

Cheshire West & Chester Council

# Local Plan

## **Supplementary Planning Document: House Extensions and Domestic Outbuildings**

January 2021

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**Cheshire West  
and Chester**



## **SPD: House extensions and domestic outbuildings (13 January 2021)**

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## 1 Introduction

**1.1** The purpose of this Supplementary Planning Document (SPD) is to provide guidance to anyone involved in applying for planning permission for house extensions<sup>(i)</sup>, alterations, domestic buildings, boundary walls and fences, and annexe accommodation. It sets out which types of development are likely to be supported, but it should be noted that not all circumstances can be covered here. The aim of the document is to provide clarity and consistency in a majority of cases. Each proposal will be considered on its merits, taking in to account relevant local and exceptional circumstances where appropriate.

**1.2** The SPD is to be read alongside the relevant policies in the Cheshire West and Chester Local Plan ([Part One](#)) and ([Part Two](#)), and made [Neighbourhood Plans](#) for the area, and is a material planning consideration when determining relevant planning applications. Examples of issues that are not covered by the document because they are not material planning issues, are:

- private law matters e.g. boundary disputes, easements and covenants affecting land;
- 'right to a view' (there is no such right); and
- the effect a development may have on house prices.

**1.3** It is recommended that proposals are discussed with neighbours before making a planning application. Once the application is submitted, neighbours will have an opportunity to comment on the proposal.

### Establishing the need for planning permission

**1.4** To establish if a planning application is going to be required the [Planning Portal](#) is a key resource that explains the permitted development rules and the different types of planning consent that may apply to a proposal, as well as providing interactive guides and an [interactive house](#) guide for information on common home improvement projects.

**1.5** Some types of work may be 'permitted development' (please see A 'Glossary of terms'), in which case a planning application to the Council may not be required. Please note that sometimes the ability to rely on 'permitted development rights' may have been removed by a condition of a previous planning permission or by an Article 4 Direction, or will be restricted because the building/garden is a Listed Building or in a Conservation Area. Previous planning permissions for a property can be checked using the [Council's website](#). Listed buildings, and conservation areas can also be checked using the Council's [interactive map](#).

### Additional consents

**1.6** Listed Building consent will usually be required for internal and external works affecting listed buildings. This may include works to existing outbuildings associated with listed buildings. Further information is available from [Historic England](#). Building Regulations approval will often be required, and more information is available on the [Council's website](#).

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i including basement developments where relevant

## 2 Planning Policy

### Cheshire West and Chester Local Plan

**2.1** The Cheshire West and Chester Local Plan (Part One) and (Part Two), and Neighbourhood Plans are the basis on which planning decisions are made. In addition, where relevant, proposals should have regard to the Council's [Parking Standards SPD](#). The following policies are particularly relevant to proposals for house extensions, alterations, and domestic outbuildings, within the curtilage of an existing dwellinghouse:

- [ENV 6](#) High quality design and sustainable construction
- [DM 2](#) Impact on residential amenity
- [DM 3](#) Design, character and visual amenity
- [DM 21](#) Development within the curtilage of a dwellinghouse
- [DM 22](#) Change of use to dwellinghouses and residential conversions
- [DM 46](#) Development in conservation areas
- [DM 47](#) Listed buildings
- [DM 48](#) Non-designated heritage assets
- [T 5](#) Parking and access

**2.2** In line with Local Plan (Part One) policy [STRAT 9](#), proposals for the development of land in the Green Belt must also accord with the Green Belt policy as set out in the [National Planning Policy Framework](#) (NPPF). The Council's interactive Local Plan [policies\\_map](#) can be used to find out if a property, or land is in the North Cheshire Green Belt.

**2.3** A Flood Risk Assessment may be required for proposals that include Minor Development in flood zone 2 or 3. For further information and guidance please refer to the National Planning Policy Framework and Guidance:

[https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment'](https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment)

### 3 General Principles

3.1 The following general principles will be applied to all proposals to which this document is relevant. Guidance specific to certain types of proposals is set out in later sections of the SPD.

#### Visual amenity

- a. As set out in Local Plan (Part Two) policy [DM 3](#), new development will be supported where it is in keeping with the character and appearance of the original dwelling, surrounding properties, and the wider setting, having regard to [National Planning Guidance](#) on design, where relevant. Factors taken into account will include the degree of prominence; building lines; the scale and layout of built form in the street; how varied the character of the area is; the size and arrangement of windows and doors; the shape of the roof; design details e.g. brick banding, heads and cills; and whether matching materials will be used. It will normally be expected that materials, windows, doors and the angle of pitch of sloping roofs will match the existing building. Design of sufficiently high quality may depart from the vernacular, and such schemes will be assessed on a case by case basis. Blank elevations facing a highway should be avoided.
- b. Roofs of extensions should normally match those of the original building e.g. gables where the existing roof is gable. Flat roofs may be supported on single-storey extensions or outbuildings if a pitched roof is impractical or will result in undesirable impacts on residential amenity. Flat roofs may be supported for taller extensions in exceptional circumstances for example where the existing dwelling has a flat roof.
- c. Extensions and outbuildings that are sufficiently subordinate to the main dwelling will be supported in order to ensure that they are in keeping with its character and appearance and that of the wider area. The design, scale and dimensions of the original house will therefore determine the appropriate design, scale and dimensions of proposed development.
- d. The eaves of roofs to proposed extensions should be no higher than the eaves of the existing roof. Proposed ridge heights that are lower than the existing ridge height will normally be supported. Proposals to increase the height of the main dwelling will be considered on their merits having regard to the character of the area.
- e. As a general guide, and as set out in paragraph 12.21 of the Local Plan (Part Two), in order to be considered subordinate, and small in scale, *"extensions/outbuildings should not increase the size of the original dwelling by more than 30 per cent."* The increase in size will generally be determined by assessing the cumulative net increase (including all previous extensions to the original dwelling) in floorspace (measured externally). In cases where the proposal involves an increase in the overall building height, the net increase in volume (measured externally) will be taken into account.
- f. Assessments relating to the increase in the size of the original dwellinghouse will not include any allowance for or credit from the demolition of existing detached buildings or structures if they are more than 5 metres away from the house.

- g. Where a dwelling or outbuilding was originally constructed for a non-residential purpose e.g. agricultural, religious, or commercial use, any extensions or outbuildings must be of a scale and sympathetic design that is consistent with the retention of the architectural and functional character of the original building. The removal of harmful architectural features will normally be supported.
- h. Where a building is a Listed Building, is within a conservation area, or is a non-designated heritage asset, Local Plan (Part Two) policies [DM\\_46](#), [DM\\_47](#) and/or [DM\\_48](#) will apply where relevant. Applicants will be expected to submit a Heritage Impact Assessment (HIA) including, as a minimum, a description of the heritage asset's significance and the impact that the proposals may have upon that significance.

### Residential amenity

- i. Development that does not give rise to significant adverse impacts on residential amenity will be supported. Proposals will be assessed to ensure that amenities such as privacy, outlook, and light are acceptable for both the dwelling being altered and neighbouring dwellings. In particular, windows and main outdoor private amenity spaces e.g. gardens and patios, can be adversely affected by new development. Proposals affecting windows of habitable rooms and/or main private amenity spaces will be considered on their merits with particular regard to potential overlooking between, and from windows at first-floor level (or above). How neighbouring gardens are laid out and used will also be considered. An appropriate quantity and quality of outdoor private amenity space should be retained where possible, having regard to the size of the proposal, in line with Local Plan (Part Two) policies [DM2](#) and [DM\\_3](#), and paragraph 10.16 which recommends that "*rear gardens are at least equal to the ground floor footprint of a dwelling*".
- j. Having regard to 'separation distances', paragraph 10.10 of the Local Plan (Part Two) provides that, "*Normally, there should be a minimum distance of 21 metres between facing windows of main habitable rooms and 13 metres between windows of main habitable rooms and blank walls, although other considerations including separation distances in the immediate surroundings, and the orientation and heights of land and buildings will be taken into account*". Intervening features such as walls and fences will also be taken into account, meaning that unacceptable overlooking between single-storey structures will be rare. (See Appendix B)
- k. A habitable room is any room used, or intended to be used, by an applicant within a dwelling as a living room, dining room, bedroom, kitchen, study or playroom. Habitable rooms should be served by at least one clear-glazed window affording satisfactory light and outlook. High level windows and rooflights would not normally achieve satisfactory outlook. Bathrooms, toilets, hallways/corridors, staircases, landings, utility rooms, laundries, service rooms, store rooms, garage or workshops and similar spaces are excluded from this definition and windows to such spaces may be glazed with obscure glass and be non-opening.

- 6 Cheshire West and Chester Council SPD: House extensions and domestic outbuildings (13 January 2021)
- l. To be classed as being single-storey, the eaves height of an extension should not exceed 3 metres and the ridge height should not exceed 4 metres. Single-storey extensions with flat roofs should not exceed 3 metres in height. In applying these definitions regard will be had to significant changes in ground level(s).
  - m. New raised platforms, including balconies and terraces/decking more than 30 centimetres above ground level will be carefully assessed to ensure that they are acceptable with regard to overlooking. Any proposed screening must be well-designed and integrated into the proposal. This does not include 'Juliet' balconies where there is no platform and therefore no external access. Please also refer to (i) above.

#### Other general principles

- o. The guidance relating to two-storey extensions will be applied to the following:
  - two-storey dwellinghouses, and
  - single-storey dwellinghouses with converted loft space
- p. Proposals that include three or more storeys, or where there is material variation in land levels, will initially be assessed using the guidance for two-storey extensions, but will ultimately be considered on a case by case basis.
- q. Where it can be demonstrated that a 'fallback' position (e.g. via 'permitted development') exists, this is capable of being a material planning consideration, but only if:
  - the fallback scheme would provide the same type of accommodation and is in a similar position as that applied for;
  - the fallback scheme would result in equal or greater harm; and
  - there is a realistic prospect of the fallback scheme being implemented.

Where a 'fallback position is relied upon, consideration will be given to removing permitted development rights.

## 4 House extensions

### Rear extensions

#### Single-storey rear extension

**4.1** Having regard to the need to balance amenity considerations against the legitimate desire of householders to improve their properties, where neighbouring properties share a continuous building line, single-storey rear extensions projecting up to 4 metres from the original rear wall of a house will usually be supported. Where a single-storey rear extension would project further, or a staggered rear building line results in projection beyond the rear elevation of an adjacent dwelling, proposals may be supported where it can be demonstrated that the requirements of Local Plan (Part Two) policy [DM 21](#) are met.

#### Two-storey rear extension

**4.2** In terms of residential amenity, proposals for extensions taller than a single storey (e.g. two-storey rear and first-floor rear extensions) have the ability to have a significant impact on visual amenity, and great potential to adversely affect neighbouring habitable room windows and gardens/yards. Two-storey rear extensions projecting up to 4 metres from the original rear wall of a house will usually be supported if it is demonstrated that the extension will not cross a 45 degree line taken from the closest part of any rear wall of a neighbouring dwellinghouse containing a habitable room window. (see Appendix B).

**4.3** In applying this 45 degree rule, consideration will be given to the position of extensions at neighbouring properties and any neighbouring habitable room windows directly facing the proposed extension. This rule may be relaxed if it can be demonstrated that no neighbouring windows serving habitable rooms will be adversely affected. In all cases the impact on neighbouring garden/yard space must be acceptable.

**4.4** Where the 45 degree line is not crossed and an extension with a depth greater than 4 metres is proposed e.g. an extension to a detached house on a large plot, the guidance set out in Section 33 'General Principles' will take precedence. The depth of the original house in relation to the depth of the proposed extension will be taken into consideration with regards to visual amenity and appearance.

### Side extensions and corner plots

#### Side extensions

**4.5** Side extensions have the potential to unbalance the appearance of existing buildings and groups of buildings, particularly by disrupting symmetry. Building in gaps between dwellings also has the potential to create a 'terracing effect' creating a cramped appearance and giving the impression of a continuous frontage in areas where such development would not be in keeping with the character and appearance of the original dwelling and surrounding properties.

**4.6** Side extensions of similar height to the existing dwelling will be supported where they are subordinate to the main building, and do not exceed 50 per cent of the width of the original house, taking into account the potential for such extensions to disrupt the symmetry of a dwelling or group of dwellings. To maintain a subordinate appearance, two-storey and first floor extensions will be supported where the following conditions are met:

- the front elevation of the first floor is set back at least 1 metre from the main part of the front wall of the house; and
- the side elevation at first floor level is set at least 1 metre from the side boundary; and
- the roof is lower than, in keeping with, and properly integrated into, the main roof of the dwelling. (See Appendix B).

**4.7** Where habitable rooms in the side elevation of a neighbouring dwelling will directly face a proposed two-storey side extension, the proposal will not normally be supported unless the minimum separation distances set out in Section 3.3 'General Principles', can be achieved. In assessing any loss of natural light and/or outlook to such windows, regard will be had to whether affected rooms have other sources of natural light and/or outlook

### Corner plots

**4.8** Extensions on corner plots are often particularly prominent and can adversely affect more than one street scene. A single storey side extension to a two-storey dwelling on a corner plot will be supported where it is at least 2 metres from the boundary of the property (excluding for example service strips and verges).

**4.9** Single-storey side extensions to bungalows on a corner plot will be considered on a case by case basis having regard to building lines, prominence, and distance to boundaries to ensure that they make a positive contribution to the street scene.

### Front extensions

**4.10** The front elevation of a building usually faces the street and is therefore particularly sensitive to change. In designing front extensions great care must be taken to ensure that the character of the existing building and surrounding buildings is taken into account. Original design features such as bay windows must be given adequate clearance, and regard should be had to preserving any existing symmetry. Two-storey front extensions are unlikely to reflect the character and appearance of the existing building and are therefore unlikely to be supported.

**4.11** To limit the visual impact, a single-storey front extension will be supported where the relevant criteria are met:

- the extension projects up to 1.5 metres from the main original front wall of the dwelling;
- any side extension(s) remain separate i.e. do not create a wrap around extension projecting in front of the main original front wall of the house;
- the roof of a front extension does not project above the height of first floor window cills.

## Extensions to rural workers dwellings

**4.12** Extensions to houses originally approved to support rural enterprise, which are subject to conditions restricting occupancy to rural workers, will be assessed on the basis that the house must be commensurate with the current established functional requirement of the rural enterprise, and in accordance with the 3 'General Principles'. Proposals should, normally, be related to the needs of the business, and the established functional requirements, and not related to personal needs. Consideration will be given to changing circumstances where they do not affect the primary role of the dwelling to continue as a rural worker dwelling.

**4.13** Applicants should note that Local Plan (Part Two) policy DM 25 sets out the relevant criteria for assessing proposals for rural worker dwellings, and also states "*A rural workers dwelling must remain available for meeting the evidenced need for as long as it exists, and should remain as affordable housing if the original need ceases.*"

## 5 Roof extensions

**5.1** Roof extensions have significant potential to disrupt symmetry and consistency of roofscapes and are often prominent due to their height. Many roof extensions e.g. dormer windows, to the side and rear of dwellings are classed as 'permitted development', in which case an application will not be required. Where an application is required for a roof extension the following guidance will be applied.

**5.2** Proposals for rear and side dormers that are subordinate to the roofscape, and have a similar appearance to the existing roof material will be supported. To ensure dormer windows are of an appropriate scale they should:

- be a minimum of 0.5 metres from the eaves;
- be a minimum of 0.5 metres below the existing ridge line;
- be a minimum of 1 metre from the side edges of the roof (party boundary and/or side walls; and
- where possible glazed elements must be aligned vertically with the position of, and in proportion with, existing windows.

**5.3** Proposals to extend to the side of a hipped roof will be supported where it is demonstrated that the symmetry of the roof is maintained (including the symmetry of semi-detached or terraced groups), or that the proposal would reflect the predominant roof forms in the area, or that the character of the area is so varied that the proposal would not appear out of keeping.

**5.4** Front dormers may be supported in specific circumstances for example if they are characteristic of other dwellings in the immediate area. They must be carefully designed to take account of the local vernacular and the characteristics of the existing building.

**5.5** In a conservation area roof extensions are not currently 'permitted development' and therefore always require full planning permission. Careful consideration will be given to the relevant Local Plan policies, including but not restricted to Local Plan (Part Two) policies [CH\\_5](#) (Chester Conservation Area), [EP\\_7](#) (Ellesmere Port historic canal port), [N\\_6](#) (Northwich Conservation Area) and [DM\\_46](#) (Development in a conservation area).

## 6 Detached domestic buildings

**6.1** Buildings such as garages, car ports, annexes, sheds and summerhouses can have a significant impact on residential amenity, as well as effects on adjacent neighbours, and the character of an area. The scale and design should reflect the style and character of, and be proportionate to, the original dwelling.

**6.2** Proposals for new domestic outbuildings that are proportionate to the original dwelling will normally be supported. The scale and design should normally reflect the style and character of the original dwelling. Proposals that incorporate modern and innovative design will be considered in the context of the original dwelling and the surrounding area. Outbuildings should be close to the house, and should not be positioned between the house and a road unless this is characteristic of the area, or it can be clearly demonstrated that it would not be harmful to visual amenity or highway safety.

**6.3** Care must be taken to retain adequate garden space in order to protect the amenity of current and future residents of the property as set out in Section 3.3 'General Principles'.

**6.4** Proposals for the change of use of a domestic outbuilding to an independent self-contained dwelling will be assessed in line with the overall strategy of the development plan which directs development to the most sustainable locations i.e. key and local service centres, and the main urban areas as defined on the proposals map. Such proposals in key and local service centres that meet the criteria set out in Local Plan (Part Two) policies [DM 21](#) and [DM 22](#), alongside any other relevant policies, will generally be supported.

**6.5** Creation of annexe accommodation, including the change the use of a domestic garage/building to annexe accommodation will be supported where it accords with Local Plan (Part Two) policy [DM 21](#), having regard to paragraph 12.5 of the policy explanation where relevant.

**6.6** In the Green Belt, the construction of new detached out-buildings will generally be regarded as being inappropriate development. However, for the purposes of proposed outbuildings in the Green Belt only, the Council will take a pragmatic view and will generally treat detached outbuildings within 5 metres of the main dwellinghouse as being "extensions" to the house rather than a new building. Therefore, in the Green Belt, an outbuilding within 5 metres of the main dwellinghouse may be appropriate provided it does not result in disproportionate additions over and above the size of the original house. This means that they should not increase the size of the house by more than 30%. The increase in size of the original or existing dwelling will generally be determined by assessing the net increase in floorspace (measured externally).

**6.7** In cases where the proposed increase involves an increase in the overall building height, the net increase in volume (measured externally), will also be taken into account. This assessment will not include any allowance or credit from the demolition of existing detached buildings or structures.

### 7 Boundaries

**7.1** Where new boundary treatments are proposed, they should have regard to the prevailing characteristics of boundary treatments (or lack thereof) in the locality. The retention or enhancement of existing trees and hedges is encouraged in line with Local Plan (Part Two) policy [DM 45](#), and it is strongly advised that such features are not removed before establishing whether a planning application for any replacement boundary treatment is likely to be supported.

**7.2** New hard boundary treatments (e.g. walls, fences) that have regard to the prevailing characteristics of boundary treatments in the surrounding area, for example in respect of height, position and materials, are likely to be supported, particularly if located between a dwelling and the highway/road. Hard boundary treatments adjacent to the boundary with a road or footpath, that do not exceed 1 metre in height or the height of the existing boundary treatment will normally be supported. In determining whether a boundary treatment is adjacent to a road or footpath consideration will be given on a case by case basis to distances and existing intervening features such as hedges. Such hard boundary treatments are not likely to be supported in areas that are laid out as 'open plan'.

**7.3** When enclosing other areas of garden, a maximum height of 2 metres will normally be supported. Special consideration will be given to corner plots.

**7.4** Boundary treatment along waterways e.g. towpaths, that have regard to facilitating surveillance and creating positive relationship with the waterside environment where practicable, will be supported

**7.5** To find out if an alteration or change in boundary requires planning permission please refer to the Planning Portal 'Fences, Gates and Garden Walls' available at: <https://interactive.planningportal.co.uk/detached-house/outside/fences-gates-and-garden-walls>

## 8 Parking and hard surfaces

**8.1** New hard surfaces e.g. driveways or parking areas, that are designed to be in-keeping with the site and surroundings will be supported. Where surfaces greater than 5 square metres in area are proposed in front gardens, it must be demonstrated that surface water will not drain into the road or a public sewer. Care should be taken to minimise the extent of hard surfaces and retain/provide as much soft landscaping as possible.

**8.2** Where a proposal would result in a reduction in car parking spaces or in an increase in bedrooms, applicants must have regard to the car parking standards guidelines as set out in the Council's [Parking Standards SPD](#). Potential highway safety impacts will be considered having regard to the availability and practicality of on-street parking.

**8.3** Where there is a need to provide or retain off-street parking, unless there is a severe deficit of on-street parking space, applicants will be expected to show that sufficient space could be adapted for car parking if required. In general, such space need not formally be laid out or surfaced at the time of application. The Council's [Parking Standards SPD](#) recommended dimension for a car parking space is 2.5 metres by 5 metres, and the minimum dimension for a parking space is 2.4 metres by 4.8 metres (6 metre length if parallel parking along road side). For garages the standard internal dimensions are 3 metres by 6 metres (single), and 5 metres by 6 metres (double).

## A Glossary of terms

Term	Description
<a href="#">Article 4 direction</a>	Enables the Local Authority to remove/withdraw specific permitted development rights in a specified area / location where it is necessary to protect local amenity or the wellbeing of an area
Curtilage (of a dwellinghouse)	Land which forms part and parcel with the house. Usually it is the area of land within which the house sits, or to which it is attached, such as the garden, but for some houses, especially in the case of properties with large grounds, it may be a smaller area. ( <a href="#">Permitted development rights for householders. Technical Guidance. September 2019</a> ). Also see Garden land.
Garden land	Land that is associated with and used in conjunction with a house, usually for amenity use and/or parking use.
Green Belt	A national designation designed to prevent urban sprawl, protect the historical setting of certain towns and cities, prevent towns from merging, encourage urban regeneration, whilst protecting the countryside from encroachment. ( <a href="#">NPPF, Section 13</a> )
Heritage Impact Assessment (HIA)	A document to identify the significance of any historic asset(s) affected by a proposal, including their setting, to enable the potential impact(s) on their significance to be considered. The scope of the statement will depend on the scale of the development, and its proximity to historical and/or archaeological buildings/sites.
Highway	e.g. Roads, pavements, footways, footpaths, cycleways, towpaths/canals. As defined in technical guidance: a public right of way such as a public road, public footpath and bridleway. For the purposes of the Order it also includes unadopted streets or private ways.
<a href="#">Listed building consent</a>	Consent required from the Local Authority for all works (demolition, alteration, or extension) to a listed building that affect its character as a building of special architectural or historic interest.
Local Plan	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two. ( <a href="#">NPPF, Annex 2: Glossary</a> )

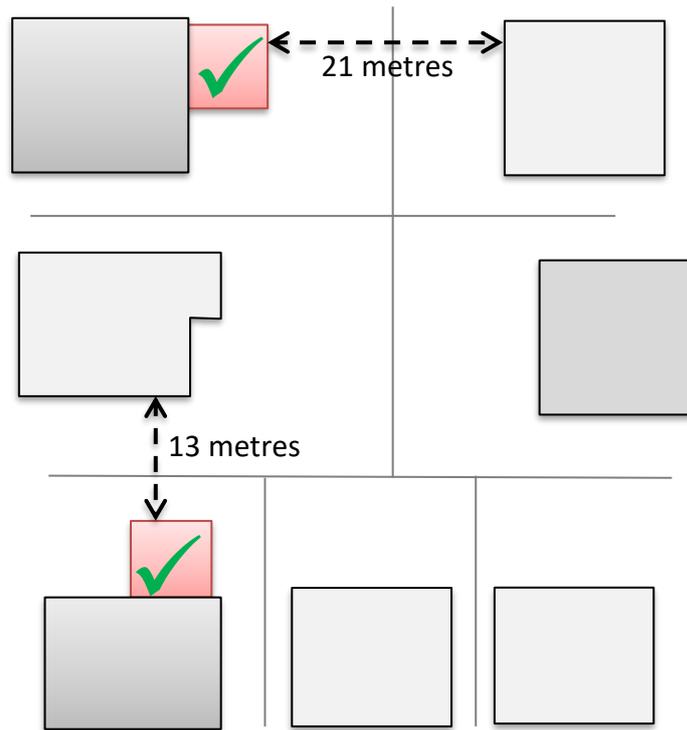
Term	Description
<a href="#">National Planning Policy Framework (NPPF)</a>	A document which sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
Non-designated heritage assets	Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets, that are set out on a local List.
Original dwelling/dwellinghouse /house	A house as it was initially built or as it was on 1 July 1948 (if it was built before then)
Permitted development rights (PD)	An automatic grant of planning permission that allows certain types of work/development to be carried out without the need to apply for planning permission ( <a href="#">Planning Portal</a> ). Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required.
Principal elevation	Typically referring to the front of a dwellinghouse, usually the most important elevation that faces the road/highway. Where it is not obvious which elevation is the principal elevation, factors such as the position of the main door and windows, the relationship to the road, and boundary treatments, may be considered.
Roofscape	A view created by the rooftops of properties/buildings

## B Supporting diagrams

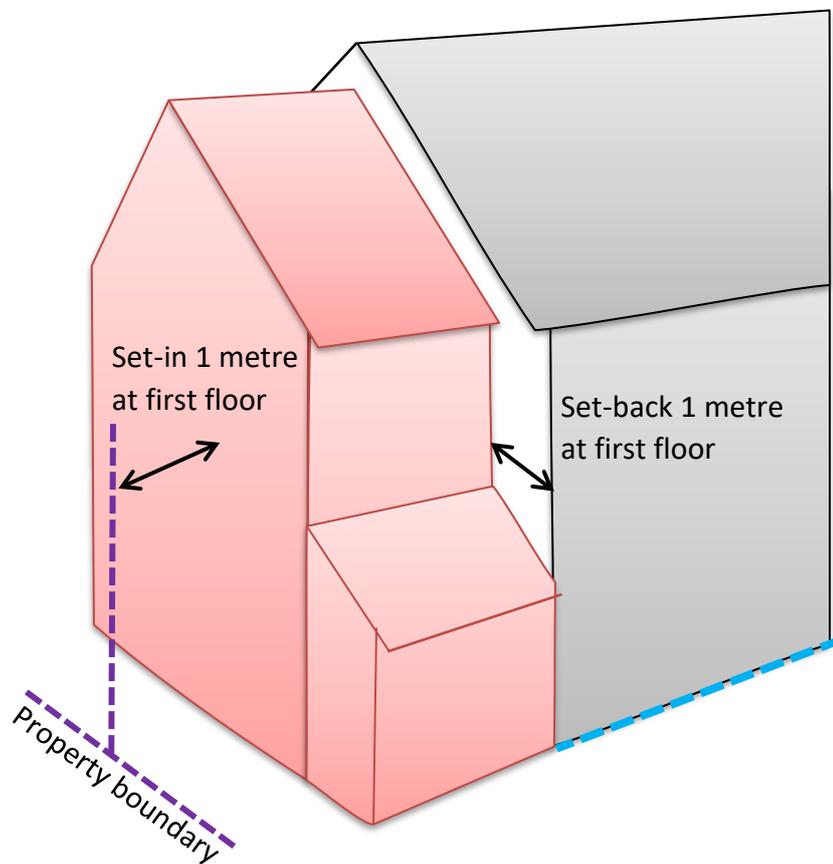
The diagrams set out in Appendix B illustrate the guidance set out in this document:

1. Separation distances
2. Set-back and set in distances
3. Extensions on corner plots
4. The 45-degree line
  - Example 1: The neighbouring dwelling has no existing outrigger or extension (detached and semi-detached properties).
  - Example 2: The neighbouring house has an outrigger/extension with habitable windows to the rear; or a single-storey outrigger/extension if the original dwelling is a true bungalow.
  - Example 3: The neighbouring two-storey house has an existing single-storey outrigger/extension with habitable windows at ground floor and first floor level to the rear.
  - Example 4: The neighbouring two-storey house has an existing single-storey outrigger/extension to the rear and side.
  - Example 5: The neighbouring two-storey house has an existing two-storey outrigger/extension to rear and side.
  - Example 6: The neighbouring house has an existing side outrigger/extension with no habitable windows to the rear.
  - Example 7: The neighbouring house has existing side element with habitable room windows to the rear.

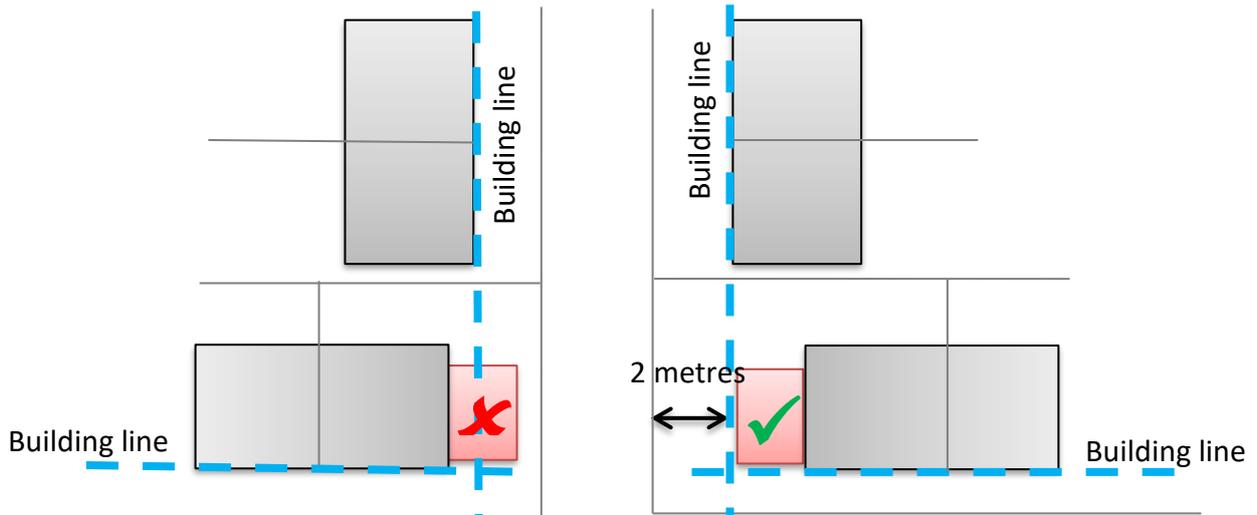
**SEPARATION DISTANCES**



**SET-BACK AND SET-IN DISTANCES**



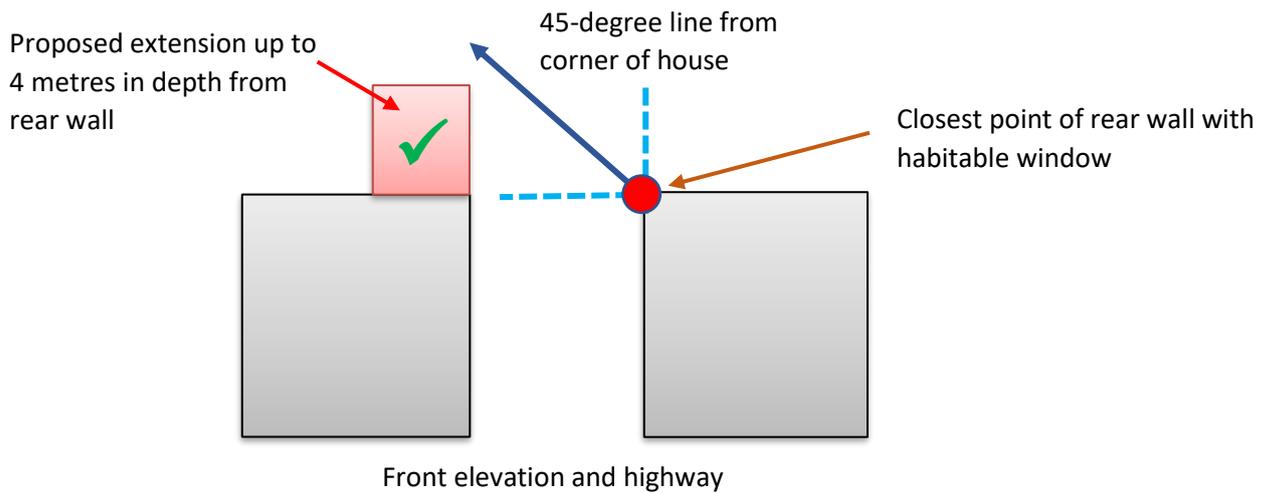
**CORNER PLOTS**



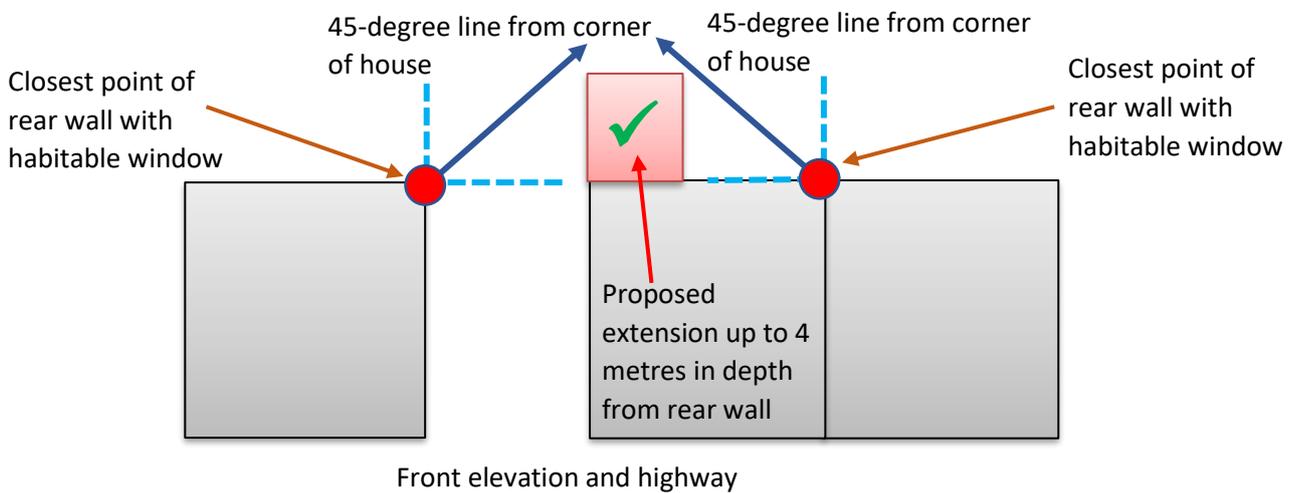
**THE 45-DEGREE LINE**

Example 1: Neighbouring dwelling has no existing outrigger/extension

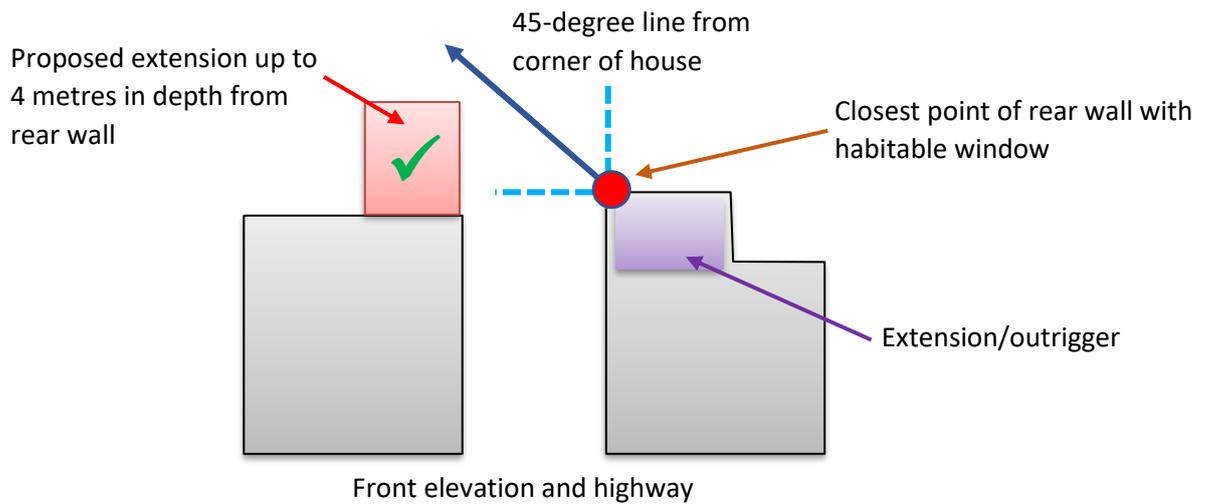
\*Detached houses



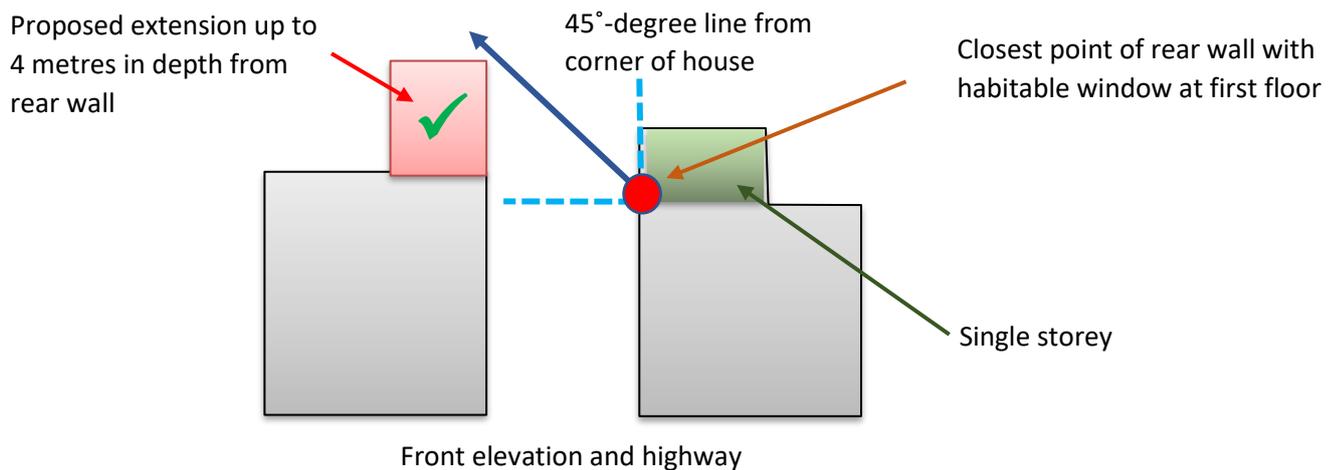
\*Semi-detached and detached houses



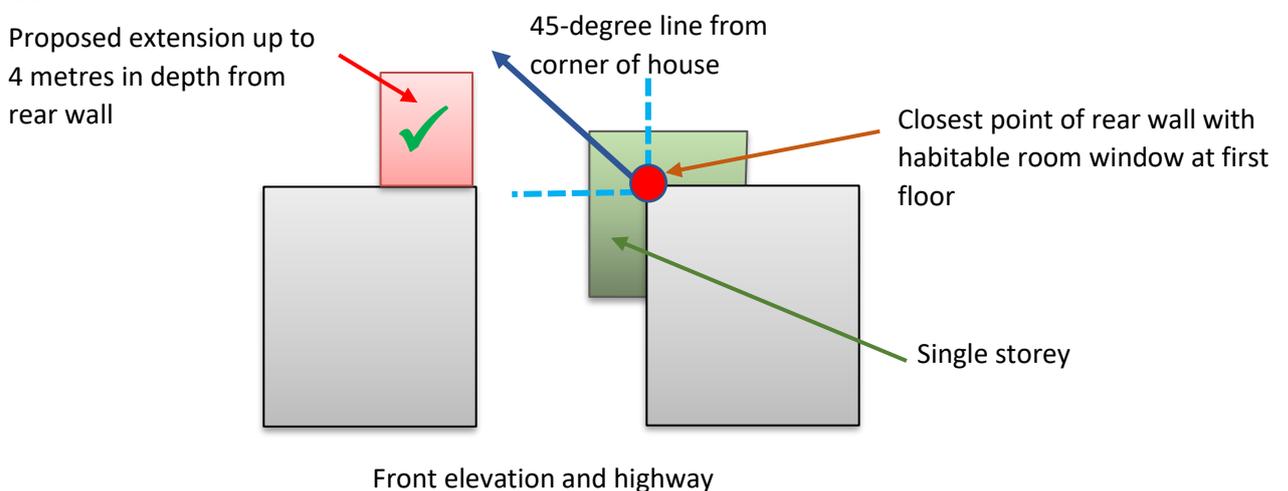
Example 2: Neighbouring house has outrigger/extension with habitable windows to rear (or single-storey outrigger/extension if original dwelling is a true bungalow).



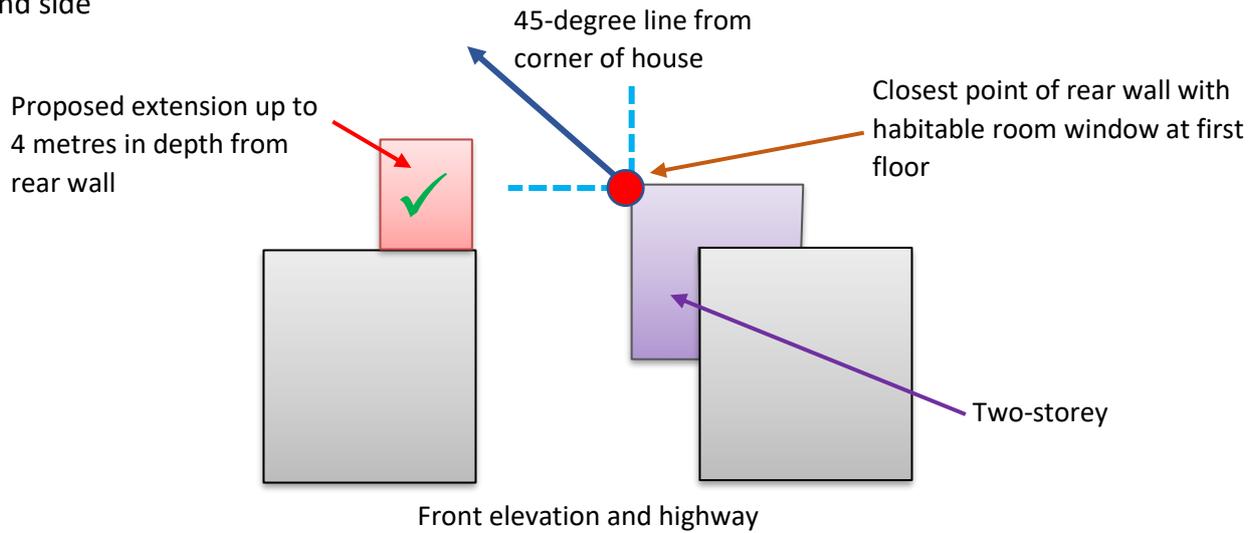
Example 3: Neighbouring two-storey house has existing single-storey outrigger/extension with habitable windows at ground and first floor level to rear.



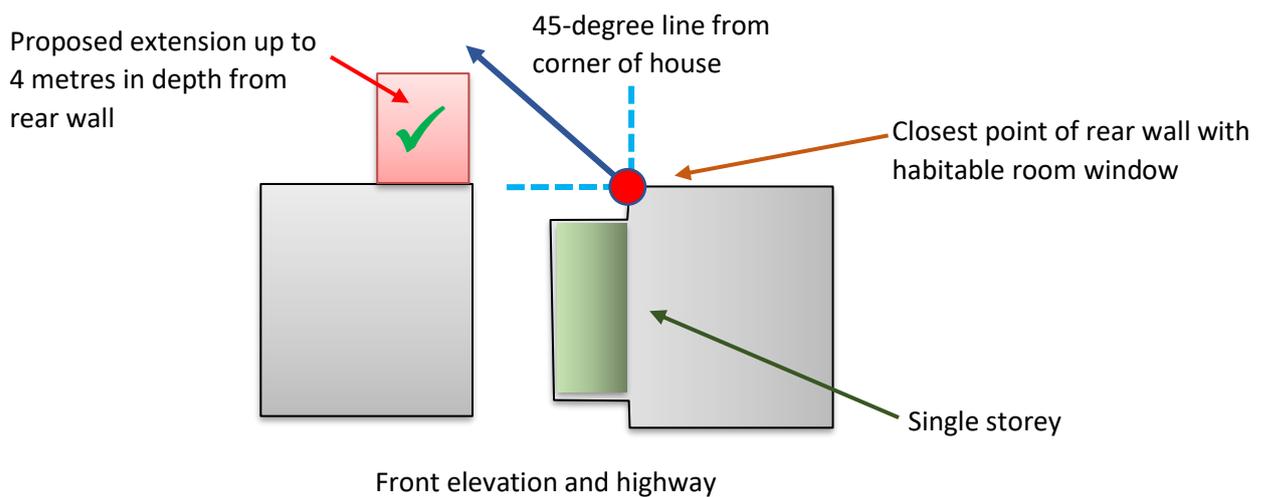
Example 4: Neighbouring two-storey house has existing single-storey outrigger/extension to rear and side



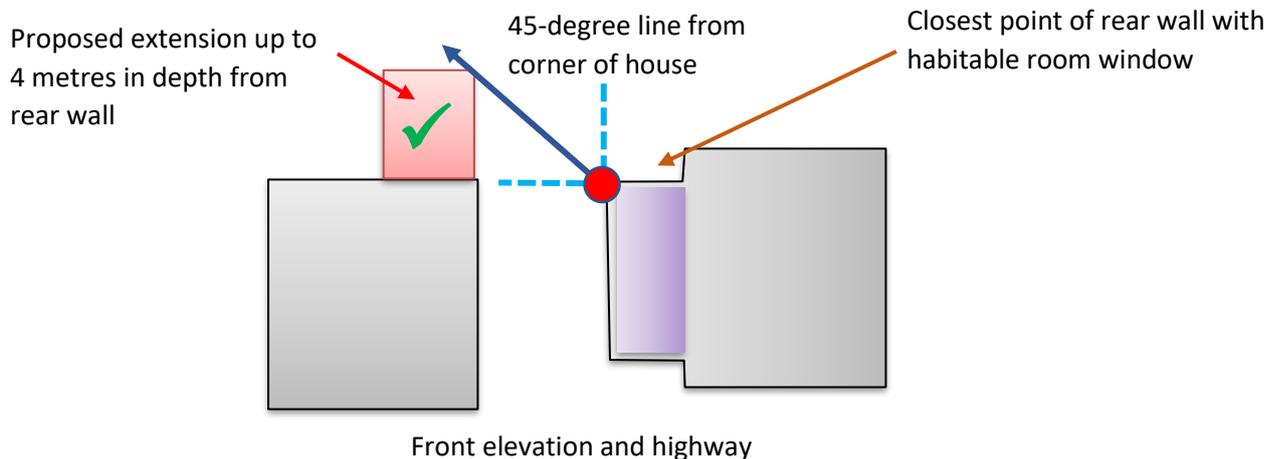
Example 5: Neighbouring two-storey house has existing two-storey extension/outrigger to rear and side



Example 6: Neighbouring dwelling has existing side outrigger/extension with no habitable windows to the rear



Example 7: Neighbouring dwelling has existing side element with habitable room windows to rear





## Accessing Cheshire West and Chester Council information and services

Council information is also available in Audio, Braille, Large Print or other formats. If you would like a copy in a different format, in another language or require a BSL interpreter, please email us at [equalities@cheshirewestandchester.gov.uk](mailto:equalities@cheshirewestandchester.gov.uk)

إذا أردت المعلومات بلغة أخرى أو بطريقة أخرى، نرجو أن تطلب ذلك منا.

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।

Pokud byste požadovali informace v jiném jazyce nebo formátu, kontaktujte nás

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

Türkçe bilgi almak istiyorsanız, bize başvurabilirsiniz.

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

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**web:** [www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)