

Householder Design Guide

Supplementary Planning Document



Consultation Draft
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Rotherham
Metropolitan
Borough Council



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Introduction

This Supplementary Planning Document offers detailed advice and guidance in support of Local Plan policies on how best extensions and other developments within the garden area of residential properties can meet relevant criteria, promoting good practice and consistency of decision making. It aims to ensure that extensions make a positive contribution to the local environment and do not detract from the host property and the street scene or cause undue harm to neighbouring amenity.

- 1** Permitted developments (set out in The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended) allows householders opportunity to extend their property and construct outbuildings without planning permission. Those extensions/outbuildings that do not fall within permitted development are therefore more likely to raise neighbouring and visual amenity concerns.
- 2** This Supplementary Planning Document (SPD) has been prepared in order to offer guidance on householder extensions to domestic properties and the erection of buildings within the curtilage (garden area). The guidance is not intended to provide information as to what requires planning permission or give information regarding land ownership issues or Building Regulations. Applicants may also wish to refer to the Government's "Permitted development rights for householders: technical guidance":
<https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>
- 3** The maximum distances for space standards quoted in this document have been derived from a comparative analysis of a range of sources including detailed research and minimum space standards adopted by a number of local authorities. They are also the same as those that can be found within the South Yorkshire Residential Design Guide which applies to proposals of 10 or more dwellings but is also a point of reference for smaller schemes and extensions.
- 4** The document is structured into three parts:
 - Part 1 sets out guidance on a range of different general principles.
 - Part 2 provides examples which give further information regarding specific householder proposals (such as different types of extension, providing vehicular access, and boundary treatments).
 - Part 3 provides guidance on a number of other issues.

Status

- 5 This Supplementary Planning Document (SPD) has been prepared in line with national planning policy and relevant legislation and regulations. The National Planning Policy Framework (NPPF) identifies that SPDs add further detail and guidance to the policies in the development plan. They are capable of being a material consideration in planning decisions.
- 6 As required by The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) consultation on a draft of this SPD took place between **xxxxxxx** and **xxxxxxx**. The accompanying Consultation Statement sets out further detail on this consultation, including who was consulted, a summary of the main issues raised and how these have been addressed in the SPD. It also contains an adoption statement, confirming that this SPD was adopted by Rotherham Council on **xxxxxxx**.

Planning Policy

National Planning Policy

- 7** The NPPF makes clear that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, creating better places in which to live and work and helping make development acceptable to communities (paragraph 131).
- 8** Design quality should be considered throughout the evolution and assessment of proposals. NPPF (paragraph 137) also states that development should, amongst other things:
 - add to the overall quality of the area;
 - be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - be sympathetic to local character and history, including the surrounding built environment and landscape setting; and
 - create places that are safe, inclusive and accessible and which promote health and well-being.

Local Planning Policy

- 9** Rotherham's Local Plan consists of the Core Strategy (adopted in September 2014) and the Sites and Policies Document(adopted in June 2018). These are available from our website: <https://www.rotherham.gov.uk/planning-development/guide-local-plan/1>
- 10** This guidance provides additional detail to, and should be read in conjunction with, the following policies:
 - Policy CS28 Sustainable Design sets out a range of design considerations to which proposals should have regard.
 - Policy CS30 Low Carbon & Renewable Energy Generation supports the use of renewable, low carbon and decentralised energy.
 - Policy SP55 Design Principles sets out detailed design principles to which proposals should have regard.
 - Policy SP56 Car Parking Layout sets out design guidance specific to car parking.
- 11** As set out in Policies CS28 and SP55, the Council will have regard to a range of issues when considering planning applications, including:
 - that design should take all opportunities to improve the character and quality of an area and the way it functions;
 - that development proposals are responsive to their context and visually attractive as a result of good architecture and appropriate landscaping;
 - the setting of the site, including the size, scale, mass, volume, height, orientation, form, and grain of surrounding development;
 - the type of building materials, their colour and architectural detailing;
 - whether proposals reinforce and complement local distinctiveness and create a positive sense of place;

- the creation of safe, secure and accessible environments including the use of lighting; and
- the design and layout of buildings to enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from overshadowing.

Permitted Development & Prior Notifications

- 12** There are certain types of development that can be carried out to properties without the need to submit a planning application. This is known under national legislation as Permitted Development. In order for your proposal to be determined as permitted development, each 'class' has its own limitations and conditions, that must be complied with. One condition on certain classes of permitted development is that a Prior Approval application be submitted in order to determine if the proposal needs 'Prior Approval'.
- 13** Further Guidance on Permitted Development can be found via the link: https://assets.publishing.service.gov.uk/media/5d77afc8e5274a27cdb2c9e9/190910_Tech_Guide_for_publishing.pdf
- 14** Whilst there is no set guidance for Prior Notifications, in the Householder Design Guide, the schemes can be assessed against our design criteria. This criterion includes:
- **Non-compliance with local character**
Would the design of the development be harmful to the character of the surrounding properties, do the materials used look to be in keeping with the materials used in the local area?
 - **Overbearing**
Is there a negative impact from the development to surrounding properties, especially neighbouring properties, is it excessive in size?
 - **Overshadowing**
Would the proposed development look to cast shadows on nearby property's habitable rooms or outside space?
 - **Overlooking**
Would the development cause overlooking from views from new windows, balconies or raised decking, to living spaces at neighbouring properties?

Conservation Areas & Listed Buildings

- 15** In cases where a householder development proposal, affects a dwelling in a Conservation Area or is a Listed Building, planning permission may be required. Where a proposal may meet Permitted Development criteria (under normal circumstances), it is important to be aware that this may not apply to a dwelling in a Conservation Area or if it is Listed. Therefore, it is important to discuss any proposal on a property that is in a Conservation Area, or that is Listed, with the Planning Department before undertaking any works.
- 16** For further details on Conservations Areas or Listed Buildings, you can contact the Development Management Team at development.management@rotherham.gov.uk

General Principles

Proportion

Design Guidance 1.1

The size and design of extensions should be subsidiary to the existing dwelling and allow the original building to remain dominant. Matching roof styles should be used in any new extension proposals.

It is important that an extension is in proportion with the existing house. In general, it should not dominate the house by being bigger, higher or set forward (towards the street). Extending a house in that way will make it look unbalanced and incongruous, particularly if neighbouring houses are similar in design and regularly set out.

It is usually preferable for an extension to be subordinate in scale to the original house. A lower roofline, and setting back the extension behind the house's building line, will allow the existing house to remain dominant.

In almost all cases a flat-roofed extension will be unacceptable where clearly visible in the streetscene, unless the existing property has a flat roof. Pitched roofs are an important part of the character of houses and, wherever possible, an extension should have a pitched roof which matches the roof style of the original house.

Appropriate subservient extension set back with a lower roof line



Inappropriate extension higher than existing property and not in proportion



Inappropriate extension coming forward of the property and dominating the host property



Overshadowing

Design Guidance 1.2

Extensions should not overshadow neighbouring properties to an unreasonable degree. The Council will take account of the orientation and position of neighbours' windows in relation to the extension. Where an extension would be likely to significantly reduce the amount of sunlight and/or daylight casting a shadow over private amenity space or entering the window of a habitable room (such as a kitchen, living room or bedroom) planning permission may not be granted.

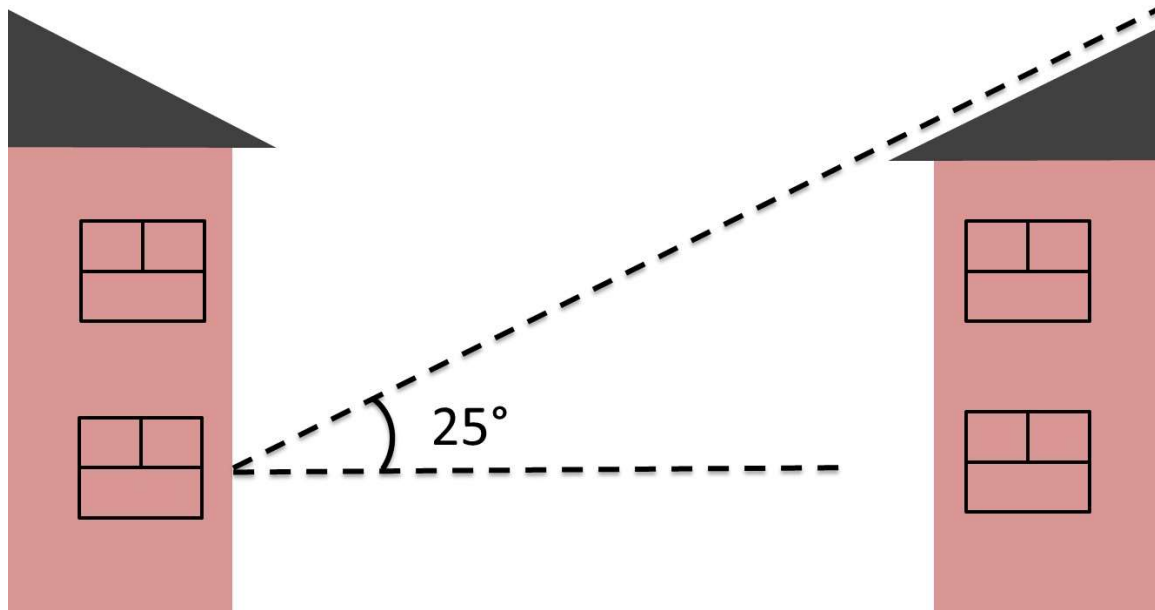
For two storey rear extensions, a minimum of 45° clearance from a neighbouring window and a 25° vertical clearance would apply. This may also apply to two storey side extension and it would be assessed on a case by case basis.

- 17** Extensions close to the boundary with neighbouring properties can create excessive overshadowing especially during the winter months, casting a shadow over habitable room windows and private amenity space to an unreasonable degree.



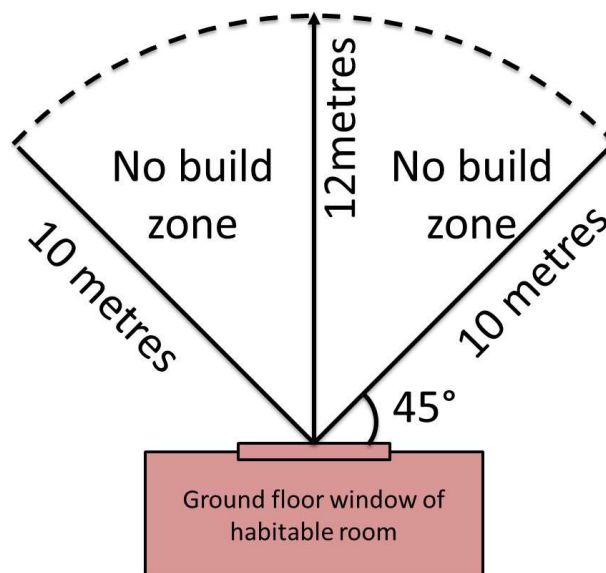
25° Rule

- 18** The minimum vertical clearance of 25° is measured from the centre of the lowest window of an existing building.

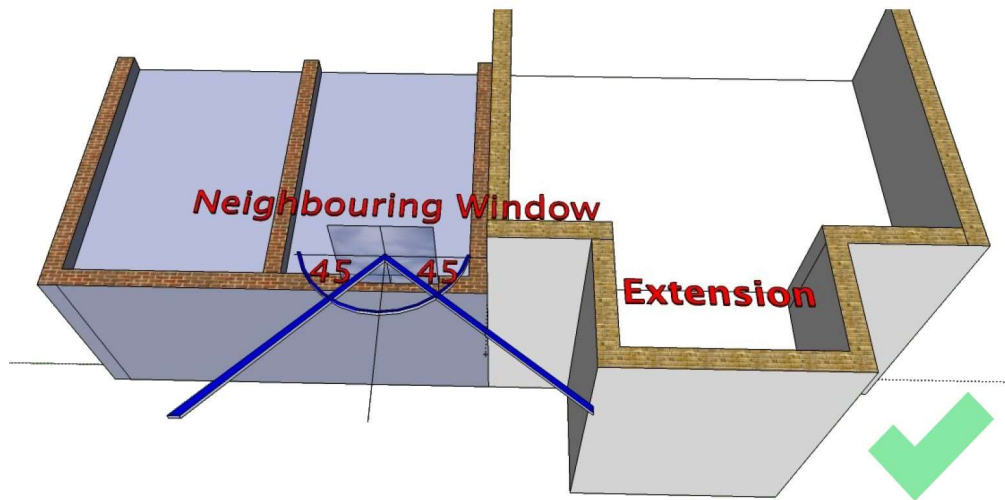


45° Rule

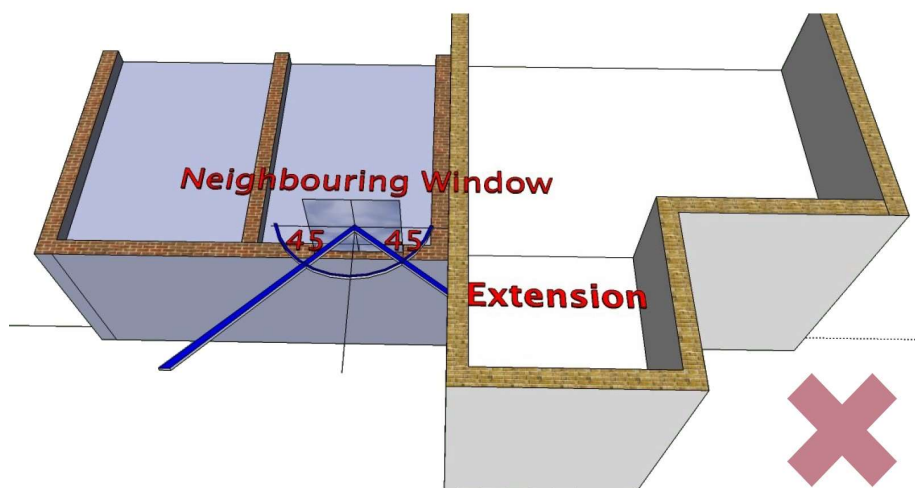
- 19** For two storey extensions, a no-build zone extends for 12 metres directly from the ground floor window of neighbouring habitable rooms, and for 10 metres at a 45° angle from the window.



- 20** Setting an extension away from a habitable room window will reduce any potential loss of daylight and appear less overbearing to the neighbour.



- 21** A rear extension close to a neighbour's habitable room window can create an unacceptable loss of daylight and create an oppressive overbearing impact.



Privacy

Design Guidance 1.3

Balconies, decking, raised patios, verandahs and windows serving habitable rooms such as kitchens, living rooms and bedrooms should be sited so that they do not directly look into the habitable windows of adjacent houses or their private gardens. To achieve this any new habitable room windows above ground floor should not face and be sited within 10 metres of a neighbour's boundary, and should maintain more than 21 metres between facing habitable room windows, as this would result in a significant loss of privacy.

Balconies can create an unacceptable loss of privacy and are usually unacceptable on semi-detached and terraced properties. Where they are proposed, they must be a minimum of 2 metres from any neighbouring boundary with appropriate screening provided to avoid any overlooking.

Floor to ceiling windows and French / patio doors can increase the effect of overlooking and will usually be resisted if they are proposed in elevations above ground floor where they would be near to the boundary of an adjacent residential property.

- 22** Balconies can often create overlooking, which can be avoided through careful design and screening.



Outlook

Design Guidance 1.4

An extension close to either a habitable room window of a neighbouring property, or to its private garden, should not have an overbearing effect on that property or an unreasonable effect on its outlook.

- 23** A mono-pitched roof design can often create an overbearing effect in addition to potentially reducing daylight. Mono-pitched roofs should be avoided close to boundaries with neighbouring properties.



Architectural Details

Design Guidance 1.5

Architectural details such as lintels, cills, bonding and coursing present in the existing property should be replicated in proposed extensions. The arrangement of windows, their size, material and opening style should reflect the existing design and maintain a similar solid to void ratio.

Materials

Design Guidance 1.6

Extensions should be constructed in matching materials to match the host property. Bricks and stonework should be coursed and pointed to match the existing details. Tiles should match the existing tiles in terms of material, texture, size and colour.

Example

This two storey side extension is inappropriately designed with a poor match of brickwork and roof tiles, even small variations in materials can look out of place. The design has no regard for the host property and the window arrangement has been designed to meet internal requirements rather than reflect the window design and arrangement on the host property.



Garden Space

Design Guidance 1.7

Adequate private amenity space should be maintained in any extension proposals. This means maintaining private gardens of two bedroom houses of at least 50 square metres and for three or more bedroom houses, 60 square metres. Where new parking areas are proposed, landscaping should be maintained and provided to soften the impact.

- 24** Boundary walls, planting and lawns form an important part of the character of suburban areas. Hardstanding at the front garden will erode this character with little definition between the public and private realm.



Amenity of Occupiers

Design Guidance 1.8

A proposal which results in any habitable room without the provision of a sufficient outlook will normally be refused. High level windows/roof lights or obscurely glazed windows do not provide a sufficient outlook to a habitable room and result in a poor standard of amenity.

Extension Types

Conservatories

Design Guidance 2.1

Conservatories are normally an acceptable feature on the rear elevation of domestic properties and in some instances on side elevations. Conservatories are generally not an acceptable feature on front or principal elevations, on barn conversions and at first floor level.

Where conservatories are close to the boundaries of neighbouring properties obscure glazing or a brick wall should be provided on the boundary elevation to prevent direct overlooking.

Where they are on or close to a boundary, they should not project more than 4 metres beyond the neighbouring property's rear elevation.

- 25** Conservatories on the front or principle elevations tend to look out of place in the street-scene.



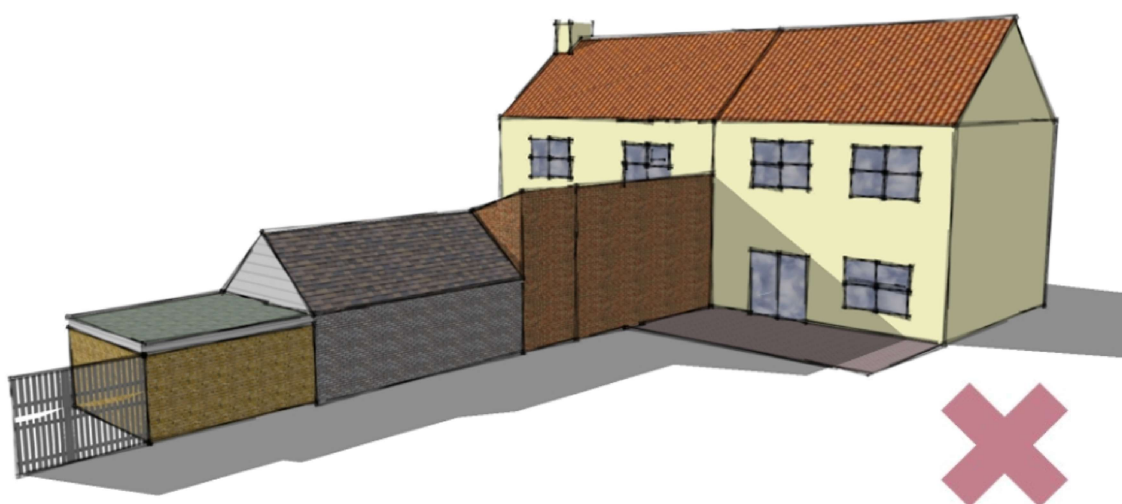
Single Storey Rear Extensions

Design Guidance 2.2

Single storey rear extensions are generally an acceptable feature on domestic properties and the current permitted development rights allow for some extensions to be constructed without planning permission.

Single storey rear extensions, on or close to a boundary, should project no more than 4m from a neighbouring property's existing rear elevation.

- 26** The cumulative impact of single storey side extensions can have an overbearing impact upon neighbouring properties.
- 27** Mono-pitched extensions should be avoided.



Single Storey Side Extensions

Design Guidance 2.3

Single storey side extensions are generally an acceptable feature on domestic properties and the current permitted development rights allow an extension to be constructed without planning permission up to half the width of the original house.

The Council will be critical of side extensions of excessive width and for a single storey extension this should not exceed more than $\frac{2}{3}$ the width of the original house.

In addition, for side extensions on corner plots or where the extension would project towards a highway, a single storey extension should retain as a minimum, a 1 metre landscaping strip between the existing dwelling and the highway.

Example

This single storey side extension does not meet the design guidance as it should be set back from the public highway by at least 1 metre and it should not exceed $\frac{2}{3}$ the width of the original house.



Front Extensions and Porches

Design Guidance 2.4

Front extensions are eye catching and can significantly alter the appearance of a building. In general, bay windows should be retained and on terraced and semi detached properties single storey extensions that extend across the entire frontage and two storey front extensions will normally be refused.

Front extensions should not harm the character and appearance of the host property or be of a design out of keeping with others in the street.

The impact on the amenities of the neighbouring property should also be considered and any front extension should project no more than 2 metres, or 1 metre where it is within 2 metres of a neighbouring window.

Porches should be individually designed to follow the character of the existing building and the introduction of features such as classical columns, pediments and rustic timbers etc will not be accepted unless they are a feature of the original house.

Porches

- 28** A modest front porch is acceptable on the majority of houses.
- 29** A pitched roof would improve both the appearance and longevity of the porch.



Front Extensions

- 30** Large single storey front extensions fail to respect the character of the host properties and have a significant impact on the overall street-scene.



- 31** Two storey front extensions look out of keeping on semi-detached properties and can often create conflicting focal points and a disorderly street-scene.



Two Storey Side Extensions

Design Guidance 2.5

Two storey side extensions should generally be set back by a minimum of 0.3 metres at first floor level on the front elevation, with the roof set down and back from the main body of the house. This is in order to create a subservient extension. This would also prevent the extension from unbalancing a pair of semi-detached properties. In addition the roof style of the extension should match that of the host property and parapet walls should be avoided. Where the semi is hipped, the extension should have a hipped roof and likewise with a gable roof.

The Council will be critical of two storey side extensions of excessive width. Any such extension should not exceed more than half the width of the original house. Where the existing house is narrow or this would result in an impractical extension it may be acceptable to have an extension slightly more than half the width of the house but this should be offset with a greater set back at the first floor to a minimum of 0.5 metres.

In addition, on corner plots or where the extension would project towards a highway, the Council will not normally grant planning permission for an extension which takes up more than half of the available width between the side of the house and the highway.

A two storey extension should not come within 12 metres of a ground floor principal habitable room window of a neighbouring property and have a minimum 25° vertical clearance.

Where an extension is built on a driveway, at least 5 metres between the front of the extension and the front boundary with the footpath should be left. This will allow space for a car to park in front of the extension, which is important in keeping on-street car parking to a minimum. The Council is likely to be critical of a proposal if on-site car parking space is restricted whilst increasing the living accommodation in the house. Any additional front parking should be hard surfaced in either porous material or be drained to a separate soakaway, and at least one third of the front garden area should be left for planting.

- 32** A small first floor set back on the front elevation with a hipped roof to match with the property can minimise the terracing effect. It would also help to maintain the suburban character and semi-detached style of the property.



- 33** A subservient extension set back from the main body of the house will usually achieve the best results allowing the host property to remain dominant and minimising any clash in materials.



- 34** A flush extension will also increase the likelihood of a difficult match in material or between different brickworks.

- 35** A gable roofed extension of a hipped roof property will look out of place and unbalance a property.



- 36** A modern flat roof style extension will not usually be appropriate and will look out of keeping with the host property.
- 37** It is usually best that any extension is designed in the same architectural style and materials as the host property.



Two Storey Rear Extensions

Design Guidance 2.6

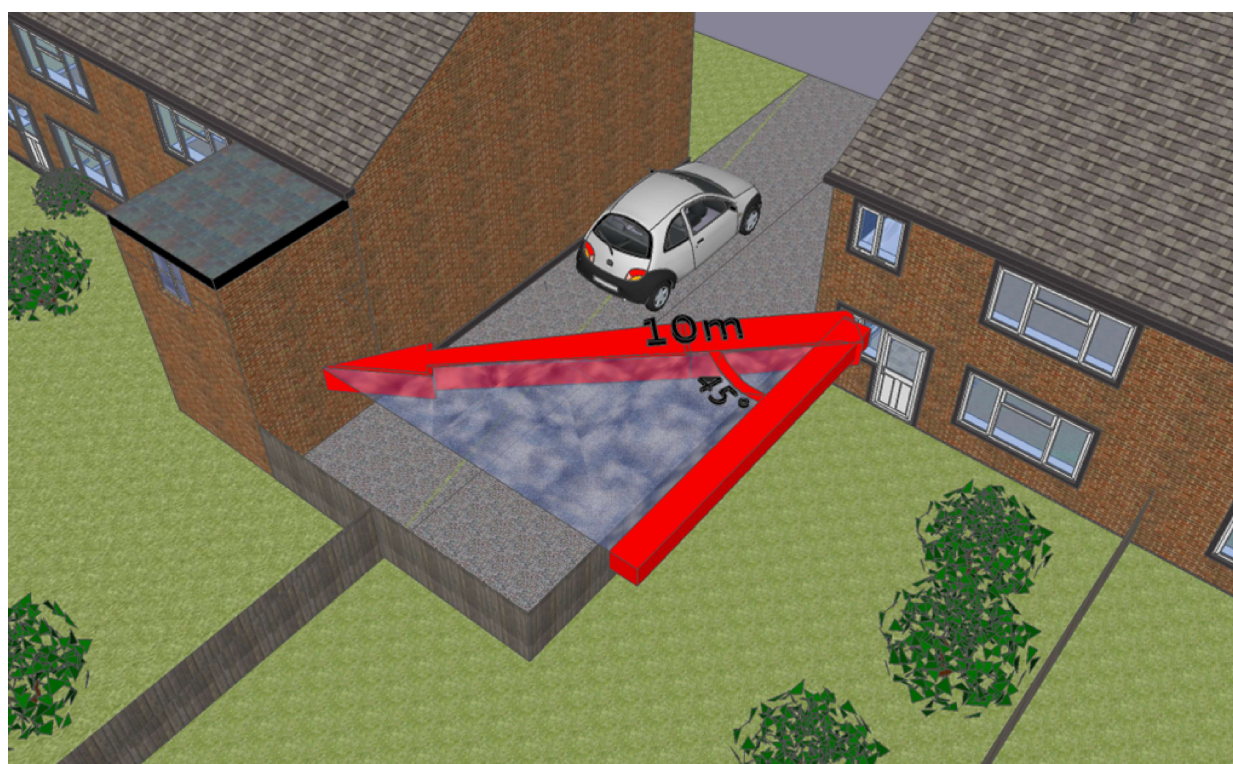
Two storey rear extensions should be designed so as not to come within a 45° angle of the nearest neighbouring rear elevation habitable room window (measured from the centre of the window). The Council will protect the outlook from a habitable room window for up to 10 metres, beyond this distance the impact is likely to be acceptable.

The extension should also not come within 12 metres of a ground floor habitable room window of a neighbouring property that faces the extension and have a minimum 25° vertical clearance from that window.

The extension should not be a disproportionate addition to the host property and in general should not exceed 3 metres if close to a shared boundary or 4 metres elsewhere.

It should include a similar roof design to match with the property.

For the purposes of privacy and avoiding an 'overbearing' relationship, a minimum distance of 21 metres between facing habitable room windows and 10 metres from a habitable room window to a facing neighbour's boundary should be maintained.



Garages and Outbuildings

Design Guidance 2.7

Garages should generally be restricted to rear and side gardens where they may benefit from permitted development.

Garages that require permission should not be of an excessive size and height and the use of concrete sectional garages should be avoided in prominent locations visible from the public highway.

The Council will not be supportive of garages in front gardens unless it can be demonstrated that no harm to the street scene will occur.

- 38** Garage and outbuilding are rarely appropriate in front gardens as it would spoil the street-scene and reduce natural surveillance to the detriment of crime prevention.



Making a Vehicular Access

Design Guidance 2.8

In most cases, making an access to a property for a vehicle means lowering the kerb outside the property. It also usually involves various works within the property, such as removing a front wall, fence or hedge and laying a drive or hardstanding.

Most such vehicular accesses are exempt from planning control if it is not on a classified road and serving something that is otherwise permitted development. However, the following consent may be required:

- Highway Consent under Section 184 of the Highway Act for the constructional details of any work within the highway.
- Consent to carry out pruning and/or felling tree work if the property is in a Conservation Area or the trees are being protected by Tree Preservation Orders
- Listed Building Consent if the work would involve demolition and/or may affect the setting of adjacent Listed Building

This should be checked before any work is carried out on site.

Where planning permission is needed, the Council will want to make sure that the access is as safe as possible. The location of the access, and the visibility it provides for drivers using it, will be considered. On particularly busy roads, the Council may decide that an access would not be safe unless a turning space is provided on the property, so that cars do not have to reverse into the road. If this is not possible, or if there are other traffic hazards that cannot be overcome, permission may be refused.

New hardstandings should be porous or drained in a sustainable manner avoiding water flowing in to the public highway or main drains.

Dependant Relative Annex

Design Guidance 2.9

The Council is sympathetic towards the wishes of people who wish to provide ancillary accommodation for a dependant relative. Frequently, this will mean adding an extension to the family house, to provide semi-independent living accommodation for the elderly person, disabled relative, son or daughter. Most such extensions are subject to planning control, and to the same rules as any other house extension.

The Council will consider whether the additional accommodation to be provided exceeds what is reasonably necessary for the occupant. Typically, this will be limited to a single storey one bedroom unit not exceeding 50m², where the host property has a garden of sufficient size to accommodate such an addition without harming neighbouring amenity or the host property's amenity.

An annex should be linked to the host property to allow its conversion to other ancillary uses should the dependant relative move on. In certain circumstances a slightly larger annexe may be acceptable to provide adequate wheelchair access.

Planning permission is not likely to be granted for large detached annexes with little relation to the host property or where separate vehicular access is easily achievable, as it could easily be adapted to independent dwelling units. This is because most "dependant relative annexe's" are on conventional houses or bungalows, and share access, car parking and gardens with the "host property", and for this reason are not suitable for use as independent dwelling units.

All of the above guidelines apply also to any proposal to build a free-standing building in a residential curtilage for use as a "dependant relative annexe". The conversion of an existing outbuilding in a residential curtilage to a "dependant relative annexe" may not need planning permission.



Boundary Walls and Fences

Design Guidance 2.10

Planning permission will be required for any boundary wall, fence or gates which are higher than 1 metre and adjacent to a highway used by vehicular traffic. Elsewhere, walls, fences and gates will require permission if they exceed 2 metres in height.

The LPA consider that 'adjacent to a highway' generally means within 1 metre of the highway, though may be more than this provided it is close enough to have the perceived function of forming a boundary between a highway and the adjoining land. Decisions are taken on a case by case basis.

A highway (defined by Highways Act 1980) means the whole or part of a highway and does include the footpath, and generally include grass verges between the road and the property boundary. A highway may also be a private road so long as it is one over which the public has a right to pass and repass.

The height of the fence/wall/gate is measured from the natural ground level which may be higher or indeed lower than surrounding land.

Where permission is required, careful consideration of the location and choice of materials should be used as the wall or fence can have a significant effect on neighbours' properties and can be a prominent feature in the street scene. High front boundary walls/fences/gates create a poor street scene and can be visually oppressive particularly in areas where front gardens are generally open or formed of low boundaries. The following points should be considered: Visibility at the entrance to a drive may be important in road safety terms, especially for pedestrians passing your house. A fence or wall on a side boundary can obstruct visibility to a drive.

The use of good-quality materials will greatly improve the appearance of the fence, wall or gates. A structure of utilitarian appearance, especially at the front, will spoil the look of the house. Hedges are very attractive garden features if properly cared for. If they are allowed to get out of control they can become unsightly and a nuisance to neighbours and passersby on the street. Neighbours can cut back overhanging growth, and the Council can take action against a householder under the Highways Act, 1980, if a highway is obstructed by an overgrown hedge.

Where security is sought, the use of railings may be acceptable as they can provide the appropriate barrier whilst allowing visibility through the garden area.



Roof Alterations

Design Guidance 2.11

Loft conversions, or rooms in the roof-space, are often advertised as a simple way of providing extra living space. However, there can be problems. The following points should be considered:

Increased overlooking of neighbours' properties can be a problem, especially with a bungalow where dormer windows in the loft can overlook previously private areas. The Council will be critical of all proposals which have a significant effect on neighbours' privacy.

Roof lights often do not require planning permission and are cheaper to install and maintain, and will have less visual impact on the appearance of a house. They will also reduce possible overlooking problems.

Where a dormer is to be built on a front elevation, it should be modest in size relative to the size of the roof and should be designed to reflect the architectural character of the house. The Council will be critical of front dormers if they are an uncommon feature in the locality or would appear out of character on the host dwelling. Dormer cheeks should be clad in tiles or slates to match those on the roof. Pitched roofed dormers will normally be preferable on a front elevation, and are likely to be more durable than flat-roofed dormers.

The conversion of an existing hipped-end roof into a gable, in order to allow extra space for a loft conversion, can make a house look odd and unbalanced, particularly if it is semi-detached or the houses in the area are generally of uniform or similar in design.

- 39** Dormer windows should be modest in size and evenly positioned on a roof slope.
- 40** The use of tile or lead cladding and covers with pitched roofs will minimise the visual appearance of dormers and reduce long term maintenance costs.



- 41** Large flat roof dormers would look out of place and rarely respect or improve the appearance of the host property.

- 42 The use of UPVC cladding will accentuate the appearance of a dormer and overtime may discolour or stain, which would incur long term expense and maintenance problem.
- 43 A hip to gable extension rarely looks acceptable and on a semi-detached property can create an awkward imbalance visually.
- 44 Front dormers may not be acceptable on semi-detached properties especially in areas with no other properties on the street that has front dormers.



Making a Bungalow into a Two Storey House/ Raising Roof Heights

Design Guidance 2.12

It is not the Council's usual practice to support bungalows being altered to two-storey houses, as in most cases this would have a serious effect on neighbours' amenity and on the appearance of residential areas. In addition, the Council would generally not support the raising of the roof of an existing semi-detached or terraced house/ bungalow. The Council will consider such proposals for "upward extensions" very carefully, having regard to the following guidelines:

Planning permission may be granted for an upward extension on a detached bungalow in certain circumstances:

- Where the dwellings in an area are of varied types, with little uniformity of design and layout, and there is already a mix of dwellings height, and
- Where new habitable room windows at first-floor level and above would be more than 21 metres from habitable room windows of existing dwellings to the front, side or rear and more than 10 metres away from a neighbours boundary.

Where raising the roof or an upward extension is considered acceptable in principle, it is essential that it be designed to minimise the effect on neighbours' properties by overshadowing and overlooking, and to not appear out of place in the street-scene.

Furthermore, the most appropriate design solution will depend on the design of the property and neighbouring properties. It may be appropriate to create a "dormer bungalow": by building a more steeply-pitched roof with dormer windows in it. Dormers should be modest in size, relative to the size of the roof, and should be designed to reflect the architectural character of the house. Dormer cheeks should be clad in tiles or slates to match those on the roof. The dormers should not project above ridge level, and should be small proportionate pitched roofed dormers rather than flat roofed.



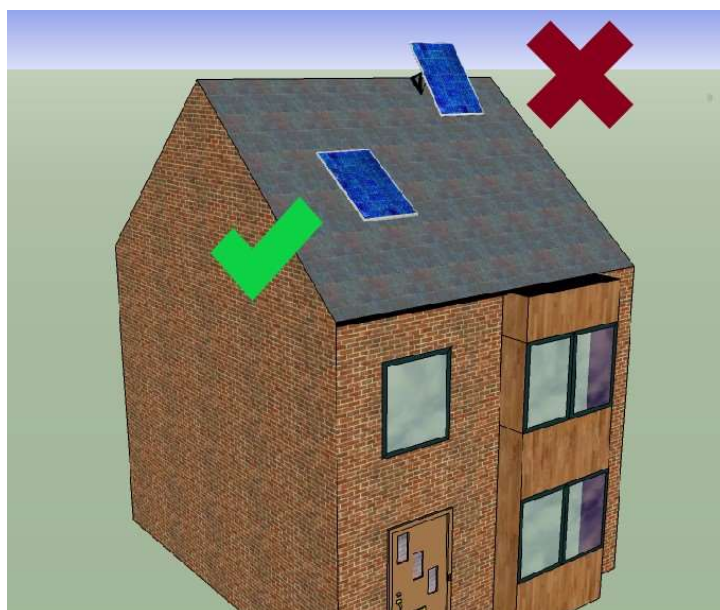
Design Guidance 2.13

Planning for Climate Change will help achieve our Net Zero targets by 2040. Each development, no matter the size, should embed key sustainable design principles. Therefore, if you are planning on extending or altering your property, even the smallest opportunities can be taken to improve its environmental performance. Most renewables can be fitted/applied without planning permission and under Permitted Development. However, you should always check with the Council, especially if you live in a Conservation Area or Listed Building.

When using renewable energies to enhance your property, be sure to consider your neighbours and the surrounding area. Therefore, when adding any renewable energy source to your home, it should not cause excessive noise to neighbouring properties and not appear unduly prominent on front elevations or within the streetscene.

Solar Photovoltaics (Solar Panels)

- 45** Solar Panels capture the sun's energy using photovoltaic cells. They do not require direct sunlight to work and they can still generate some electricity on a cloudy day. To maximise efficiency they should be south facing. In most cases solar panels will not require planning permission on domestic dwellings.



Solar Hot Water Heating

- 46** Solar Hot Water Heating is the conversion of sunlight into renewable energy, using a solar thermal collector.
- 47** These systems are widely used for domestic properties and do not require planning permission if they are under a certain size.

Wind Power

- 48** Wind turbines do sometimes require planning permission so early consultation with the planning department is advised. Where the wind turbines are to be located, impact on

local view points and surrounding ecology, should be assessed before installation and ideally should be monitored in advance. before installing.

Ground Source heat Pumps & Air Source Heat Pumps

- 49** A ground source heat pump is a device that extracts heat from the ground, via pipes, in order to warm air heating systems and hot water in your home. Air Source heat pumps extract heat from the air in order to heat your home.

Green Roofs and Walls

- 50** Green roofs and green walls can be applied to residential properties. They provide both solar and thermal protection as well as decreasing flooding, when there is excess rainfall.

Rainwater Harvesting

- 51** This is the collection, storage and distribution of recycled rainwater. Rainwater harvesting is used to provide drinking water and domestic water. It is collected via and distributed through a gutter or downpipe and directed to an underground storage tank.

Other Issues

Site boundaries

- 52** Applicants should make sure that no part of an extension including rainwater goods, foundations, canopies and overhangs extend beyond the site boundary. Such boundary disputes, although not a planning consideration, can often lead to lengthy and expensive civil disputes between neighbours.

Party Wall Act

- 53** Applicants should be aware that the planning process does not address issues raised by the Party Wall Act, where a neighbour's consent may be required prior to carrying out building works close to the boundary of your property, albeit on your land.

Crime prevention

- 54** It is important to consider at an early stage the impact the proposal may have on the security of a dwelling and neighbouring properties. Security measures should be unobtrusive and designed as an integral part of the overall scheme. Opportunities to break in, such as flat roofed areas providing easy access to first floor windows, should be avoided. Extensions and high walls that block the surveillance of the public realm should also be avoided.

Trees and hedges

- 55** Important trees and hedges may need protecting during the construction period and the Council may include relevant planning conditions in any approval requiring applicants to do so. Trees within Conservation Areas, and trees protected by Tree Preservation Orders cannot be felled or pruned without the consent of the Planning Local Authority.

Sustainability

- 56** Current Building Regulations require new extensions to be built to a high standard and to be well insulated. New extensions can also offer the opportunity for residents to introduce new renewable technologies such as solar panels in order to reduce the carbon footprint of a property and reduce running costs.

Flood risk

- 57** Extensions within a zone of medium-high risk flooding will require a Flood Risk Assessment. Applicants should consider designing extensions to cope with possible flooding as well as considering how their own proposals, such as hardstandings, may increase the likelihood of flood occurring.

Wildlife

- 58** Birds and bats are protected under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2017. Where birds have been found present in or on a building adequate care should be taken to protect active nesting sites by altering working practices and/or timing. It is a criminal offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats, damage or destroy a bat roosting place (even if bats are not occupying the roost at the time) or intentionally/recklessly obstruct access to a bat roost. If a bat, or roosting potential, is identified then specialist advice must

be sought before progressing. Where necessary, mitigation for any loss of wildlife habitat may also be required. Consideration should be given on ecological enhancement measures as part of the building work, such as providing hedgehogs access in boundary treatment or integrate bat/bird/bee boxes to the external wall of the build.

Building Control

- 59** Many forms of development may also require Building Regulations Consent, and you are advised to contact Building Regs at building.control@rotherham.gov.uk

Contact Details

If you have any questions regarding this Supplementary Planning Document, please contact Planning Policy

Submit an enquiry to Planning Policy online

<https://www.rotherham.gov.uk/xfp/form/535>

Email: planning.policy@rotherham.gov.uk

Telephone: 01709 823869

Website: <https://www.rotherham.gov.uk/locaplan>

Post:

Planning Policy

Planning, Regeneration and Transport

Regeneration & Environment Services

Rotherham Metropolitan Borough Council

Riverside House, Main Street, Rotherham, S60 1AE

For planning application and pre-application advice, please contact Development Management

Submit an enquiry to Development Management online:

<https://www.rotherham.gov.uk/xfp/form/216>

Email: development.management@rotherham.gov.uk

Telephone: 01709 823835

Website: <https://www.rotherham.gov.uk/planning-applications/get-advice-planning-proposals>

Post:

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