

# extending your home

Guidelines from  
Rushcliffe  
Borough Council  
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## Introduction

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**Are you thinking of extending your house? If so, this leaflet can help. It sets out some simple design guidelines to ensure that the extension will remain in harmony with the existing building and its surroundings.**

A well designed extension can make a significant contribution to the use and appearance of a building. On the other hand, a poor design can destroy that appearance, could lead to problems with the neighbours and may even contribute to a general decline in the character of the area.

You may need Planning Permission if you are extending your house. You can find out the general rules by reading the leaflet "Planning Permission - a guide for householders" and you are advised to complete a Housholders Enquiry Form, both of which are available from the Borough Development Service. Further information and forms are also available on the Council's website [www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk).

Any new building work is also likely to require Building Regulation Approval. These requirements are set out in a leaflet, also available from Borough Protection, entitled "Building Control by Local Authorities - A guide to home extensions and alterations in Nottinghamshire". The Building Control Officer for your area will be able to answer any further queries, call 0115 914 8459.

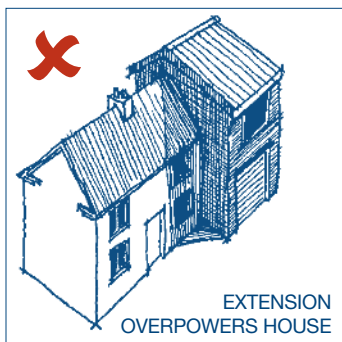
While you are planning work to your property, think about the energy saving measures that you could build in now which will save you money in the long run. For more information call the Customer Service Centre on 0115 981 9911.

It could be helpful to discuss your proposals before submitting an application. This is particularly the case if your home is a listed building or in a conservation area. You should send a sketch of your ideas to Borough Development, Level 6 of the Civic Centre (see last page) and an officer will respond to you.

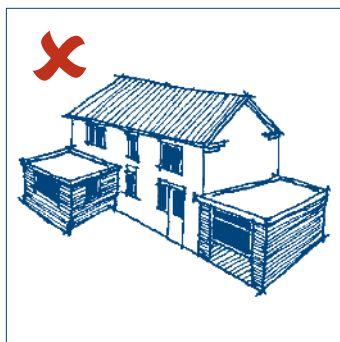


# General Principles

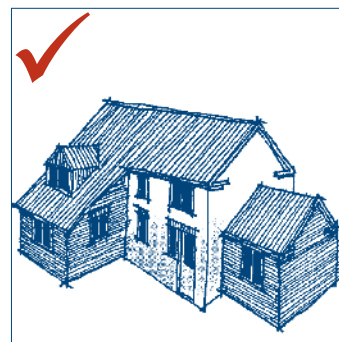
**A new extension could affect the appearance of your dwelling, and the character of the whole street.**



The size of your extension should be considered in relation to the existing building. It should look part of that building and not appear overwhelming or out of scale.



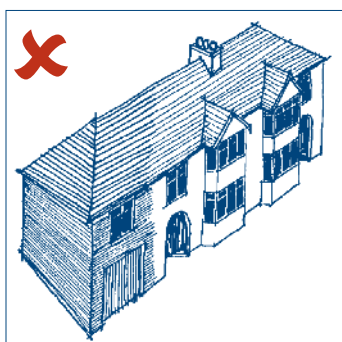
Flat roofed extensions often look out of place, especially on older properties. They may have a shorter life than traditional pitched roofs and they may be more expensive to maintain.



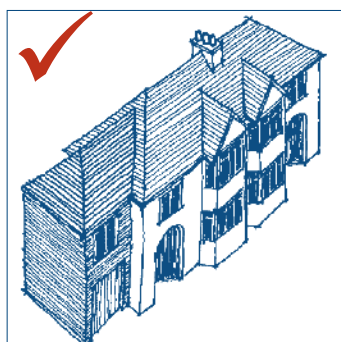
A well designed extension should look as if it belongs. A pitched roof, in the same style as the existing one, is more likely to give a satisfactory result. Setting extensions back from the front wall, away from the side boundary and with a lower ridge line will help prevent creating the appearance of houses being joined together as a terrace.

**When designing an extension, think how it will relate to the building. Try to repeat the window levels, proportions, roof shape and eaves lines as far as possible.**

**Ideally, any extension should be at least one metre from the property boundary. The wrong choice of brick, tile or even mortar joint could have a disastrous effect on the appearance of the extension. The materials you use should match those of the existing building. Maintenance costs can be kept to a minimum by reducing painted areas.**



Normally, with an extension that follows the same roof and wall line, it will be difficult to match materials successfully to blend the new and old work.

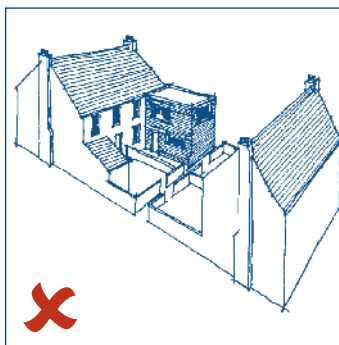


It is better to set the wall back slightly and reduce the ridge line - your extension would still relate to the original building and any slight variation in colour or materials would be less obvious.

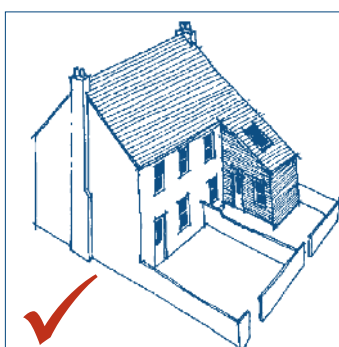
# General Principles

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Extensions built at the back of a house also need careful consideration. A single storey extension may be well hidden, but a two storey extension can affect your house and that of your neighbours.



If the windows of your house are brought closer to the boundary by an extension, overlooking can also be a problem. Your neighbours' privacy will become threatened. A well designed rear extension should have little impact on the surrounding properties, and should remain in character with your house. Dormers or rooflights could be used in a continuous roof slope to reduce its effective height.



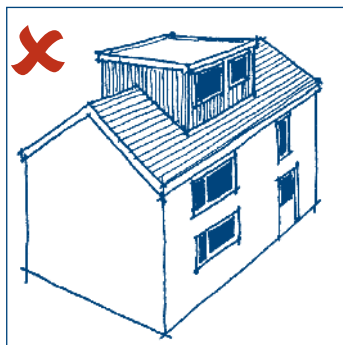
A large extension can seriously reduce the amount of sunlight and daylight into the back rooms of your own home, and if it's on or near the boundary, it can also affect your neighbours, overshadowing their rooms and their garden area.

# Loft conversions

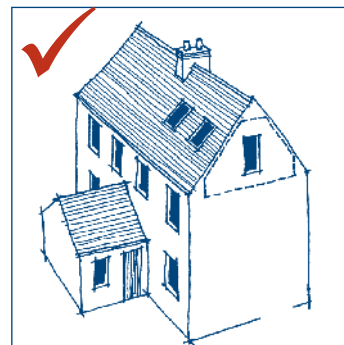
Extension into the roofspace is often simpler and cheaper. Not every dwelling however can be converted in this way, due to lack of headroom inside or problems of overlooking. You should check that enough headroom can be achieved for Building Regulations without having to construct a whole new storey on top of the dwelling.



This extension overwhelms the existing property.

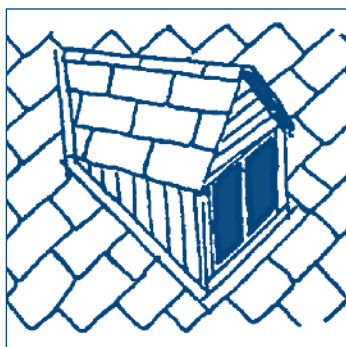


Dormers should not project over the existing ridge, but should fit inside the roof with the original roofing visible around it.



A steep roof may have enough space for conversion without building dormer windows and if head room is no problem, gable windows or modern rooflights may be the best way to provide light providing they do not result in overlooking or come too close to neighbours windows.

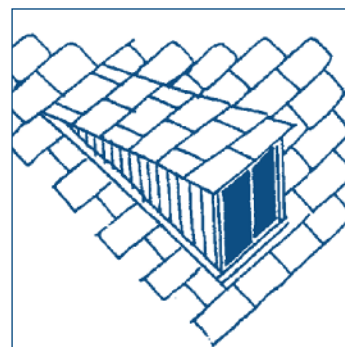
Dormer windows can significantly alter the scale and character of the building and care must be taken over their design and size. Where possible, place your dormers or rooflights at the rear of the house. When considering the positions for your dormers, a useful guide is to follow the vertical lines of the existing windows and to match their size and proportions.



Traditional pitched roof dormer.



A hipped roof dormer.

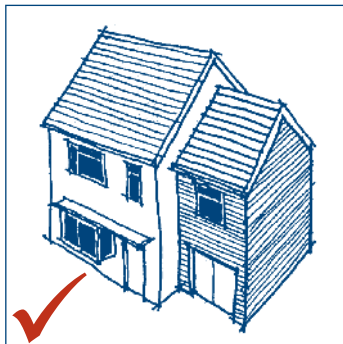


An angled roof dormer.

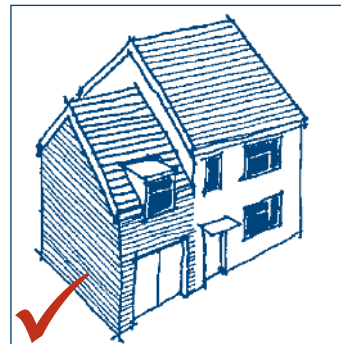
Generally you should try to use pitched roof dormers of the types illustrated, especially on older buildings. A flat roof type may be more appropriate on a more modern house.

# Extending over a garage

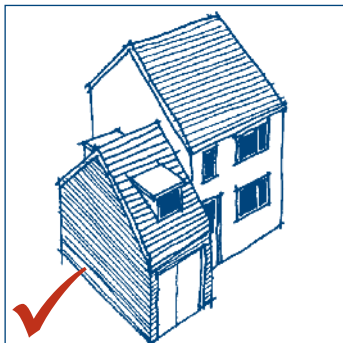
One way of extending a house is to build extra accommodation over an existing garage. Illustrated below are examples to show how an extension can reflect and complement the appearance of the original building. In each case, the scale of the extension should remain subordinate to the original building and the character should be maintained by using matching materials.



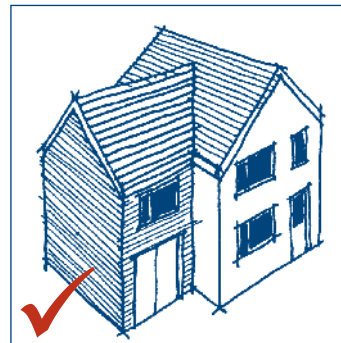
If the garage is set back from the house, your simplest option would be to provide a lower pitched roof over the extension, but with a matching eaves line and slope.



If the garage is level with the front of the house, a lower eaves line and the use of dormer windows will give the desired effect.



If the proposed extension would appear too dominant or obtrusive, dormer windows can be cut into a lower roof to reduce the effect.



Where the ridge of the house roof runs from front to back, a new lower roof with a matching pitch can be cut in at right angles.

## PRODUCED BY:

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