Will the extension overlook neighbouring properties?

Retaining privacy is an important consideration when designing an extension. Overlooking occurs when there is inadequate distance between windows in the proposed extension and a neighbouring property's window, so that privacy is infringed.

Windows (except for some high level or fixed obscure glazed windows) should not normally be incorporated in a wall that is next to a shared boundary, as this may result in over looking and an unacceptable loss of privacy for neighbours.

First floor windows on side or rear walls may in particular result in overlooking of neighbouring properties. Careful attention should be paid to any potential loss of privacy.



Balconies are great when you are on holiday but at home can create the potential for serious overlooking and privacy problems. Think carefully and discuss with your neighbours before suggesting such features.

How can I make comments about neighbours applications?

Comments received are taken into account before a decision is made. The views of people living next to a proposed development are particularly important in helping the Council make a decision but please remember we will only be able to take account of 'planning' related comments.. The best way to express your objections (or support) is in a letter to the:

Director of Planning and Community
Development,
Council Offices,
Foster Avenue,
Beeston
Nottingham
NG9 1AB

Broxtowe Borough Mediation Service

Mediation is a way of solving problems between neighbours. For free, impartial advice from trained mediators call:



0115 917 3736

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Further Advice

This guidance leaflet can only serve as general advice and the Council considers each proposal on its own merits. For further information and advice contact the Directorate of Planning and Community Development and ask to speak to the duty planner



0115 917 7777

Visit our website: www.broxtowe.gov.uk

If you need this leaflet in other formats or languages, contact us on 0115 917 7777

ਜੇਕਰ ਤੁਸੀਂ ਇਹ ਨੀਫਲੈੲਟ ਕਿਸੀ ਹੋਰ ਭਾਸ਼ਾ ਜਾਂ ਫ਼ੌਰਮੈਟ ਵਿੱਚ ਨੈਣਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕ੍ਰਿਪਾ ਕਰਕੇ $0115\ 9177777\$ ਤੇ ਸਾਡੇ ਨਾਨ ਸੰਪਰਕ ਕਰੋ ।

如果你需要此傳單用其他的形式或文字寫成, 請撥電話 0115 917 7777 與我們 聯絡.

توبراہ مہربانی فون نمبر: 9177777 و 0115 کریں۔ اگرآپ چاہتے ہیں کہ ہدیف لیٹ آپ کو اُر دومیں مہیا کیاجائے

Planning Advice Leaflet No. 6

Think of the Neighbours!



In the Council's experience neighbour disputes arising from house extension proposals can often be difficult to resolve. Careful thought about how you extend and early discussion with your neighbour could prevent some of these difficulties.

It is important to achieve a balance between the interests of those wishing to extend a property and the interests of the occupiers of adjoining properties, present or future. Therefore careful consideration should be given to how the proposed development will look and the likely impact on both the locality and the neighbours.



Planning & Community Development Broxtowe Borough Council, Foster Avenue, Beeston, Nottingham NG9 1AB

Before you Start Work

Let your neighbours know about what work you intend to carry out to your property; they are likely to be concerned about the work, which might affect them. You may also be able to meet some of your neighbour's worries by modifying your proposals. Even if you decide not to change your proposal it is usually better to have told your neighbours before you apply for planning permission or before building work starts.

If you do need to make a planning application for your proposal the Council will notify your neighbours to give them the opportunity to express their views. It is better that a neighbour first hears about the application from you rather than the council.

Most work will also need approval under the Building Regulations.

Sometimes, building work may involve a party wall, i.e. a wall on a boundary between two properties. Under the Party Wall Act 1996, notice must be given to adjoining owners about this work. Where there is disagreement about proposals, the Act provides for the resolution of disputes.

Some Considerations

A well designed extension is more likely to improve the value of your house. When drawing up your proposal take into account the effect it will have on your neighbours - will it block light or overshadow their living rooms? Will overlooking windows reduce privacy? These points will be important when the Council is considering the planning application.

If your extension involves guttering that overhangs the boundary, or foundations on neighbours land, you will require the consent of your neighbour. You should also consider whether the extension is accessible for maintenance in the longer term.

Do I need Planning Permission?

Planning permission may be needed for an extension depending on the size and location of the development and whether there have been any previous extensions. It is always advisable to contact the Council to check if planning permission is needed before undertaking work.

What will be taken account of in determining an application?

Planning applications should be granted permission unless the Council decides that there are good planning reasons for refusing them. The Council cannot reject a proposal simply because people oppose it. Each application will be considered on its own merits but there are key issues which will almost always play a part in reaching a decision:

- The effect of the development on the appearance of the existing building
- The impact of the development on the immediate neighbouring properties
- The effect on amenity overshadowing and overlooking of neighbours
- The effect of the development on the street scene
- Whether the proposal is consistent with the policies in the Local Plan.

What we can't consider

The following are generally not relevant to planning and therefore the Council will not be able to take these issues into account:

- Matters covered by other laws (e.g. alcohol licensing)
- Private property rights (boundary or access disputes)
- Loss of view

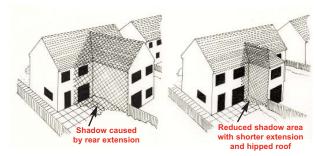
- Loss of value to a property
- Competition from a rival commercial or business operation
- Moral issues

Assessing the Impact of an Extension

A poorly designed extension can detract from the appearance of your home and the street scene and can also have a detrimental impact on neighbouring properties.

Will it cause overshadowing?

Overshadowing occurs when an extension is in such a location or of such a size that it unreasonably shadows a neighbouring dwelling or amenity space. The extent of overshadowing will depend upon the orientation, size and difference in ground level. In designing an extension to a building it is important to look at the impact on nearby buildings.



Two-storey rear extensions close to a boundary can have a significant impact upon a neighbouring dwelling and amenity space, with a potential to overshadow them and dominate their outlook. The Council may therefore exercise planning control to limit the projection of the extension, in order that adjoining properties will be protected from excessive overshadowing.

Properties directly to the side of a large rear extension may be particularly vulnerable to overshadowing and loss of light - sometimes it may be possible to overcome some of this effect by using a shallower roof pitch or a 'hipped' roof rather than a gable.