

Clarification Note

Single storey rear extensions and conservatories (Part E, page E-5: 1)

Page E-5 of the Planning and Design Guide provides guidance on single storey rear extensions and conservatories. At the same time, the Council recognises that many single storey rear extensions or conservatories can be permitted development, for which planning permission is not required (see Part B of the Planning and Design Guide for advice on your permitted development rights).

Where proposed single storey rear extensions or conservatories require planning permission, the Council must balance the requirement for additional space against preventing harm to adjoining neighbours amenity. Therefore, the Council have considered that where single storey rear extensions or conservatories would project beyond the 45 degree line (measured from the nearest edge of neighbouring rear facing window habitable room or kitchen), it is likely that consideration will be given to approving the development, **up to 3.35m in depth from the original rear elevation of the property only**, where similar extensions might otherwise be capable of being erected as permitted development and where there would be no significant impact on neighbouring properties in terms of loss of light and outlook.

Nevertheless, in each case the Council will continue to take account of other factors when considering such proposals, such as ground level differences, staggered building lines, garden sizes or the size and position of existing extensions or outbuildings.