



HOUSE EXTENSIONS

**SUPPLEMENTARY PLANNING DOCUMENT
BOLTON COUNCIL**

August 2012

This document was approved for development management purposes by the executive cabinet member for Environment regulatory services and skills on Monday 13th August 2012

Introduction

- 1.1 This supplementary planning document provides general advice on planning for those house extensions which require planning permission. It is aimed at homeowners, applicants and their agents, neighbours and other members of the public.
- 1.2 By its nature, this Note can only be general in its approach although the Council hopes it covers most eventualities.
- 1.3 **The Council's planning policy is set out in the adopted Core Strategy and saved UDP policies. The guidelines in this Note set out the key considerations which the Council will apply in coming to a view as to whether an individual application is in line with the Council's policy, or not. But they are not a set of hard and fast rules, and should not be taken as such; they are without prejudice to any decision the Council may make on any application submitted. All applications are judged against relevant provisions in the Council's Core Strategy (see below), relevant national policy, this guidance note, and the individual circumstances and considerations which may apply in each case.**
- 1.4 Applicants can obtain further advice from the Planning Control Section of the Development and Regeneration Department if they consider that their proposals do not fall within the general guidelines provided, or if there are special circumstances which they wish to be taken into account.

Core strategy policy

- 1.5 The Council adopted its Core Strategy in March 2011. The Core Strategy sets out the key planning objectives, principles and policies across the Borough. Several of these are relevant to proposals for small scale domestic extensions, with some being specific to certain parts of the Borough. In addition, some policies from the former UDP adopted in 2005 will remain in force until the adoption of the Allocations Plan, currently in draft form. Where they are applicable, the provisions of these policies will be the starting point for the Council's consideration of planning applications, including those for house extensions. Key Core Strategy policies are set out in Appendix 1.

General considerations

- 1.6 Bolton has a varied range of residential districts many with distinct characteristics and architectural features. An appreciation and understanding of the characteristics of the surrounding area is essential to ensure that an extension will not be inappropriate in its setting. Features to look for are gaps between buildings, building lines in the street, any obvious rhythm of rear extensions, materials, architectural details, skyline and roof types, and significant landscape features such as trees. Before commissioning someone to design an extension you should first identify what your needs are and carefully consider the advice in this Note.
- 1.7 Poorly designed and badly built extensions can result from attempts to save money. A sub-standard extension will remain an eyesore for many years and does not represent a sound investment e.g. a flat roofed extension may initially be cheaper, but in the long term may require repair and/or replacement at great cost. It is important to retain the services of a competent builder, particularly given the need to satisfy requirements of the Building Regulations, which are separate from planning issues.
- 1.8 Similarly, householders contemplating a substantial investment in an extension are well advised to secure the services of a competent architect, planning consultant or

chartered surveyor. The costs of professional advice are likely to be a small proportion of the costs of an extension and are justified by the security offered by the indemnity insurance of the relevant professional associations (RIBA, RTPI, or RICS).

- 1.9 The Council wishes to encourage sustainable design and construction. Building materials should be sustainably sourced from local merchants within the North West. Materials which are sourced from outside of the UK are not encouraged as they hold a high carbon transport content. The re-use of materials from previous developments is encouraged and supported. Recycled products should be given priority over raw materials especially for hardcore and sub-structure aggregates. For further information on Sustainable Design and Construction access the Council's Supplementary Planning Document online at:

<http://www.bolton.gov.uk/sites/DocumentCentre/Documents/SDC%20SPD.pdf>

- 1.10 It is Council policy to consult any neighbour likely to be affected by an extension. Before making a planning application for the extension of their home, householders are strongly advised to discuss their proposals with their neighbours. This is particularly important for proposals at first floor level and in terraced or high-density housing where problems may be created by the loss of privacy.
- 1.11 The Council is sympathetic to the additional needs of people with disabilities which may make a departure from the guidance necessary. However, detailed evidence of disability will be required (for example, registration as disabled), as may evidence of a needs assessment conducted by an appropriate professional advisor, to demonstrate why an extension which would not normally be considered acceptable in planning terms should be granted permission on the basis of such individual circumstances. Applicants for such proposals are encouraged to contact the Council's Occupational Therapist for further advice on preparing an Assessment of Need report prior to submitting the planning application.
- 1.12 If an application is unsuccessful it may be that changes to the siting or design of an extension can overcome objections. Applicants are welcome to discuss the decision with the relevant officer in the Planning Control section before deciding whether to lodge an appeal. A guide to the appeal procedure is available, free of charge, from the Planning Control Section of the Development and Regeneration Department.

Permitted development rights

- 1.13 Many small scale extensions to dwellings do not require the submission of a planning application provided they meet a number of criteria. Such extensions are defined as "**Permitted Development**" and effectively have permission by reason of national legislation set down in the Town and Country Planning (General Permitted Development Order) 2008.
- 1.14 Appendix 2 contains a summary of available permitted development rights which may mean that an extension does not require planning permission. Potential applicants should not simply rely on this summary, however, but should take advice as to whether permitted development might apply to their proposal.
- 1.15 A lot of useful advice on the planning system can be obtained via the Planning Portal, including guides as to whether planning or Building Regulations approvals will be required for different types of domestic extension. It contains advice to prospective applicants on the requirements they will face in submitting planning applications and also sets down where applicants can gain further professional advice. Details can be found at www.planningportal.gov.uk

2. Key principles for assessing domestic extensions

- 2.1 There are a number of considerations which are taken into account by the Council when assessing applications to extend a dwelling. The four main ones are:
- a. The effect of the extension on the appearance of the dwelling itself;
 - b. The impact of the extension on neighbouring property, particularly in relation to natural light, privacy and overlooking;
 - c. The effect of the extension on the street scene and the character or appearance of the area; and
 - d. The impact on highway safety.

3. Impact on the dwelling itself

General design and materials

- 3.1 A well designed extension should be subordinate in relation to the dwelling and should be of a size and scale which is in proportion to the existing house. Overly large side extensions for example can completely ruin the character of the property or unbalance a symmetrical pair of semi-detached dwellings.
- 3.2 The height of an extension should not therefore exceed the height of the existing house, so that it does not dominate the host property. Single storey extensions should generally be no higher above existing ground level than 3 metres to the eaves (or roof, if the design incorporates a flat roof) and 4 metres to the ridge.
- 3.3 Extensions should respect and be sensitive to the proportions of the existing house or any particular features such as:
- Decorative brickwork or eaves
 - Size and style of windows
 - Stone detailing
 - Materials in terms of colour, coursing, texture and pointing
 - Specific features such as bay windows, steep sloping roofs, bargeboards etc.
- 3.4 Where possible, applicants should seek to incorporate architectural features present in the existing house.
- 3.5 Where it is not possible, because of the age of the property, to match the brickwork, it is recommended that extensions on the front/side of a building, should be set back to a minimum of a brick width in order to avoid the problems of unsightly bonding and matching up of two types of brickwork on the same plane.
- 3.6 As a point of detail, development should not result in the creation of small or narrow gaps between the proposed extension and existing buildings or structures, and where possible extensions should be linked to the existing buildings. This will avoid the problems of future maintenance and the possibility that the gaps will result in the build-up of debris likely to cause problems in the future.

Heritage Considerations

- 3.7 In addition to the general points regarding design and materials above, special considerations apply to dwellings which are of Special Architectural or Historical Interest (Listed Buildings), and those within Conservation Areas. In these cases, applicants are advised to seek specialist professional guidance.

Roofs and Dormers

- 3.8 Pitched roofs are the most suitable for extensions especially if they are visible from the street. Two storey extensions in particular look best with a pitched roof; flat roofed two storey side extensions are not, in design terms, visually acceptable and do not provide a satisfactory solution. The roof to the extension should generally be subordinate to the existing main roof; it should reflect the style and pitch of the existing roof and be hipped or gabled with tiles or slates to match.
- 3.9 One way of creating additional usable space within a dwelling is to convert the roof space into extra bedrooms or facilities such as bathrooms and studies. This usually involves providing a dormer structure and window as a means of providing necessary room height, light and ventilation to the room.
- 3.10 However, extensions to the roof area should not simply result in the existing side or rear walls being extended upwards. Such proposals cannot be considered as dormer extensions. They will generally be unacceptable as the property as a whole will then appear to be flat roofed rather than there being a sympathetically designed extension within the roof space.
- 3.11 The rear elevation is often less prominent and therefore a larger dormer – generally no more than two thirds of the area of the roof plane - may be acceptable as it would not have such a great impact on the character and visual appearance of the building and its setting.
- 3.12 Design and materials to be used for dormers should fit in with those of the existing property. The face and cheeks of the new dormer should, where possible, match in colour and texture the materials of the existing roof.

Private gardens or amenity space

- 3.13 For ***semi-detached or detached*** properties, applications that involve the encroachment onto existing private garden or other amenity space should not result in the unacceptable reduction of such space. As a rule of thumb, 50 square metres is considered to be a reasonable minimum for this style of property; reduction below such a level is likely to constitute an overdevelopment of the site and harm the living conditions at the dwelling. It is however accepted that across significant areas of the Borough, including where terraced properties (whether traditional or modern) are the main building type, existing private amenity space is already limited, and so this provision is unlikely to be practicable to apply without unduly restricting householders' ability to usefully extend their property.

4. Impact on neighbouring properties

General Considerations

- 4.1 A reasonable degree of privacy within the home remains a cherished objective for most people, particularly as far as their lounge, dining room, and main bedroom(s) are concerned. Extensions should also not have an overbearing or overly dominant effect on adjoining dwellings.
- 4.2 In practice, this can be achieved by considering two key points: maintaining appropriate distances between main room windows and elevations in neighbouring

properties; and avoiding excessive loss of natural light into principal rooms by limiting the scale of extensions which are immediately adjacent.

4.3 Principal rooms are those rooms within the dwelling which are the focus of the main functions of living within that dwelling and comprise the following:

- Lounge
- Dining room (or dining kitchen, if no separate dining room can be provided)
- the two largest bedrooms

4.4 Main room windows are by simple definition the window to each principal room which provide the main aspect from that room or are the largest. They will generally be the windows facing the front/rear of the dwelling; in designing an extension it is wise to avoid placing main room windows in a side elevation as they will have a significant impact on the privacy of adjoining residents unless they can be screened. Each principal room can only have one main room window; all other windows within the same room are classed as secondary windows. In a combined dining kitchen the main window will usually be that which serves the dining area. However, in long rooms which have two aspects (e.g. through lounge/diners), both windows **may** be defined as main windows.

4.5 Conservatories are, for the purposes of this Note, classed as extensions but are not principal rooms and do not therefore contain any main room windows. This consideration also applies when assessing the impact of extensions on an existing, neighbouring, conservatory.

Interface distances

4.6 The Council applies interface distances for new housing development in its separate Practice Note (PCPN2). These distances relate to conventional housing layouts, where houses are likely to relate to each other in reasonably standard fashion. In most cases, these interface distances remain a useful rule of thumb for dealing with the impact of house extensions. However, it should be noted that proposals for extensions are not able to start from a “blank sheet”, but rather must take account of the existing development layout, which may well have changed over the years, and which may not have been designed in accordance with the guidance in PCPN2. Furthermore, most houses have over time established additional features such as fencing, walling, or screening planting, to maintain privacy.

4.7 As such, the distances set out below should not be read as a minimum standard, but simply as advice on what would represent ideal layout design. The Council will take them into account along with other factors such as any difference in levels that might exist between neighbouring properties, the presence of existing extensions to neighbouring properties, and the availability of other screening measures (which may include fencing, walling or planting, or using high level or obscure glazed windows where appropriate):

- Between facing walls on the neighbouring house and the extension (whether single or two storey) which both contain main room windows – 21 metres
- Between walls on the neighbouring house and the extension (whether single or two storey) which both contain main room windows but which do not directly face each other – 17 metres
- Between a neighbouring elevation which contains a main room window and a facing wall of a two storey extension which does not – 13.5 metres

- Between a neighbouring elevation which contains a main room window and a facing wall of a single storey extension which does not – 9 metres.

4.8 Changes in ground level may contribute, in certain circumstances, to an effect similar to high buildings being located near lower buildings. For example, in a situation where a development is on a higher level than existing dwellings the impact a two storey development would have may be greater than if the site were flat. This may mean that in some cases the Council will ask for more separation than indicated above.

Balconies

4.9 Because they are generally open, balconies have a greater impact on the privacy and amenity of neighbouring properties, as when used they give greater opportunities for views into gardens and rooms of adjacent dwellings. In such cases balconies are likely to be unacceptable. In order to counter this, it may be possible for an applicant to provide for a suitable screen barrier along the perimeter of the balcony adjacent to a neighbouring dwelling to maintain their privacy. Such details would be controlled by the imposition of planning conditions for their installation and retention.

Natural light and overshadowing

4.10 Rear extensions are usually the least visually obtrusive type of extension since they are not normally particularly visible from the main street. Those that are clearly visible from the public highway or from important public areas will be considered not just in the context of the guidelines below, but also as to whether they have an impact on the general street scene.

4.11 Generally speaking, however, rear extensions have the greatest impact on immediate neighbours. Often the position of a rear extension in relation to neighbouring properties is the most important factor since it will affect whether the extension overshadows the outlook from principal rooms or any external private amenity space/garden, and consequently impacts unduly on the living conditions enjoyed by neighbours. The ideal solution is therefore for rear extensions to be located away from any party boundary with adjoining dwellings, especially in the case of two storey structures.

4.12 The orientation of properties in relation to the sun may also be significant where a proposed extension is in close proximity to neighbouring main room windows and is located to the south of the adjoining property. This should be taken into account in developing proposals, as it may mean that an otherwise acceptable proposal will need to be re-planned or reduced in scale.

4.13 Any loss of privacy may be avoided or lessened by any windows adjacent to any boundary with a neighbouring dwelling being obscure glazed or for screen fencing to be installed and retained at a height of no less than 2 metres. This will ensure that close, direct and clear views into an adjacent dwelling or garden are not a consequence of the development.

4.14 Single storey rear extensions of up to 3 metres in length (taken from the original rear elevation of the property) on semi-detached houses, and up to 4 metres on detached houses will normally be acceptable (where they are not already permitted development). Similarly sized two storey rear extensions will normally be acceptable if set away from any shared boundary by at least 2 metres, although this may not always be practicable or necessary, depending on the layout of the original dwellings and the locations of principal rooms.

4.15 Longer extensions may well be acceptable where they do not cause significant overshadowing of main room windows in neighbouring properties. This can usually be

achieved by setting the extension away from a shared boundary. A good rule of thumb is the "45 degree rule" (that the extension avoids infringing a line drawn at 45 degrees from the centre of the nearest main room window) but circumstances will vary and the Council will also take into account other factors such as any difference in levels that might exist between neighbouring properties, the presence of existing extensions to neighbouring properties, and the availability of other screening measures (which may include walling, fencing, planting, or using high level or obscure glazed windows where appropriate).

- 4.16 In areas characterised by large properties in large landscaped grounds, distances between properties may be such that no undue harm to neighbours' amenity would arise from larger extensions.
- 4.17 Conservatories are predominantly glazed structures and will therefore allow more light through and as such will impact far less on the living conditions of adjacent properties. They will also have less impact on private space immediately at the rear of adjacent property, subject to the provision of details that will protect privacy. As such, longer conservatories may also be acceptable.
- 4.18 Where there is not a uniform building line, it may be the case that a front or a side extension would have similar impacts to those described above on main room windows to neighbouring properties, either to the front or rear. In these cases, a similar approach will be applied as for rear extensions.

Specific issues relating to terraced and town houses

- 4.19 Bolton contains significant numbers of terraced properties, especially but not exclusively within the inner urban areas of the Borough. By reason of issues such as their age, density, size and design, most of these houses are much more restricted in terms of the space available to meet the needs of their occupants, particularly those with larger families living in potentially overcrowded conditions. Many terraced houses, particularly (but not exclusively) those built before the 2nd World War were built without an inside WC and bathroom and in many cases with limited kitchen, living and sleeping facilities. Over time the introduction of inside toilets and bathrooms has further restricted available internal space.
- 4.20 The Council has taken the view, therefore, that applications to extend such properties need to be considered more sympathetically, as set out below. Similar principles may also be applied to more modern terraced and town houses which, by reason of style and fashion at the time they were built, also offer very limited accommodation to meet growing demands for home owners.
- 4.21 Rear single or two storey extensions on terraced properties of up to 4 metres in length (taken from the original rear elevation of the property) will normally be considered acceptable. Single storey extensions longer than 4 metres may be acceptable if the space remaining at the end of the yard would be unusable or if the impact on the neighbour would be limited by screening – for example, where there is an existing extension which the proposal would abut in the adjacent dwelling.
- 4.22 The Council recognises that applying this approach will mean that more issues will necessarily arise in terms of loss of natural light and overshadowing to neighbours, but considers that the benefits in terms of improving the living conditions of residents overall is a significant consideration which should attract substantial weight. However, there remains a need to ensure that extensions on terraced and town houses are planned as sensitively as possible, taking account of the views of neighbours before applications are submitted. Careful consideration should be given to the proposed

room layout to ensure that the most effective use is made of space to minimise the scale of the extension needed.

- 4.23 Wherever possible, proposals should reflect the existing pattern of any rear extensions to avoid a tunnel effect between adjoining properties, and it is unlikely that full width extensions will be acceptable as a result. Applicants are strongly encouraged to submit joint proposals with their neighbours for “handed” extensions which minimise impacts of scale and overshadowing, reduce maintenance issues and maintain the cohesiveness of the street scene.
- 4.24 Because of the limited scale of available private amenity space in most terraced and town houses, the importance of retaining sufficient space for bin storage on the property following any extension is emphasised.

5. Street scene

General points

- 5.1 The siting, design or layout of a house extension should not have an unacceptable effect on the wider street scene or the character of the locality. This might occur for example where extensions protrude in front of a clear and consistent building line, where roof heights are proposed to be increased, or where side extensions might create a “terracing effect”. It may be the case that an extension represents a significant change in the overall consistency of house types which might impact more noticeably on the local character than house extensions in more mixed areas or where a range of extension types and styles already exist, prompting the need for a more sensitive design approach.
- 5.2 Satellite dishes or other similar attachments should be located on the least obtrusive part of the dwelling, usually at the rear of the house at a lower level.

Front and side extensions

- 5.3 Front extensions (which include porches) can unduly impact on the existing street scene. However - if carefully designed to reflect and respect the appearance of the host building whilst also appearing subordinate to it - extensions to the front of dwellings may be acceptable, particularly where they can be justified in respect of creating variety and continuity within the street scene.
- 5.4 Particularly if the character of the surrounding area is one of semi-detached and detached properties, two storey extensions that come up to the party boundary with the adjacent property can alter the character of the area by creating a terraced effect. For this reason, as well as to allow for proper maintenance, two storey side extensions should normally provide a minimum distance of 1 metre to the property boundary. Where this distance cannot be achieved, however, the terracing effect can be countered to some extent by setting the front elevation of the extension back from the front of the existing dwelling at first floor level. Together with a design that incorporates the extension roof being set at a lower level and sub-ordinate to the main roof to the original dwelling, a visual separation between dwellings can be maintained.
- 5.5 A terraced effect may not be created if the following site conditions are applicable to an individual application:
- the site is situated in a street of restricted length where the visual linking of dwellings would be limited by the length of the street. (e.g. a short cul-de-sac.)

- the site is located on a development that has an informal building line; or
 - the site is situated in an area where there is a mix of terraced, semi-detached and detached dwellings.
- 5.6 The storage of waste bins is considered to be part of the essential consideration of any application submitted and applicants will be expected to demonstrate how waste bins are to be securely stored within the curtilage without appearing visually intrusive in the street scene. As such, proposals for extensions should ensure that access and space is available to enable bins to be stored at the rear of the dwelling. If access is to be blocked or removed as a result of a proposed extension, a purpose built bin store compound/screen should be provided.

Roofs and Dormers

- 5.7 The increase in the roof height of dwellings may not unduly affect the street scene if there is a difference in levels of existing roof lines. There may also be a change in ground levels along the street, which lead to uniform building heights appearing to step up and down in any event.
- 5.8 Another design solution involves the existing front plane to the roof being extended towards the rear of the dwelling, thus increasing the ridge height in a manner that will still maintain the overall appearance of the dwelling in the street scene.
- 5.9 Because of their impact on the street scene, dormers are more likely to be acceptable on rear and less important elevations of the dwelling. In design terms the scale of a proposed dormer should always be a subordinate feature within the roof plane and window(s) should line up with the windows in the existing building below, unless there is a random pattern to the positioning of existing windows in the elevation below the proposed dormer.
- 5.10 The construction of dormer windows in the roof should not normally result in the proposed dormer occupying more than one quarter of the roof plane which faces a highway or which is otherwise prominent in the wider street scene. This will ensure that the major part of the roof is not affected and the characteristics and visual appearance of the roof and overall balance in design is maintained. Dormers larger than the one quarter ratio would result in a significant change in the character and appearance of the dwelling and would consequently be seen as visually over dominant in the street scene. If there are already existing large dormers on the property or in the vicinity, this concern may not apply and a more relaxed approach may be taken. Applicants are encouraged to incorporate a pitched roof design where appropriate.
- 5.11 In areas where dormers on the front of properties are absent, applications for new dormers on elevations which face a highway or on other prominent elevations are unlikely to be considered acceptable. Exceptions to this approach may however be made where it is considered that the proposed dormer will not affect the appearance of the dwelling or the character of the area as a whole. This may be the case where there is a variety or mix in the scale and appearance of nearby properties, or where the proposed dormer is appropriate in scale and has been carefully designed to appear as a feature of the original dwelling.
- 5.12 Dormers that project above the existing or proposed ridge line of the dwelling look very prominent in the street scene, and tend to unbalance the appearance in particular of semi-detached and terraced dwellings and affect the character of the surrounding area; as such they are unlikely to be acceptable.

Boundary features

- 5.13 Fences and walls can have a significant impact on the appearance of the house and the character of an area and should be sensitively and attractively designed. Concrete panel fences are inappropriate in prominent locations. In such locations applications will be expected to incorporate more sensitive alternatives - such as a brick wall, or brick piers with close boarded timber infill panels - with materials to match the existing development.
- 5.14 Where a residential area is "open plan", proposals for new walls or fences that front the highway should be avoided, since this will harm the overall character of the estate. (There may also be covenants which prevent the building of walls/fences on open plan estates. It should be noted that these are matters separate to the planning system).
- 5.15 Proposed walls or fences abutting a pavement should not result in narrow strips of land which cannot be maintained; these result in the land becoming an eyesore and overgrown. An alternative solution in situation where walls or fences abut the back of the pavement may be the inclusion of recesses along the length of the wall or fence which should be planted with an appropriate tree species. Such a solution would be controlled via a condition for the planting and retention of the approved tree.

6 Impact on highway safety

Parking provision

- 6.1 Any loss of garage or curtilage parking space is likely to lead to an increase in on-street parking or manoeuvring, to the general detriment of highway safety.
- 6.2 Side extensions which involve the provision of a new garage or car port should provide a parking space to the front. Such a space should normally be at least 6 metres in length, to ensure that the development does not result in vehicles being parked in a way that would obstruct the highway. In situations where the driveway falls short of this standards, plans should detail the provision of alternatives, such as garage doors that do not result in the door, when being opened, projecting beyond the front face of the garage, to make sure that the development does not compromise highway safety.
- 6.3 Side extensions which do not provide a garage or car port should maintain adequate provision within the curtilage of the dwelling for the parking of two vehicles, while the conversion of garages into habitable rooms is only likely to be acceptable if adequate provision is made within the curtilage of the dwelling for a replacement space to that lost as a result of the garage conversion.
- 6.4 The parking space should ensure that, wherever practicable, residents with disabilities are able to access their cars from wheelchairs. The length of driveway or other curtilage parking should meet the guidance above.
- 6.5 The issue of adequate provision and maintenance of curtilage parking is particularly critical on residential developments which are designed with narrower or multi-purpose streets, which would mean that on-street parking would result in congestion or highway safety issues or might be detrimental to the visual appearance of the wider area.

Safety

- 6.6 Proposals for new walls or fences should not obstruct visibility at road junctions, bends or drives. Walls or fences in such locations are considered to be unacceptable in highway safety terms as they obstruct/obscure the view of drivers.

7 Other requirements

- 7.1 Applicants are advised that if their proposal involves building up to or is astride the party boundary line shared with a neighbouring property, they should comply with the provisions of the Party Wall Act 1996 in respect of the requirements for the notification of such work to the neighbour and the procedures relating to disputes.
- 7.2 Most new building work, apart from straightforward repairs will also require Building Regulations Approval. Advice on this topic can be obtained from the Building Control Section of the Development and Regeneration Department (tel: 01204 336033).
- 7.3 A “right to light” is a private, legally enforceable easement and is the right to receive sufficient natural light through defined apertures (for instance windows, skylights and glazed doors) to allow a building to be used for its ordinary purpose. Rights to light are civil matters between neighbours and are independent of the planning system. Even if planning permission has been granted, care should be taken not to cause an infringement to the rights to light enjoyed by nearby buildings.

Appendix 1: Relevant Core Strategy Policies

Policy CG3

The council and its partners will:

1. Expect development proposals to display innovative, sustainable designs that contribute to good urban design.
2. Conserve and enhance local distinctiveness, ensuring development has regard to the overall built character and landscape quality of the area.
3. Require development to be compatible with the surrounding area, in terms of scale, massing, grain, form, architecture, street enclosure, local materials and landscape treatment including hard and soft landscaping and boundary treatment. Historical associations should be retained where possible.
4. Conserve and enhance the heritage significance of heritage assets and heritage areas, recognising the importance of sites, areas and buildings of archaeological, historic, cultural and architectural interest and their settings.
5. Ensure development is designed in an inclusive manner which is accessible and legible to all, regardless of age, gender, background or disability.
6. Encourage the incorporation of design measures into new developments that allow adaptation and resilience to the impacts of climate change and extreme weather events and also to reduce the threat of fuel poverty, through the careful selection of aspect, layout and massing, and by making buildings increasingly energy efficient.
7. Maintain and respect the landscape character of the surrounding countryside and its distinctiveness. Any soft landscaping and landscape enhancement schemes should enhance biodiversity and be compatible with the nearby landscape character types identified by the Landscape Character Assessment.

Policy CG4

The council and its partners will:

1. Ensure that new development is compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security.
2. Development should not generate unacceptable nuisance, odours, fumes, noise or light pollution, nor cause detrimental impacts upon water, ground or air quality.
3. Development proposals on land that is (or is suspected to be) affected by contamination or ground instability must include an assessment of the extent of the issues and any possible risks. Development will only be permitted where the land is, or is made, suitable for the proposed use.

Design in the town centre

Policy TC11

The council and its partners will:

1. Protect, strengthen and enhance the distinctive townscape qualities of Bolton town centre. Development should conserve and enhance the special nature of the conservation areas and listed buildings.
2. Ensure that development along the gateways to the town centre enhances the townscape through the use of high quality design and improves street frontages and pedestrian permeability.

3. Ensure streets are designed in accordance with the Public Realm Implementation Framework to achieve a high standard of design which exhibits safety, consistency and accessibility, particularly for pedestrians, cyclists and users of public transport.
4. Require development to respect and enhance existing vistas. New architectural 'set pieces' will be supported where the design is of exemplary quality. Development must have regard to the existing hierarchy of built forms as indicated in Building Bolton SPD.
5. Make efficient and effective use of land in the town centre due to the existing levels of high density development, ensuring that development provides adequate amenity space and privacy, or attractive public areas, where appropriate for the site.

Inner Bolton

Policy RA1

The council and its partners will:

11. Conserve and enhance the distinctive character of the existing physical and natural environment, especially in Queen's Park which is a conservation area and a historic registered park.
12. Ensure that development has particular regard to massing and materials used, due to the predominance of red brick, slate-roofed, two-storied terraced housing.
13. Respect and strengthen the traditional grid-iron pattern and the street-scaping of existing housing and mills where it is compatible with good urban design.
14. Make efficient use of land in inner Bolton due to existing higher levels of development density, requiring development to provide adequate privacy and amenity space and conform to the overall spatial approach.

Farnworth

Policy RA2

The council and its partners will:

14. Require development proposals in Farnworth to enhance the townscape through the use of excellent quality design. Shaping the future of Bolton.
15. Conserve and enhance the distinctive character of the existing physical and natural environment, especially in the Greenside Conservation Area and the historic registered Farnworth Park.
16. Respect and strengthen the traditional grid-iron pattern and the street-scaping of existing housing and mills where it is compatible with good urban design.
17. Make efficient use of land in Farnworth due to existing higher levels of development density, requiring development to provide adequate privacy and amenity space and conform to the overall spatial approach.

Brightmet

Policy RA3

The council and its partners will:

8. Require development to introduce increased levels of high quality, distinctive design that will enhance the local area, and conserve and enhance the character of the historic registered Tonge Cemetery.

Horwich and Blackrod

Policy OA1

The council and its partners will:

9. Conserve and enhance the character of the existing landscape and physical environment, especially the conservation areas at Horwich town centre, Horwich Loco Works and Wallsuches.
10. Ensure that development in Horwich and Blackrod respects street patterns, the grain and the form of predominant architectural styles and where possible makes sympathetic use of locally distinctive materials such as stone.
11. Ensure that new development does not harm the landscape setting and protects views from public areas to the surrounding landscape.

Westhoughton

Policy OA3

The council and its partners will:

7. Conserve and enhance the character of the existing physical environment, especially the conservation area in Westhoughton town centre.
8. Ensure regard is had to the character of farm complexes, folds, vernacular cottages and the wider open landscape.

West Bolton

Policy OA4

The council and its partners will:

4. Conserve and enhance the character of the existing physical environment, especially the conservation areas at Deane and Chorley New Road, and the historic registered Hulton Park.
5. Ensure that development in West Bolton has particular regard to the overall density, plot sizes, massing and materials of the surroundings – these features should be retained where possible.

North Bolton

Policy OA5

The council and its partners will:

8. Conserve and enhance the character of the existing physical environment, especially the conservation areas, the historic listed Smithills Hall and park and the historic townscape cores.
9. Ensure regard is had to the character of farm complexes, folds, vernacular cottages and the wider open landscape.
10. Require special attention to be given to the massing and materials used in new development.
11. Ensure that new development does not harm the landscape setting and protects views from public areas to the surrounding landscape.

Little Lever and Kearsley

Policy OA6

The council and its partners will:

9. Conserve and enhance the character of the existing physical environment, especially the conservation area at Ringley Fold.
10. Respect and enhance the built form and pattern of existing development.

Appendix 2: Summary of Permitted Development

Extensions (General criteria/conditions)

- i. Total not to exceed 50% curtilage (excluding original house but including outbuildings).
- ii. Not to exceed height of the highest part of the roof.
- iii. Eaves height not to exceed eaves height of original house.
- iv. Must not project beyond principal elevation/side elevation if that elevation fronts a highway.
- v. If height of eaves exceeds 3m, must be 2m from boundary.

Rear extensions:

Single storey:

- i. No more than 4m projection from rear wall on detached house,
- ii. No more than 3m any other dwelling.
- iii. No more than 4m in height.

Two storey +

- i. No more than 3m projection and must retain 7m to opposite boundary.

Side extensions:

- i. No more than 4m in height
- ii. Single storey only
- iii. No more than half width of original house.
- iv. Roof pitch to match existing on two storey + extensions.

Additions or alterations to roof:

- i. Not to exceed highest part of roof.
- ii. Not to extend beyond plane of roof slope which forms principal elevation of dwelling and fronts a highway.
- iii. No more than 40m³ (terrace).
- iv. No more than 50m³ (any other).
- v. Other than hip-gable enlargements should maintain 20cm to eaves of original roof.

Any other alteration to roof

- i. Alteration must not protrude more than 150mm beyond plane of roof.
- ii. Must not exceed highest part of roof.

Porches

- i. No more than 3m²,
- ii. No more than 3m in height,
- iii. No less than 2m to any boundary with highway.

Outbuildings, enclosures, pools and containers

- i. Total not to exceed 50% curtilage (excluding original house but including extensions).
- ii. Must not come forward of principal elevation of property.
- iii. Single storey only.
- iv. No more than 4m in height for dual pitched roof,
- v. No more than 2.5m in height within 2m of boundary and;
- vi. No more than 3m in height in any other case.
- vii. Height to eaves no more than 2.5m.
- viii. Capacity of containers not to exceed 3500 litres.

Hard standings Both provision and replacement (whole/part)

- i. No hard standings between principal elevation and the highway. [New or replacement]
Either
 - must not exceed 5m² or;
 - must be porous materials or;
 - runoff directed to permeable or porous area.

Special restrictions in Conservation Areas (Article 1(5) land)

- i. No cladding in stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- ii. No side extensions.
- iii. No two storey rear extensions.
- iv. Class B rights removed.
- v. No Class E structures between side elevation and boundary of .
- vi. No Class G structures to be on wall/roof slope which fronts a highway and is the principal or
Side elevation.
- vii. Side elevation.
- viii. No Class H structures on a chimney, wall or roof slope which faces onto or is visible from a
highway or on a building which is more than 15m in height.
- ix. highway or on a building which is more than 15m in height.