

CHANGES TO RESIDENTIAL DESIGN GUIDE SPD

Appendix C – The 45 degree guideline – pages 88 and 89

Joint extensions

Where two or more residents wish to extend their premises together, then this will generally be acceptable, even though both may not comply with the 45° guideline when drawn from the other property. The 45° guideline will, however, still apply from the dwellings **windows** of other adjoining premises. A

Unilateral Undertaking ~~letter of agreement~~ from both neighbours will usually be required to ensure that the extensions will be constructed together. ~~This will be supplemented by the imposition of a planning condition to that effect.~~

Neighbouring extensions

~~Similarly, Where a neighbouring property has an existing extension, occupier has already built an extension or benefits from an existing planning permission to erect an extension that would not comply with the 45° guideline, then the 45° line will be taken from the nearest window in the front or rear elevation of that extension, rather than the original front or rear elevation of the property. an applicant will normally be allowed to erect an extension to the same depth on the boundary with that neighbour providing no other neighbour is adversely affected~~

Appendix B – Refuse and recycling storage requirements

Delete this Appendix. Change any references to this Appendix in the remainder of the SPD to refer to the “most up-to-date refuse and recycling storage requirements guidance note published by the Council”. Renumber other Appendices accordingly.