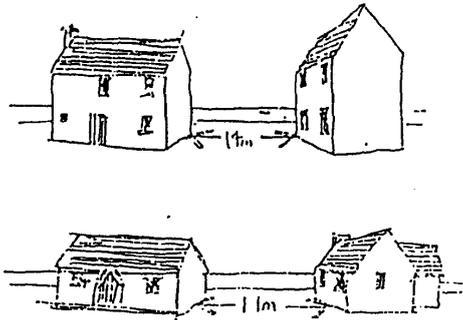
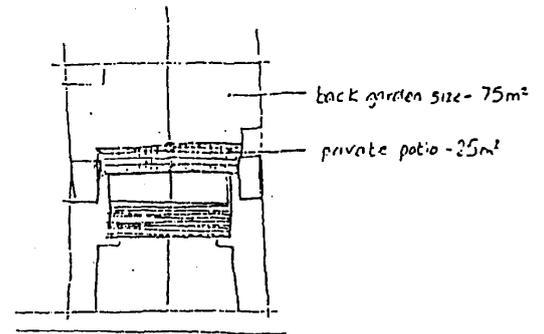


DEVELOPMENT GUIDELINES

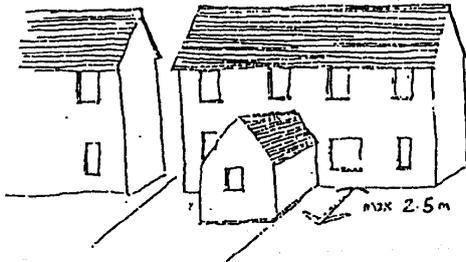


Sketch 1 (A) Distance where a principal window of a habitable room faces the blank wall of an adjacent dwelling.

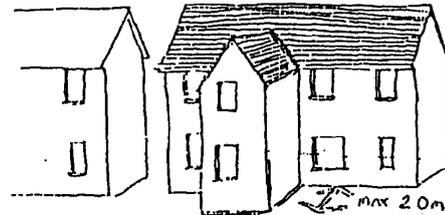
(B) Distance where both dwellings are single-storey.



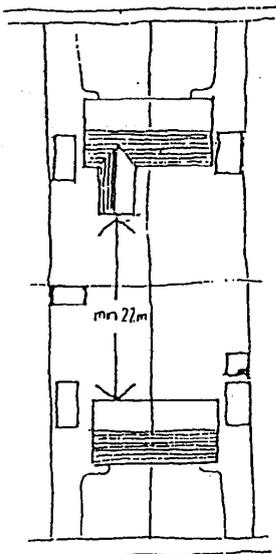
Sketch 2 Private Garden Areas
Eg. 3-bedroom, 4-5 person house
minimum private garden area 100m²



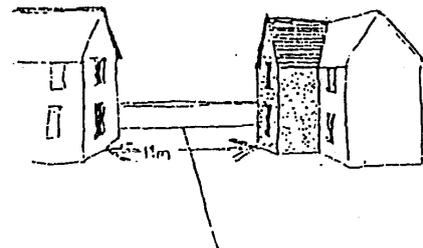
Sketch 3 Ground floor rear extensions within 1m of the common boundary to an adjoining dwelling should not normally exceed 2.5m in length



Sketch 4 First floor rear extension within 1m of the common boundary to an adjoining dwelling should not exceed 2.0m in length



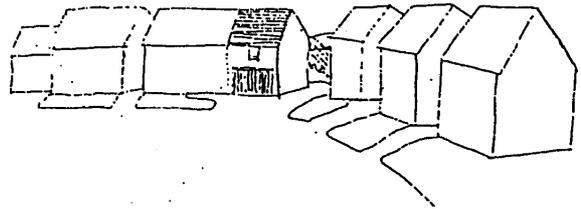
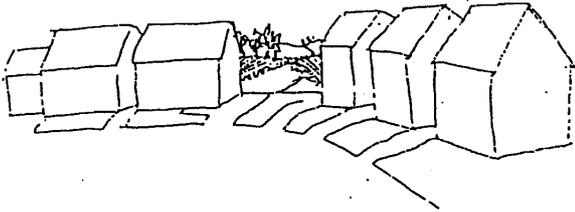
Sketch 5 Extensions should not result in a distance of less than 22m between windows of habitable rooms.



Sketch 6 Extensions of two storeys or more in height should not result in a distance of less than 14m between the extension and a habitable room window to an adjacent dwelling.



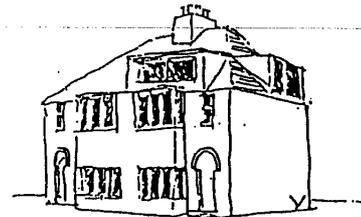
Sketch 7. An extension should not either in itself, or if repeated on the adjoining dwelling, result in the visual linking of the dwellings in such a way that an impression of continuous building results which would be detrimental to the street scene.



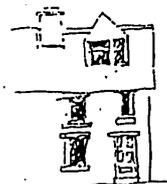
Sketch 8 Gaps between dwellings which afford views of interest through and beyond the development as a whole should be retained.



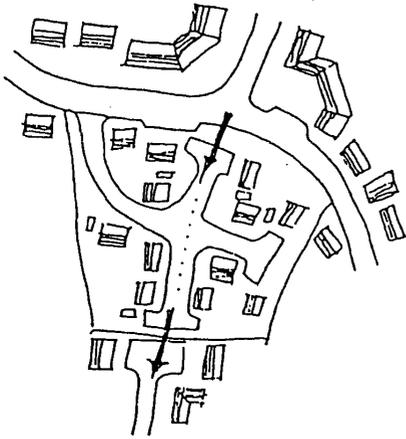
Sketch 9 Where the dwelling forms part of a development designed expressly to appear in one particular form, the extension should not harm or disrupt that form.



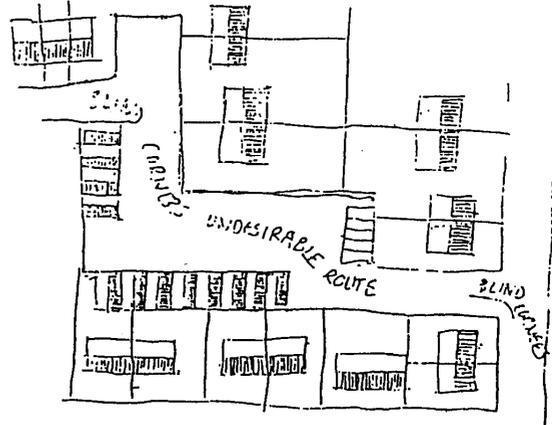
Sketch 10(A) Large box type dormers which cover the majority of the roof are normally unacceptable.



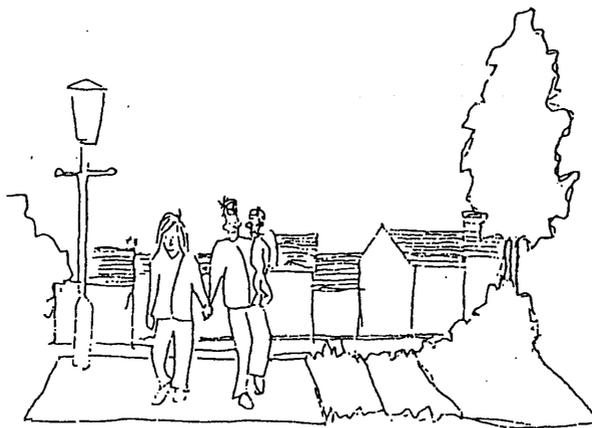
Sketch 10(B) and Sketch 11 Dormers should be kept small and unobtrusive and reflect the traditional style and materials of the building. Dormers should not exceed the height of the ridge line.



Sketch 12 Pedestrian links are retained without tortuous diversions.



Sketch 13 Blind corners should be avoided. The route and design of footpaths should not compromise the security of nearby properties.



Sketch 14 Footpaths should be a width of 2m and set within a landscaped corridor of at least 2m planting or grass either side.