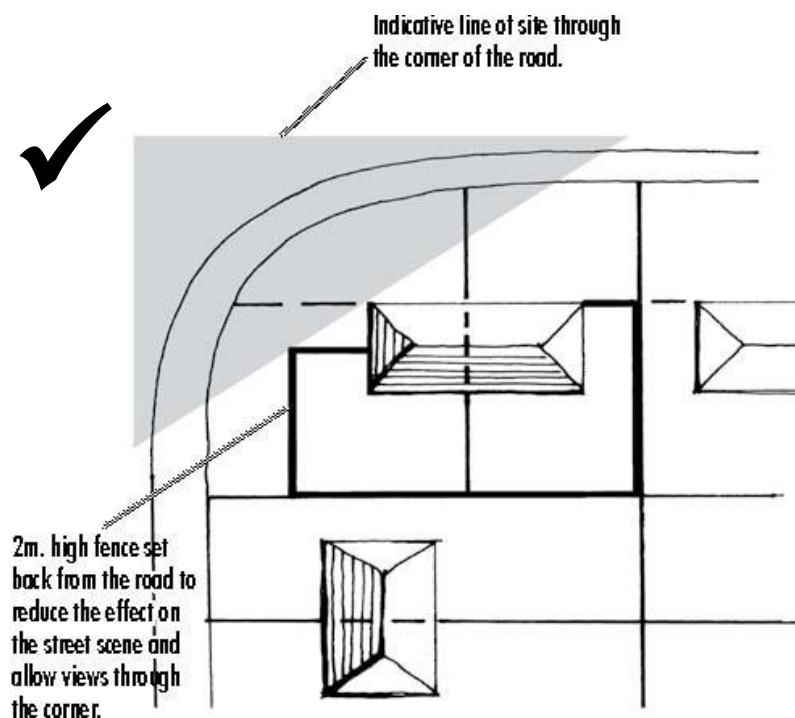
B. Decking should not result in loss of privacy for neighbours.

C. Detached garden buildings should not appear too large or out of proportion.

## 9. Walls, fences and other boundary features

### Walls, fences and other boundary features

9.1 New walls and fences in prominent places should respect the character and design of the surrounding area and neighbouring properties. In particular:



A. A wall or fence should not detract from the appearance of an area.

B. A wall or fence should not conflict with a consistent design of boundaries in the area.

C. A wall or boundary may not be acceptable on open plan estates or cul-de-sacs if it is out of character with the area.

D. A wall or fence should be designed to allow appropriate visibility for pedestrians and motorists, particularly on busy roads.

E. You may wish to incorporate design features into walls or fences to improve security particularly if it adjoins the road or public

areas. Such examples include designs with a flat outer surface or planting thorny shrubs.

F. Walls or fences on corner plots are particularly sensitive. Walls or fences up to 2 metres may be allowed provided that they do not detract from the area or lead to an unacceptable reduction in pedestrian or motorist visibility.

### Materials

9.2 When designing Walls, fences and other boundary features, you should consider the following:

- Both the initial cost and future maintenance cost. For example a brick wall will cost more initially than a wooden fence but will have lower maintenance costs.
- Timber panel fences are appropriate in back gardens however they are less suited to prominent boundaries as they require regular maintenance and are prone to damage. Vertical timber-board fences on top of a brick wall (or all brick walls in prominent locations) are preferable.
- Concrete post and panel fences are discouraged due to their negative effect on the appearance of the local area.



## 10. Extra accommodation for relatives

### Extra accommodation for relatives

10.1 Proposals for extra accommodation for residents should consider the following:

- A. The extra accommodation should be linked to the existing property rather than forming a separate building.
- B. Where the extra accommodation cannot be linked to the existing property and you propose a separate building, steps must be taken to prevent the building becoming a self-contained property and to ensure it can be used over the long term as part of the main property (e.g. as a garage, play room etc.)
- C. The extra accommodation should not have a harmful effect on any neighbours privacy, and living conditions.
- D. If a decision is made to grant planning permission a condition may be attached requiring that the extension should not be used as a separate accommodation.

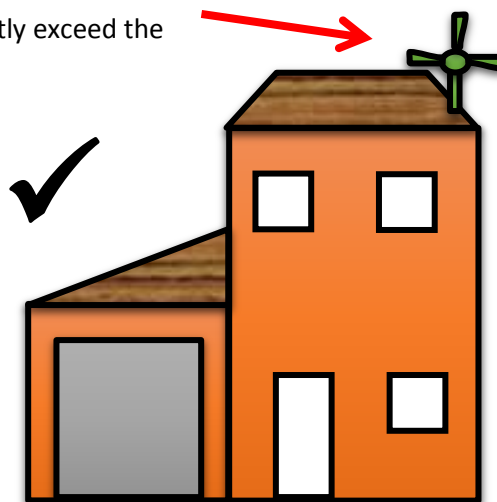
# 11. Renewable energy

## Renewable energy

11.1 Proposals for renewable energy generation will be supported in principle provided that:

- A. The installation would not significantly exceed the height of the roof of the house.
- B. The installation would not be over dominant or be significantly disproportionate to the size of the house.
- C. The installation would not cause significant harm to the character of the existing property, neighbouring properties or the local area.

Installation is proportional to size of house and does not significantly exceed the roof height



## 12. Extensions affecting heritage assets

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### Extensions in conservation areas

12.1 Conservation areas are more sensitive to changes than a typical residential area. Some extensions which may be acceptable in a normal residential area may not be acceptable in a conservation area or may require design changes in order to make them acceptable.

12.2 Extensions in conservation areas should preserve or enhance the character or appearance of the area. In particular:

- A. The content of Conservation Area Appraisals (where available) will be taken into account.
- B. Where a building or its setting is degraded, opportunities to make improvements to it should be taken.
- C. We will carefully assess the architectural appearance, character and history of the building affected, and buildings in the area including their features, layout, spaces between them and neighbouring buildings and their setting.
- D. Extensions or new features must use appropriate architectural detailing, landscaping and materials that suit the age and style of the building (e.g. timber windows instead of PVC.)
- E. Additions or changes to existing boundary treatments should take into account historic boundaries and the street scene.

### Extensions affecting listed buildings

12.3 Extensions or alterations to a listed building will usually require listed building consent. In particular:

- A. It is likely that a qualified professional will be needed to make your application.
- B. It is recommended that pre application advice is sought prior to making an application. Please contact [planning.department@sefton.gov.uk](mailto:planning.department@sefton.gov.uk)
- C. We will carefully examine your planning application to ensure the special architectural or historic interest of your property is preserved.

### Further Information

12.4 More information on conservation and heritage is available online at the following address: <http://www.sefton.gov.uk/planning-building-control/conservation-and-heritage.aspx>

# 13. House extensions in the Green Belt

## House extensions in the green belt

13.1 As the aim of Green Belt policy is “to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence” NPPF Para 79. Extensions will only be permitted where they are relatively small scale and proportionate to the original building.

In particular:

- A. We will take into account the degree to which your property has already been extended, and the effect of any further extension, for example if the volume of your original house has been extended by 1/3 or more then extensions beyond this will generally be inappropriate. Any proposals departing from this standard need to be clearly justified. Inappropriate development in the Green Belt will only be approved in very special circumstances.
- B. Even if the extension is within 1/3 of the volume of the original dwelling the size, form and materials will need to be in keeping with the original building and its setting.
- C. Extensions should be proportionate to the size of the original house and be compatible with its character.
- D. The dwellings location in the green belt means that extensions may be more sensitive than in a typical residential area, extensions which may be acceptable in a normal residential area may not be acceptable in the green belt.
- E. The purpose of the extension will be considered, for example if your proposal is to bring an unimproved small home up to modern standards, this may justify an extension.

## Other considerations

13.2 Proposals for extensions in the green belt should also consider the following:

- A. Extensions creating a separate unit of accommodation will be treated the same way as applications for new dwelling in the Green Belt and will only be permitted in exceptional circumstances.
- B. Extensions beyond property boundaries will not be permitted except in very limited exceptional circumstances.
- C. Extensions of a garden onto agricultural land will only be permitted in exceptional circumstances.
- D. Wood is considered a more appropriate material for outbuildings in the Green Belt.

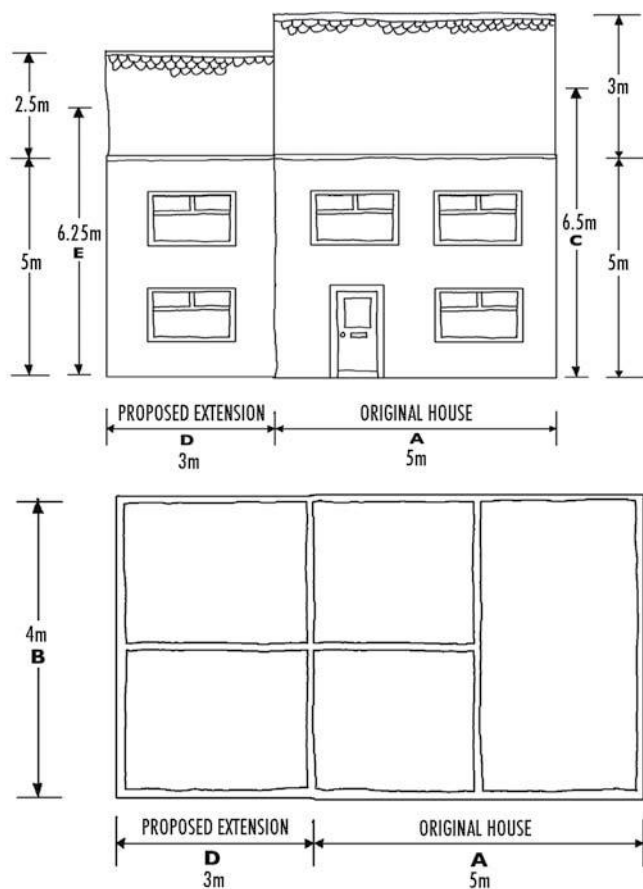
## Residential Use rights

13.3 If a house has not been lived in recently residential use rights may not exist. If these rights do not exist any application to restore the property will be treated as inappropriate development and is likely to be refused, it will therefore be treated in the same way as applications for new dwelling in the Green Belt and will only be permitted in very special circumstances. (See NPPF paras 87-90)



## Calculating volume of extensions in the green belt

13.4 Extensions more than one third of the original house in the Green Belt will not be



usually be permitted. You must send us plans and your calculations of the increase in volume as part of your application. For the purpose of this calculation, the original home is considered to be the building as it existed when it was first lived in or on 1 July 1948, whichever is later.

When working out the volume of an original house measurements **should include:**

A. The roof space of the home; and outbuildings (for example, garages) or structures which have a roof and so enclose space (for example, carports) which are within 5m of the home.

B. Which outbuildings are considered part of the original home as first occupied or at 1 July 1948, whichever is later.

Your measurements should **not include:**

A. Extensions or outbuildings within 5 metres of the main home and built after the home was first occupied or after 1 July 1948, whichever is the later;

B. Outbuildings or structures that are more than 5m away from the home;

C. Basements and any other parts of the home which are below ground level;

D. The volume of an area enclosed by walls in the grounds of the home, but which does not have a roof, no matter how near to the home the area is.

### Original home

**A** x **B** x **C** = volume (m<sup>3</sup>) of home  
width in metres x length in metres x height in metres  
midway between eaves and ridge

**5m** x **4m** x **6.5m** = **130m<sup>3</sup>**

### Extension

**D** x **B** x **E** = volume (m<sup>3</sup>) of home  
width in metres x length in metres x height in metres  
midway between eaves and ridge

**3m** x **4m** x **6.25m** = **75m<sup>3</sup>**

### Percentage increase in volume of your home

Volume of extension divided by  $\frac{75\text{m}^3}{130\text{m}^3} \times 100 = 57.7\%$



# Appendix A: Further Sources of Information

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## Legislation

The Town and Country Planning (General Permitted Development) (England) Order 2015  
<http://www.legislation.gov.uk/uksi/2015/596/contents/made>

## National Policy/Guidance

National Planning Policy Framework and Planning Practice Guidance.  
<http://planningguidance.planningportal.gov.uk/>

Plain English Guide to the Planning System

<https://www.gov.uk/government/publications/plain-english-guide-to-the-planning-system>

Planning Portal

<http://www.planningportal.gov.uk>

Department for Communities and Local Government: Permitted development for householders  
Technical Guidance

[http://www.planningportal.gov.uk/uploads/100806\\_PDforhouseholders\\_TechnicalGuidance.pdf](http://www.planningportal.gov.uk/uploads/100806_PDforhouseholders_TechnicalGuidance.pdf)

## Contact details

Planning Department Email [planning.department@sefton.gov.uk](mailto:planning.department@sefton.gov.uk)

Pre Application Service <http://www.sefton.gov.uk/planning-building-control/apply-for-planning-permission/pre-application-advice-on-development-proposals.aspx>

Local Plan Team  
Sefton Council  
Magdalen House  
Trinity Road  
Bootle L20 3NJ  
Website: [www.sefton.gov.uk/localplan](http://www.sefton.gov.uk/localplan)  
Email: [Local.Plan@sefton.gov.uk](mailto:Local.Plan@sefton.gov.uk)