

Residential Extensions & Alterations

**Draft Supplementary
Planning Document**

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1. Introduction

1.1

Overview

- 1.1.1 The Residential Extensions and Alterations Supplementary Planning Document (SPD) sets out further guidance on the implementation of Brent Local Plan 2022 policy DMP1 Development Management General Policy.
- 1.1.2 The council has a positive approach to planning and welcomes, in principle, residents investing in their homes through extensions, alterations and other improvements. This allows for a better use of existing housing stock and for homes to adapt to a household's changing needs. This SPD is intended as a guide to enable you to do that in a sensitive and sympathetic way.
- 1.1.3 This SPD will be a material consideration in the determination of planning applications, where planning permission is required to alter or extend your home. As such, proposals should conform to the guidance in this SPD.
- 1.1.4 This guidance may also be useful for helping ensure that development that benefits from permitted development rights can be undertaken more sympathetically to fit into its context. The potential fall-back position that would otherwise be provided by permitted development, has been considered in developing this SPD. It will also be taken into account for any application submitted to the council.
- 1.1.5 In cases where prior approval for permitted development is required, the council will seek to apply the guidance in this SPD.
- 1.1.6 This SPD primarily seeks to provide clarity for homeowners. Based on the council's extensive experience in determining planning applications, the guidance is likely to produce the best outcomes in the majority of cases.
- 1.1.7 Nevertheless, the council recognises that strict adherence to the guidance may, in some cases, result in a lack of innovation, or stifle good design. The council does not want this to happen, and will therefore give fair consideration to justified alternatives. In such cases, the applicant will need to provide suitable evidence for a site why a different approach should be taken.

1.2 Do I Need Planning Permission?

Houses and Bungalows

- 1.2.1 If you live in a house or bungalow, as opposed to a maisonette or flat, you may be able to carry out extensions and alterations to your home without the need for planning permission. This type of work is often referred to as 'permitted development' and details of this are set out in the Town & Country Planning (General Permitted Development) Order 2015 (as amended) or GPDO.
- 1.2.2 The GPDO is periodically updated and the [Planning Portal](#) provides more detailed and up to date guidance on the types of permitted development for homeowners. Ongoing and regular changes to permitted development rights are still likely to occur. The rights potentially allow you to make significant changes to your home.

Maisonettes and Flats

- 1.2.3 If you live in a maisonette or flat, or a house converted into flats, then you will normally need planning permission for most external changes. These types of properties are likely to be treated the same as single dwellings in terms of the guidance as set out in this SPD.

Basements

- 1.2.4 If you want to add a basement to your home or carry out extensions or alterations to an existing basement, you should refer to the guidance in the council's [Basements SPD](#).

1.3 Need More Help?

- 1.3.1 You are encouraged to use the council's [pre-application service](#) as this will help determine if you need planning permission or not and, if so, ensure that your scheme is better prepared with a greater likelihood of approval when submitted.
- 1.3.2 Formal confirmation of whether planning permission is required can only be obtained from the council through the submission of an application for a Certificate of Lawful Development.

1.4 Seeking Specialist Advice

- 1.4.1 You are also encouraged you to use high quality specialists such as an architect (see the [RIBA website](#) for local practices) and planning agent (see the [RTPI website](#)). They can provide advice and submit a planning application on your behalf.
- 1.4.2 You might want to view planning applications in your area on the [council's website](#) to understand who is likely to provide a good service. Moreover, homeowners are encouraged to read reviews and obtain references to help appoint a specialist with a good track record.
- 1.4.3 In addition, you should refer to resources such as '[Don't Move, Improve](#)' to get an indication of architects or other specialists who may be able to help. Such resources also give plenty of ideas about how to improve a home.
- 1.4.4 Although it may seem like an unnecessary expense, the use of high quality specialists can save money in the long term. For example, it could lead to a better use of existing space and/or a reduction in the size of the extension you might feel is necessary.

1.5 Conservation Areas, Listed Buildings and Other Limitations

- 1.5.1 Some areas of the borough have been designated as conservation areas due to their architectural quality and historic significance. Some individual buildings have been deemed so important that they have been statutorily listed. In addition, some buildings will have had their permitted development rights removed by the council. This could either be through Article 4 Directions or conditions attached to planning permissions.
- 1.5.2 You are advised to check whether your home is subject to such potential limitations before you start planning any extensions or alterations. The Brent Local Plan [policies map](#) will help in providing most of this information, with the exception of planning condition information. You should also refer to any relevant [Conservation Area Design Guides](#).
- 1.5.3 The guidance in this SPD is not intended for properties in conservation areas or listed buildings. The council's Principal Heritage Officer can advise on proposals that directly or indirectly affect heritage assets.

1.6 Neighbours and Other Civil Matters

- 1.6.1 If you want to extend or alter your home, it is good practice to notify your neighbours of your plans. Building works undertaken close to the boundary of your property can be disruptive and potentially change the outlook for your neighbours. Early warning of your intentions can often help avoid future problems.
- 1.6.2 Your neighbours have protection under the Party Wall etc. Act 1996 and you will need to understand what you are required to do in such situations. You may need written agreements, to pay compensation or even pay for your neighbours' professional advice in coming to an agreement.
- 1.6.3 You must not 'borrow' or just use your neighbours' land without permission during or after construction, even if you think they don't use it. Similarly, you must not overhang the boundary to any neighbouring properties. If your proposals overhang the boundary, and you have permission from your neighbour(s), you must complete the correct Certificate on the planning application form. If you cannot secure an agreement with your neighbour(s), you will need to inset from the boundary, or change the design.
- 1.6.4 You may also need to consider the 'right to light' implications of your proposals, particularly in older parts of the borough. It may allow your neighbours to prevent you making extensions or alterations to your home which might have otherwise been acceptable.

1.7 Submitting Applications

Planning

- 1.7.1 If you need planning permission for any extensions and/or alterations to your home then you must submit a planning application. This will need to comply with the council's validation list requirements to ensure you submit the correct information in the correct format.

Building Regulations

- 1.7.2 All building work is required to comply with current Building Regulations, regardless of whether planning permission is required or not. For more information on how to make a Building Regulations application please contact the council's Building Control Service.

1.8

Greening Brent

- 1.8.1 London's suburbs, incorporating the area now defined as Brent, were originally designed to provide relief from the pollution and overcrowding of the inner city. They incorporated much green infrastructure to improve people's quality of life.
- 1.8.2 Today, this green infrastructure is still of significant value for many reasons. You must consider how your proposals may impact on the green character of Brent. Any increases in the extent of hard landscaping associated with extensions and outbuildings can, without proper mitigation measures, be harmful to the character and environment of a particular site. Cumulatively, over an area the size of the borough, such increases can have a significant impact.
- 1.8.3 Front and rear gardens are a substantial element of place-making value to Brent. They provide greenery, which can protect and enhance wildlife species, improve air quality and support people's quality of life and health and wellbeing.
- 1.8.4 Interacting with a more natural environment on a daily basis is proven to be good for human health. Less natural environments have the opposite effect. In Brent, this is particularly important as much of the population has poorer health than the national average. Simple mitigation measures can often enhance opportunities for greenery and wildlife e.g. bat or bird boxes, bug hotels, reduced cutting of grass etc.
- 1.8.5 Parts of Brent are some of the hottest places in the UK. Elements of green infrastructure, such as trees and hedges, provide shade and help keep your home cooler in the summer, reducing the need for costly and energy intensive air conditioning. Surrounding your home with large areas of hard landscaping is likely to have the opposite effect, reflecting sunlight into your home and retaining heat. This heat is then released at times when cooler air, such as at night, would otherwise help to reduce temperatures.
- 1.8.6 Any increases in the extent of hard landscaping, particularly as a replacement for soft landscaping, such as grass or planting, will also increase surface water run-off and potentially increase flood risk in the future. This is because the sewer system was not designed to accommodate a sustained loss of green infrastructure. Reintroducing green and blue infrastructure, such as ponds, around homes where it has been lost will be beneficial and welcomed in helping Brent support local wildlife, and tackle the climate and ecological emergency.

2. General Guidance

2.1 Design

Appearance and Materiality

- 2.1.1 Generally, the appearance and building materials of any extensions and alterations should match that of your original home.
- 2.1.2 Exceptions to this could be acceptable, but will be dependent on the materials proposed and the overall design quality.
- 2.1.3 In some cases, it may be necessary or desired to refurbish your original home and, as such, alternative materials could be proposed.
- 2.1.4 Other architectural features found on your original home should also be considered for inclusion in the design of any extensions or alterations such as, unusual brick bonds, quoins, string courses, plinths, corbelled eaves, stone or tile creased lintels etc.

Building Scale

- 2.1.5 If your original home and/or garden is at a higher level than any neighbouring properties, you could be required to reduce the height of any extensions or alterations to comply with the relevant heights set out in **Section 3** of this SPD. You must clearly show any changes of level on the application drawings.
- 2.1.6 If you want to add a raised terrace or patio to your original home or any extensions or alterations, it may be necessary for this to be inset from the boundary, with screening for privacy. Any raised terrace or patio must be shown in the context of the site levels of neighbouring properties.
- 2.1.7 If your original home has a different rear building line to that of any neighbouring properties, you could be required to reduce the depth of any extensions or alterations to comply with the relevant depths set out in **Section 3** of this SPD. You must clearly show any changes in rear building line on the application drawings.

External Doors and Windows

- 2.1.8 The external doors and windows to any extensions or alterations should be similar to those of your original home, particularly in terms of the scale and proportion of openings, but also the style of the doors and windows themselves.

Roofs, Eaves and Gutters

- 2.1.9 The eaves and gutters of any extensions or alterations must not overhang the boundary or any neighbouring properties.

2.2 Environment

Trees

- 2.2.1 You are encouraged to retain existing and, where possible, plant new trees as part of any project you are planning. Trees subject to a Tree Preservation Order (TPO) or in Conservation Areas are protected. If any building works you want to undertake are likely to impact any protected tree(s), you must refer to the relevant guidance [on our website](#).
- 2.2.2 Extensions or alterations to your home should be designed so as not to cause the loss or damage to any significant trees, be it in your garden or the garden of any neighbouring properties.
- 2.2.3 If any significant trees are affected and cannot be retained, an appropriate number and species of replacement trees should be planted and maintained as a mitigation measure. However, if any trees subject to a TPO are affected, you must amend the design of your scheme accordingly.

Biodiversity

- 2.2.4 Biodiversity is the life-support system of our planet. We rely on it for food, energy, medicine, fresh water and soil purification, pest control, breaking down waste and many other things. Without it, the environment couldn't provide us with the things we need to survive.
- 2.2.5 If you live in a maisonette or flat, or a house converted into flats, and are planning extensions or alterations to your home that impact more than 25sqm of land, you are required by law to achieve 10% biodiversity net gain (BNG). You can find more information on achieving BNG on [the Government website](#).
- 2.2.6 If you live in a house or a bungalow, you are generally exempt from achieving 10% biodiversity net gain. You are also exempt if you live in a maisonette or flat, or a house converted into flats, and are planning extensions or alterations to your home that impact less than 25sqm of land. You can find more information on exemptions on [the Government website](#).
- 2.2.7 Regardless of any exemptions, you are encouraged to increase the biodiversity of your property by planting trees and flowering plants, retaining areas of long grass, nettles or overgrowth, introducing water features (ponds, bird baths etc) and creating a compost heap. Useful information on how to approach this can be found on [the Woodland Trust website](#), and elsewhere.

Flooding

- 2.2.8 Impermeable hard landscaping with poor drainage can help cause flooding within the borough.
- 2.2.9 You are encouraged to address surface water flooding issues through the provision of natural features, such as rain gardens or green roofs, and by not connecting the drainage of any new hard landscaping to the existing sewer network.
- 2.2.10 If your extension or outbuilding is proposed within an area of surface water flooding, as shown on the Brent Local Plan [policies map](#), you will have to amend your planning application accordingly. You will need professional advice to provide information to support your application, generally in the form of a Flood Risk Assessment. Key factors to consider include the depth and speed of the surface water during flood periods, and the volume of water that could be displaced by your extension or outbuilding.
- 2.2.11 Consequently, you may need to reconsider the location of your extension or outbuilding, so that it is away from the flood risk; the floor levels within your extension or outbuilding so that flood water cannot breach the external envelope; the choice of external and internal materials so that they are resilient to flood water, such as the location of electrical wiring, sockets and switches; and the measures required to attenuate the likely volume of water displaced from your property that might increase flood risk elsewhere.

2.3 Sustainability

Sustainable Principles

- 2.3.1 Brent Council has a declared climate and ecological emergency. Therefore development that reduces energy demand is supported. Energy should come from renewable sources where possible, and you are encouraged to go beyond building regulations in ensuring your building reduces energy needs.
- 2.3.2 You are also encouraged to consider how building orientation can reduce energy consumption, for example by using sunlight to heat rooms during winter, whilst avoiding overheating in summer.

Renewable Energy Sources

- 2.3.3 Renewable energy sources, such as roof mounted photovoltaic (PV) panels or solar thermal water heating tubes, are welcomed and generally acceptable in planning terms.
- 2.3.4 PV panels must not project more than 150mm from the surface of the roof of your original home. PV panels should also be arranged in a layout that complements your original home, ideally symmetrically, where possible.
- 2.3.5 The use of air source heat pumps (ASHPs) is expected to increase with the progressive move away from gas boilers for heating, and these are also welcomed. However, you should consider the potential impacts of additional noise generated by ASHPs on you and/or your neighbours.
- 2.3.6 To ensure ASHPs work efficiently, they should not be located in small spaces (such as a side return) as this will restrict the required air flow. It will also possibly intensify noise through reverberations from hard surfaces, such as fences or walls, that may become a nuisance for you and/or your neighbours.
- 2.3.7 ASHPs that are located above ground floor level and in visually prominent locations where they can be seen from the street, such as the front or side walls of your home, are generally unacceptable. The visual impact of any pipework or ducting should also be minimised.

3. Detailed Guidance

3.1 Single Storey Rear Extensions

Width

- 3.1.1 A single storey rear extension could be up to the full width of your original home.

Depth

- 3.1.2 For attached homes, such as terraced or semi-detached homes, single storey rear extensions could be up to 6 metres in depth from the original rear wall of your home.
- 3.1.3 For detached homes, single storey rear extensions could be up to 8 metres in depth from the original rear wall of your home.
- 3.1.4 Notwithstanding the above, the depth of single storey rear extensions must not be more than half the length of your garden. The area (sqm) of your garden that is retained should meet the relevant amenity space standards, as set out in Brent Local Plan Policy BH13.

Height

- 3.1.5 Single storey rear extensions up to 3 metres in depth for an attached home, or up to 4 metres in depth for a detached home, could be up to 4 metres in height as long as they have an eaves height of no more than 3 metres.
- 3.1.6 A maximum height of up to 4 metres could be acceptable, for example, where the extension has either a mono-pitched or pitched roof, as illustrated in **Figure 1** and **Figure 2**.
- 3.1.7 Single storey rear extensions more than 3 metres in depth for an attached home, or more than 4 metres in depth for a detached home, could also be up to 4 metres in height as long as they have an eaves height of no more than 2.5 metres along the boundary to any neighbouring properties.
- 3.1.8 A height of up to 4 metres could be acceptable, for example, where the extension has a pitched roof, as illustrated in **Figure 4** and **Figure 5**.

Figure 1: Parameters for single storey rear extensions to attached homes up to 3 metres in depth and 4 metres in height with a mono-pitched roof

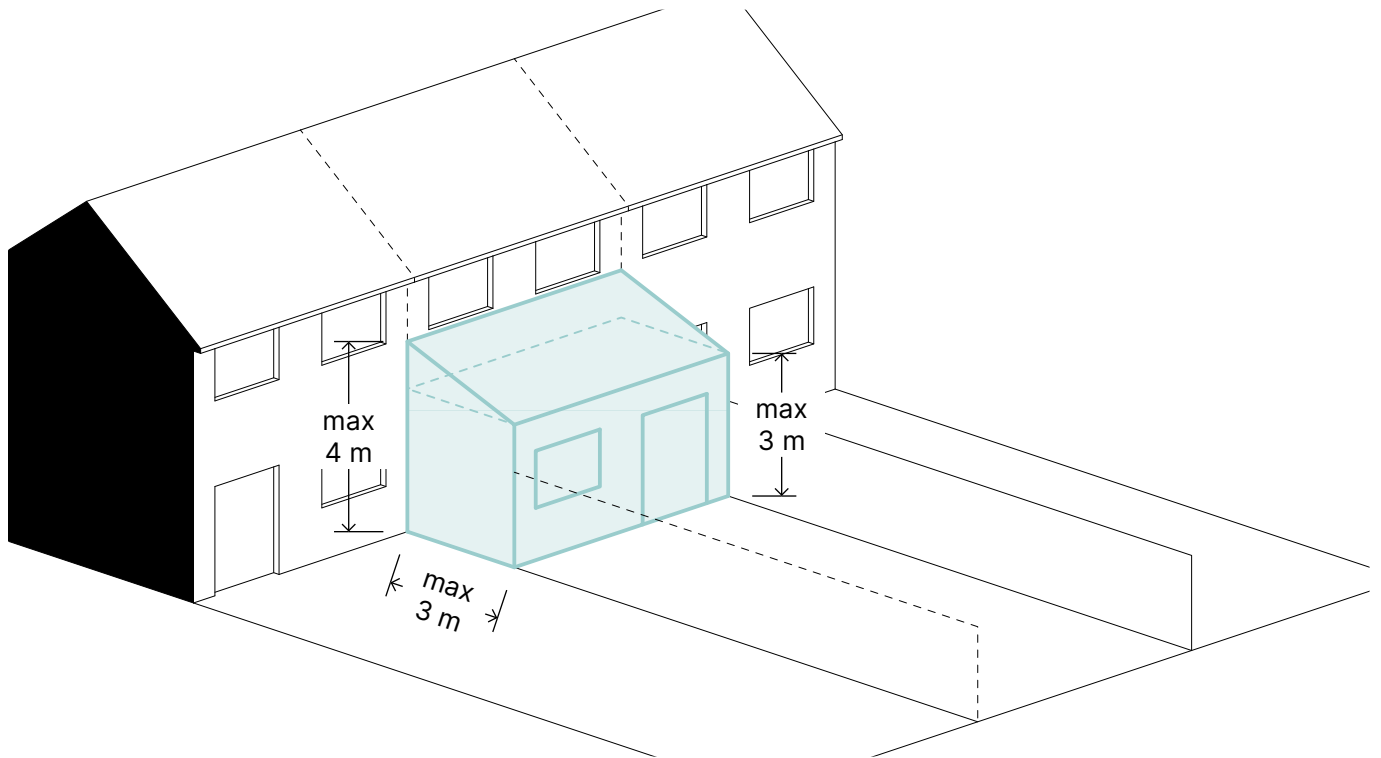


Figure 2: Parameters for single storey rear extensions to attached homes up to 3 metres in depth and 4 metres in height with a pitched roof

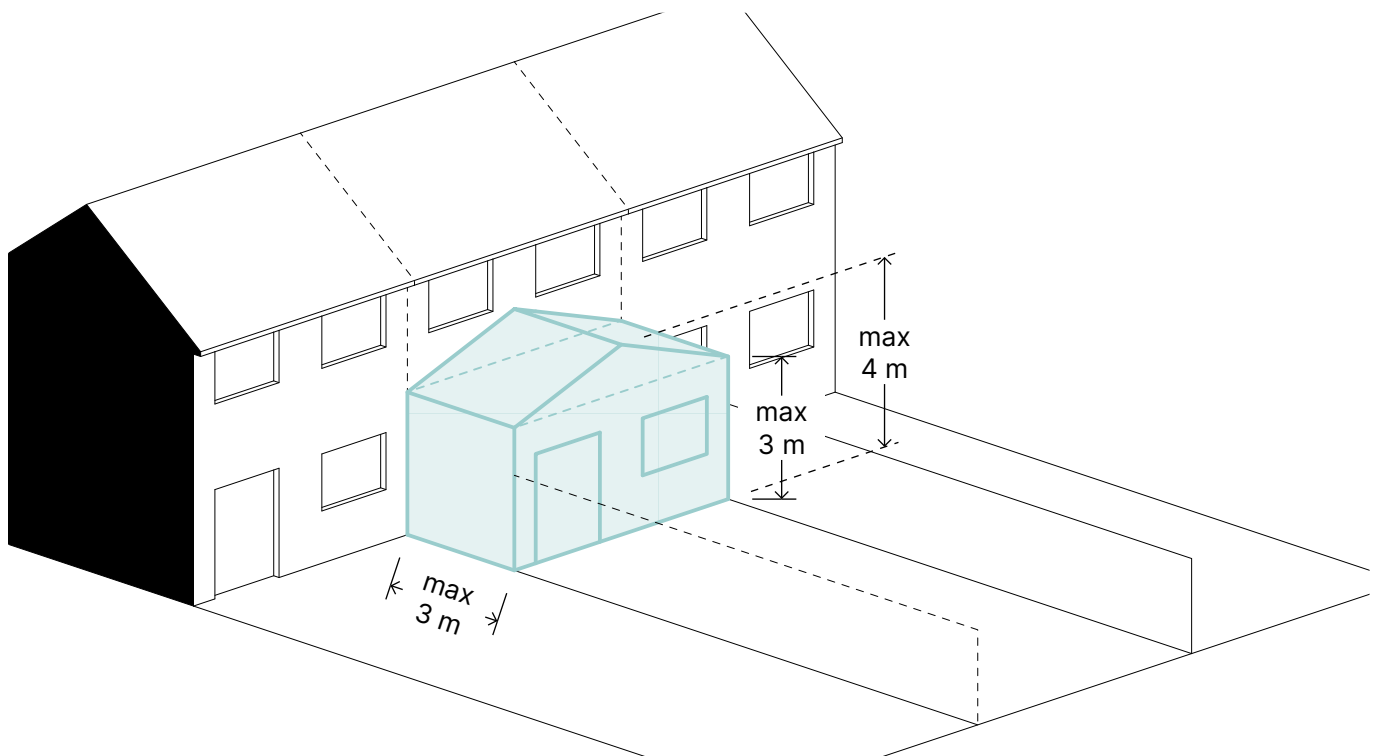


Figure 3: Example of a well designed single storey rear extension in Willesden Green by James Alder Architects © Hampus Berndtson



Figure 4: Parameters for single storey rear extensions to attached homes up to 6 metres in depth and 4 metres in height with a pitched roof

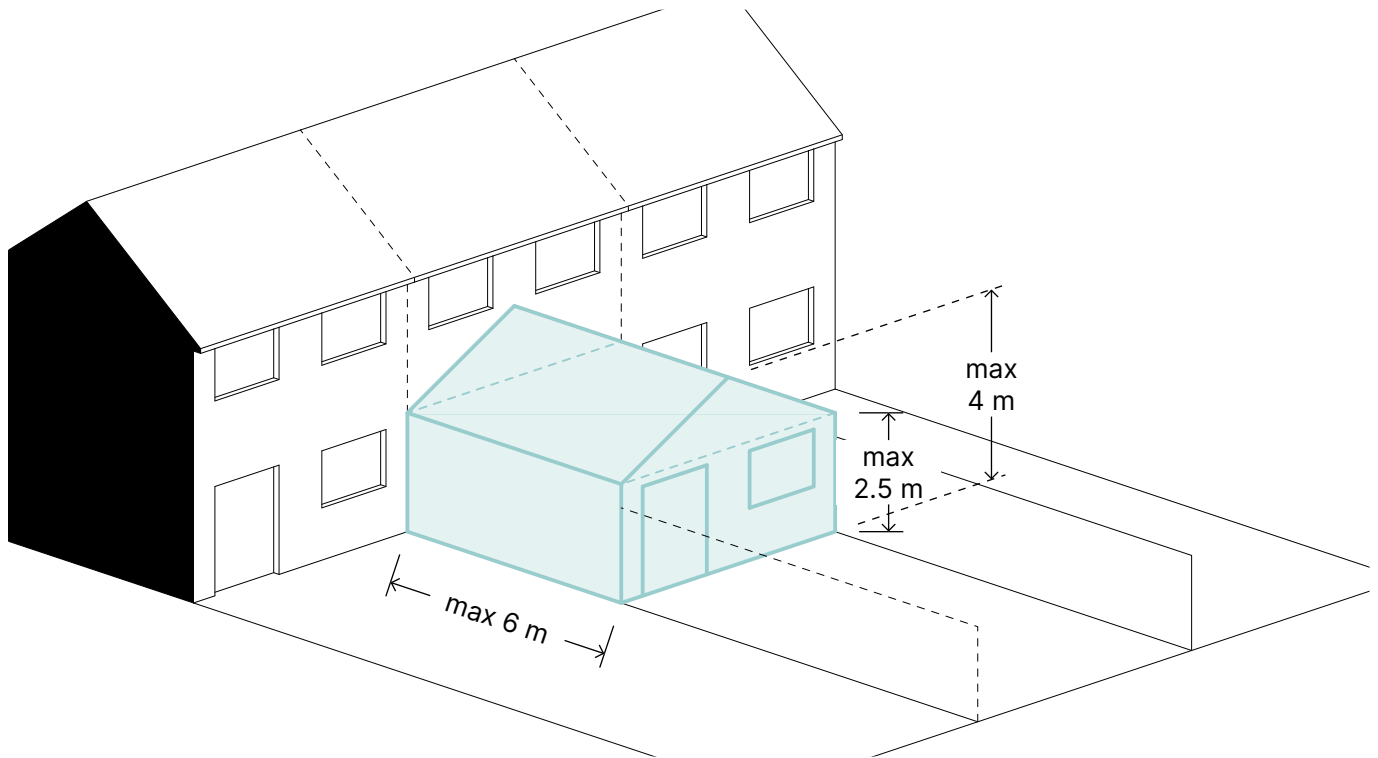
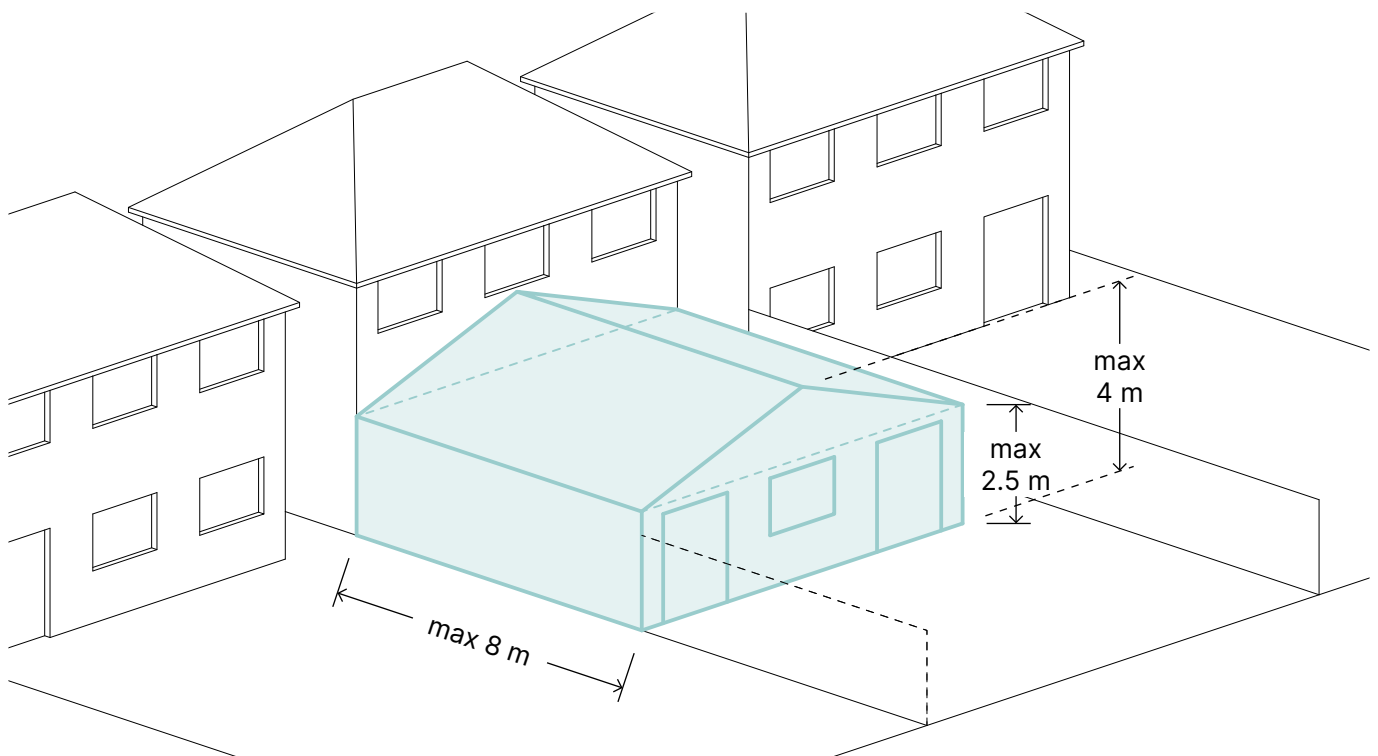


Figure 5: Parameters for single storey rear extensions to detached homes up to 8 metres in depth and 4 metres in height with a pitched roof



Additional Guidance

- 3.1.9 Exceptions may apply to the guidance on the width, depth and height of single storey rear extensions. You should refer to **Section 2.1** of this SPD for general guidance on exceptions.
- 3.1.10 If your home is located at the end of a terrace or on a corner, you will need to be particularly careful with the design of any rear extensions or alterations as they are likely to be visible from the street.
- 3.1.11 All rear extensions and alterations must provide acceptable levels of daylight to habitable rooms.
- 3.1.12 All rear extensions and alterations must not have a significant negative impact on the outlook or amenity space of any neighbouring properties.
- 3.1.13 If you want to add a lean to, canopy, or veranda type structure to your home, it must comply with the guidance on width, depth and height in this section and should be made from high quality materials.
- 3.1.14 Extensions or alterations to existing extensions could be acceptable if they are well designed and integrated with your home, and it is demonstrated they do not harm the amenity of neighbouring properties.

3.2 Two Storey Rear Extensions

Width

- 3.2.1 A two storey rear extension could be up to the full width of your original home, as long as it complies with the guidance on depth and height in this section.

Depth

- 3.2.2 All two storey rear extensions must comply with the following guidance on depth.
- 3.2.3 For attached homes, such as terraced or semi-detached homes, two storey rear extensions must not be more than 3 metres in depth from the original rear wall of your home.
- 3.2.4 For detached homes, two storey rear extensions must not be more than 4 metres in depth from the original rear wall of your home.
- 3.2.5 Additionally, the depth of a two storey rear extension must not extend beyond the 45 degree line(s) as measured from the middle of the nearest habitable room¹ window(s) on the original rear wall of any neighbouring properties, as illustrated in **Figure 6** and **Figure 7**.

Height

- 3.2.6 The height of two storey rear extensions must not be more than the roof ridgeline of your original home, with the eaves height no more than that of your original home.

Additional Guidance

- 3.2.7 Exceptions may apply to the guidance on the width, depth and height of two storey rear extensions. You should refer to **Section 2.1** of this SPD for general guidance on exceptions.

1. For the purposes of this SPD, but not necessarily for other planning documents, the term 'habitable room' includes kitchens, but excludes bathrooms.

Figure 6: Parameters for two storey rear extensions to attached homes up to 3 metres in depth with a roof to match the original home

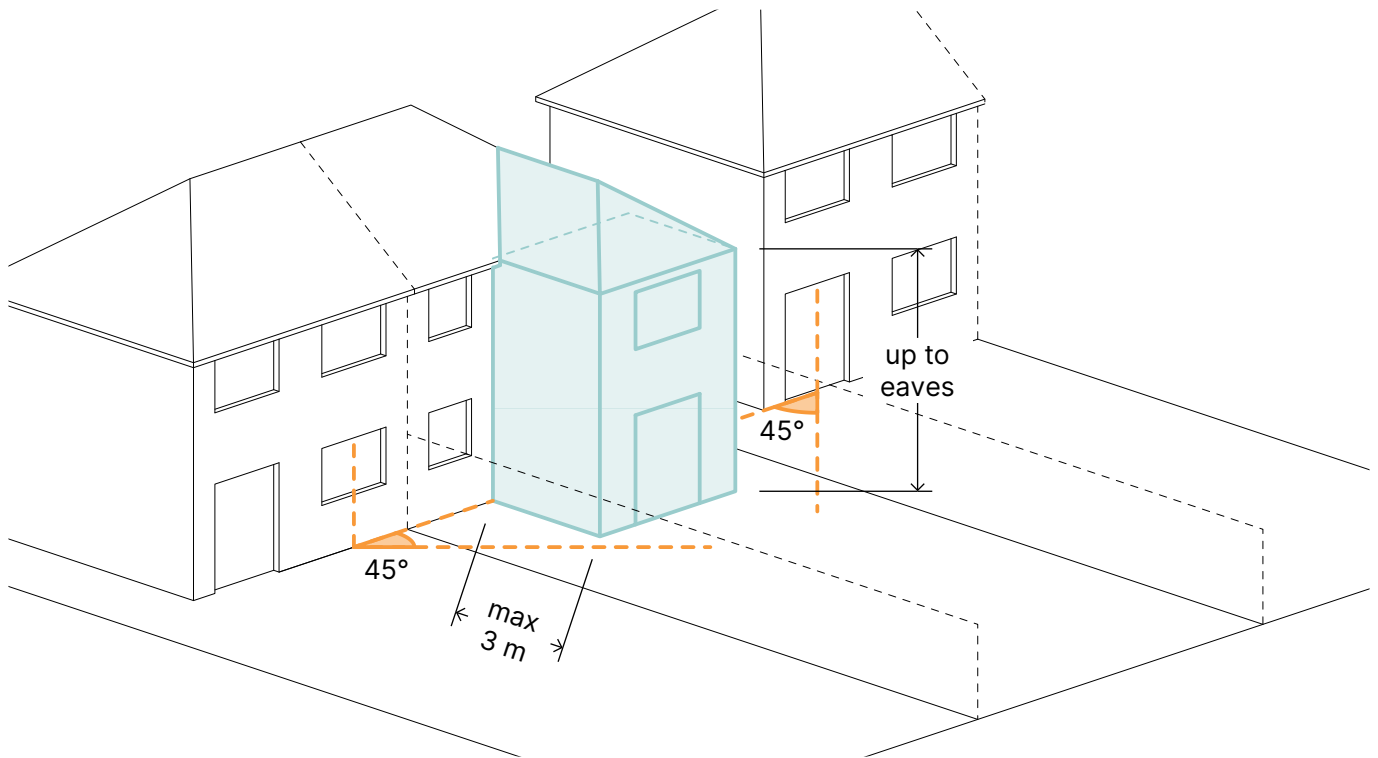


Figure 7: Parameters for two storey rear extensions to detached homes up to 4 metres in depth with a roof to match the original home

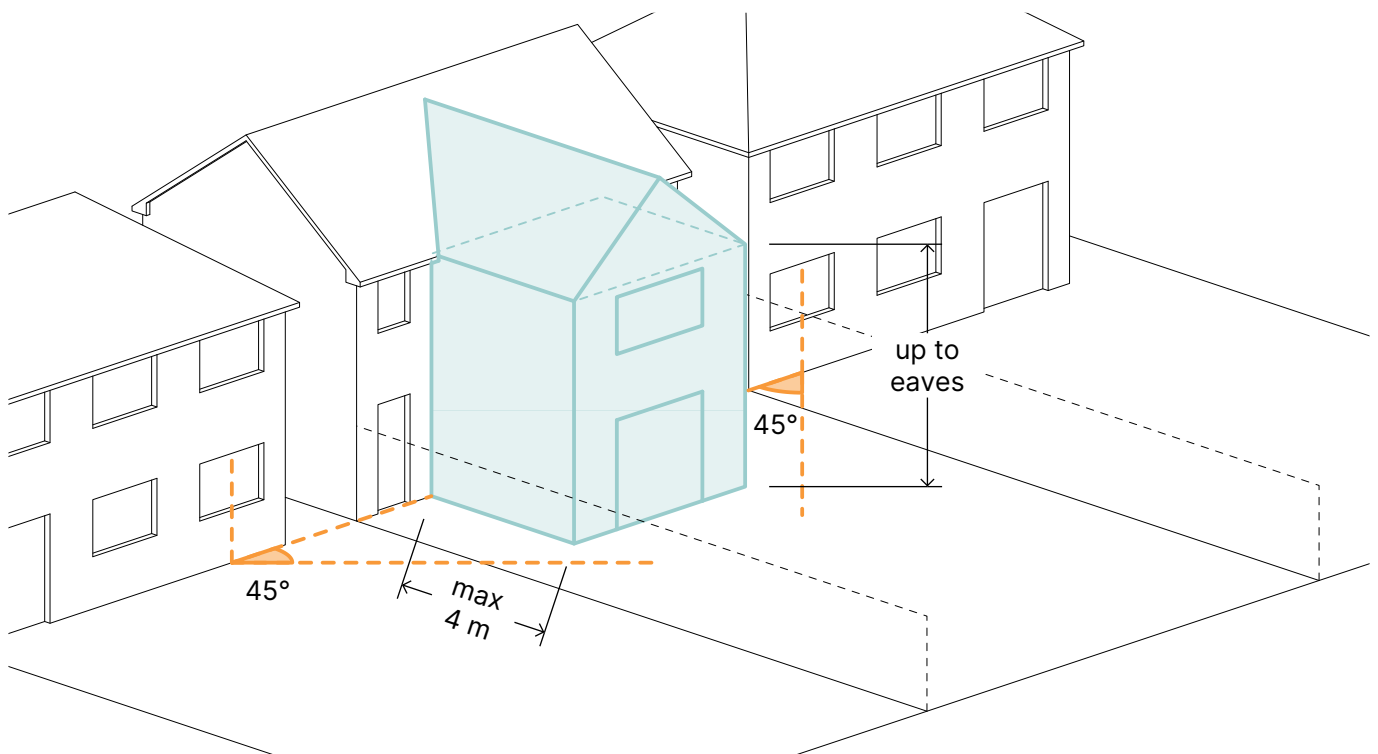


Figure 8: Example of a well designed two storey rear extension with high quality landscaping in Queens Park by Architecture for London © Architecture for London



3.3 Single Storey Side Extensions

Width

- 3.3.1 Single storey side extensions must not be more than two thirds of the width of your original home.

Depth

- 3.3.2 There is no specific guidance on the depth of single storey side extensions.
- 3.3.3 However, if your single storey side extension extends beyond the original rear wall of your home, it will also be a single storey rear extension and will need to comply with the guidance set out in **Section 3.1** of this SPD.

Height

- 3.3.4 Single storey side extensions could be up to 4 metres in height as long as they have an eaves height of no more than 3 metres, and must not unduly harm the amenity of your neighbours.

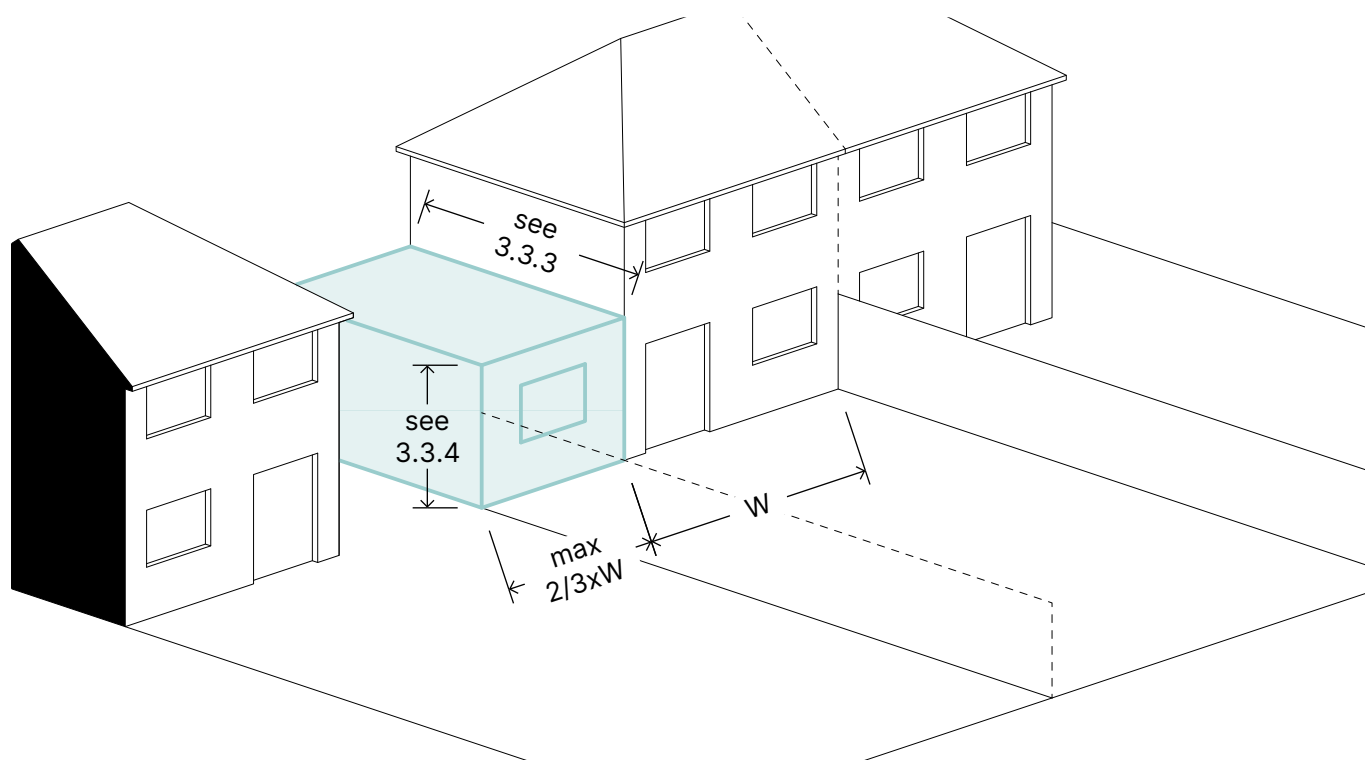
Roofs

- 3.3.5 The roof design of your single storey side extension should complement the roof of your original home. A flat roof is generally acceptable, though a hipped or gable roof could be more appropriate depending on the character of your street.

Garage Conversions

- 3.3.6 If you want to convert a garage adjoining your original home into a living space, this is generally acceptable as long as the amount of parking remains sufficient.
- 3.3.7 Garage conversions must be accessed internally via your original home and must not include any additional doors to the front. Any new windows to garage conversions will need to comply with the guidance set out in **Section 2.1** of this SPD.

Figure 9: Parameters for single storey side extensions



Additional Guidance

- 3.3.8 Single storey side extensions do not need to be set back at ground floor level and could be flush with the original front wall of your home.
- 3.3.9 However, single storey side extensions should not extend beyond the original front wall of your home e.g. to align with a porch or bay, unless this is a common feature of the character of your street.
- 3.3.10 Single storey side extensions can be built up to the boundary, except where a neighbouring property's existing side window (within that property's original footprint i.e. not an extension) as long as the only means of light to any habitable room², is unduly affected.
- 3.3.11 Windows could be acceptable in the side wall of your single storey side extension, unless directly on the boundary and/or they would negatively impact the privacy, amenity space, or ability to extend of any neighbouring properties. Windows to stairs and bathrooms/WCs are generally acceptable, but must be obscure glazed.
- 3.3.12 Single storey side extensions must be accessed internally via your original home and must not include any additional doors to the front.

2. For the purposes of this SPD, but not necessarily for other planning documents, the term 'habitable room' includes kitchens, but excludes bathrooms.

Figure 10: Example of a well designed single storey side and rear extension in Norwich by Grafted



Photography by FRENCH+TYE / www.frenchandtye.com

3.4 Two Storey Side Extensions

Width

- 3.4.1 Two storey side extensions must not be more than two thirds of the width of your original home.

Depth

- 3.4.2 At first floor level, your two storey side extension and its roof must be set back at least 0.5 metres from the original front wall of your home.
- 3.4.3 If your two storey side extension extends beyond the original rear wall of your home, it will become a two storey rear extension and will need to comply with the guidance set out in **Section 3.2** of this SPD.

Height

- 3.4.4 The height of two storey side extensions must not be more than the roof ridgeline of your original home, with the eaves height no more than that of your original home.

Roofs

- 3.4.5 The roof design and pitch of your two storey side extension should match the roof of your original home. In most cases, this could either be a hipped or gable roof, though other roof types can be found in the borough.
- 3.4.6 Two storey side extensions must not have a flat roof, unless this matches the roof of your original home.

Additional Guidance

- 3.4.7 Windows could be acceptable in the side wall of your two storey side extension, unless directly on the boundary.
- 3.4.8 Windows in the side wall of your two storey side extension above ground floor level must be obscure glazed up to a height of 1.7 metres above finished floor level to protect the privacy of your neighbours.
- 3.4.9 If your home is located on a corner, windows could be acceptable on the side wall of your two storey side extension to create an active frontage and avoid a blank facade to the street.
- 3.4.10 If your home has particular architectural features, such as chimney pots or stacks, party walls, or ridge tiles, you should seek to retain these where possible and incorporate them into any two storey side extension where appropriate.

Figure 11: Parameters for two storey side extensions (rear view)

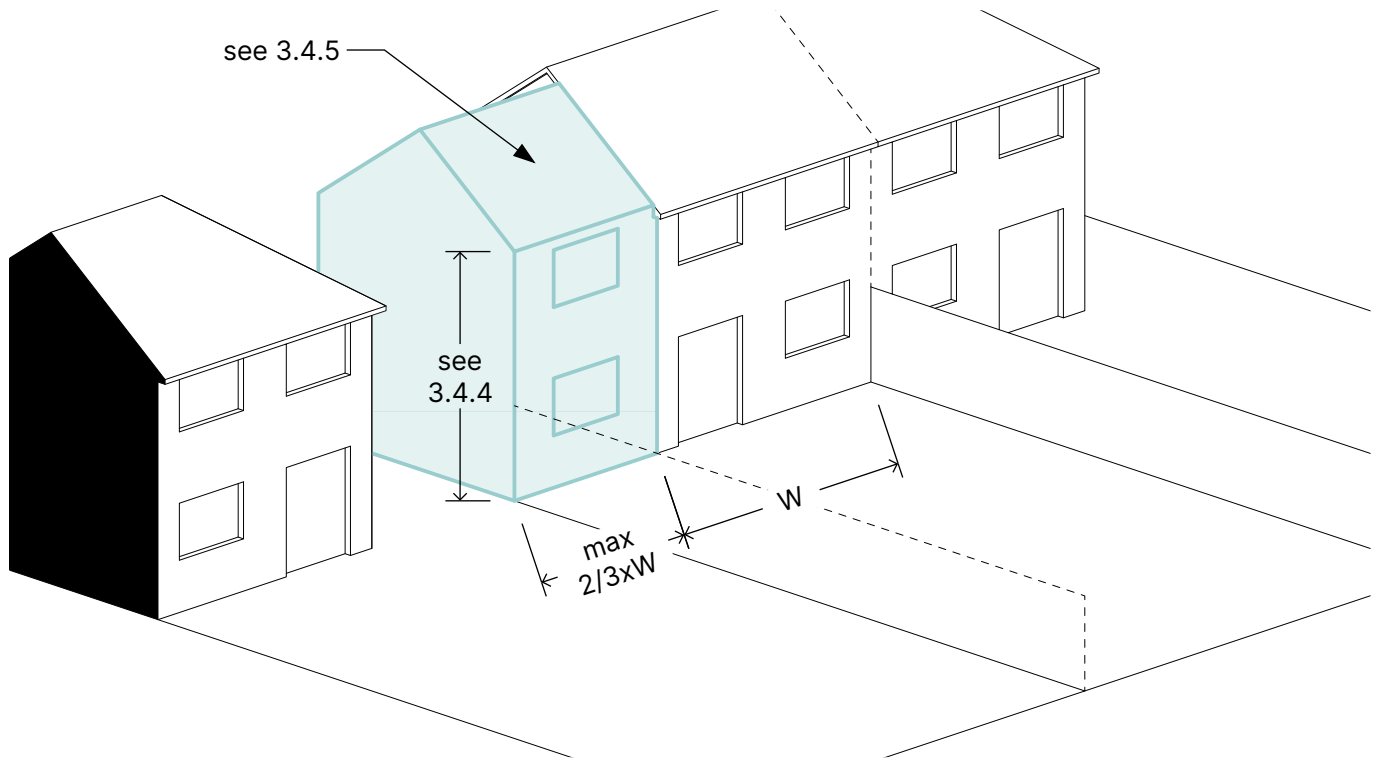
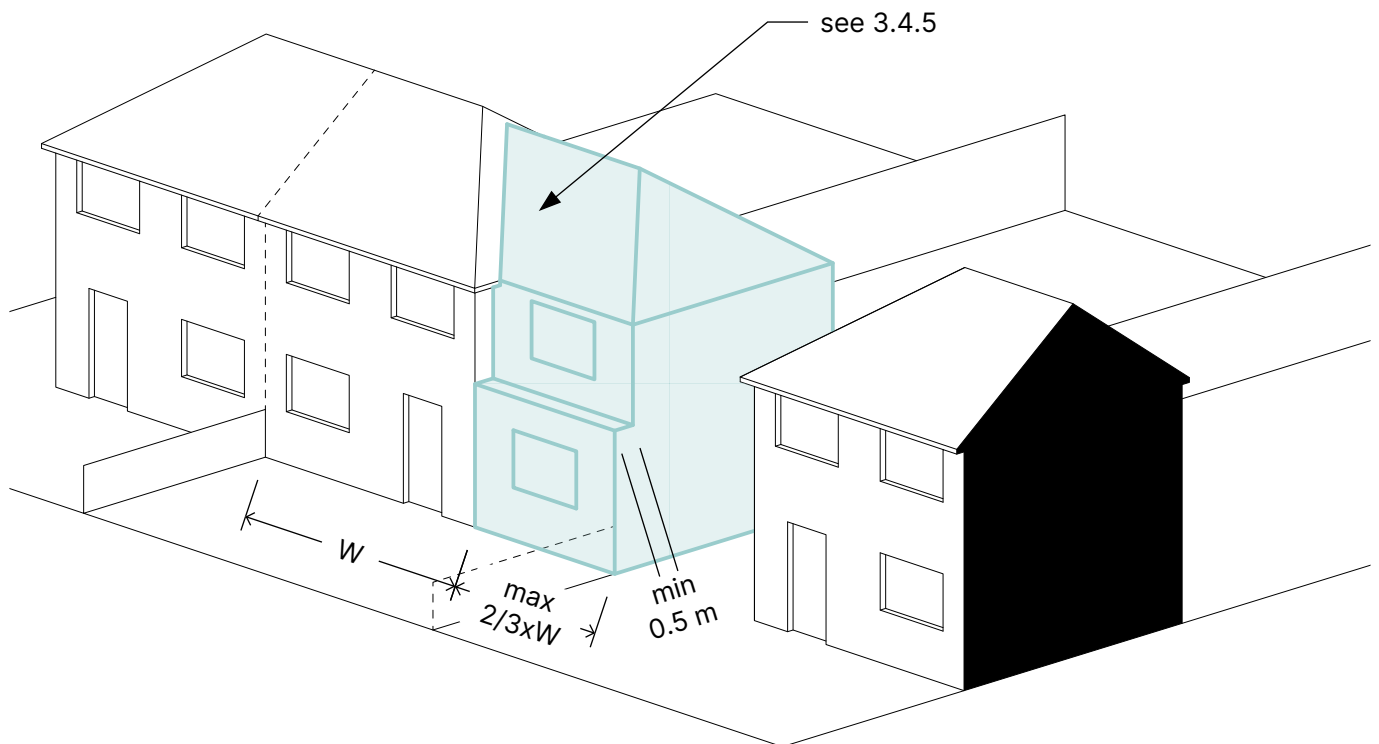


Figure 12: Parameters for two storey side extensions with a setback from the original front wall at first floor level



3.5 Extensions to Outriggers

Width

- 3.5.1 Extensions to outriggers could be up to the full width of the space between the side wall of the outrigger and the boundary with the neighbouring property, also known as the 'side return'.

Depth

- 3.5.2 Extensions to outriggers must not extend more than 3 metres from the end wall of the outrigger.

Height

- 3.5.3 Extensions to outriggers must not be more than 3.5 metres in height, when adjoining the outrigger, and have an eaves height of no more than 2.5 metres along the boundary to any neighbouring properties.

Additional Guidance

- 3.5.4 Extensions to outriggers that create inner rooms³ should incorporate a lightwell at least 2 metres in depth from the rear wall of your home.
- 3.5.5 Extensions to outriggers not incorporating a lightwell must be designed to ensure that any affected rooms continue to benefit from daylight, outlook and natural ventilation. This could be achieved through the use of skylights, internal openings and/or internal windows.

3. An inner room is a room from which escape is possible only by passing through another room, as set out in Approved Document B of the Building Regulations.

Figure 13: Parameters for extensions to outriggers without a lightwell

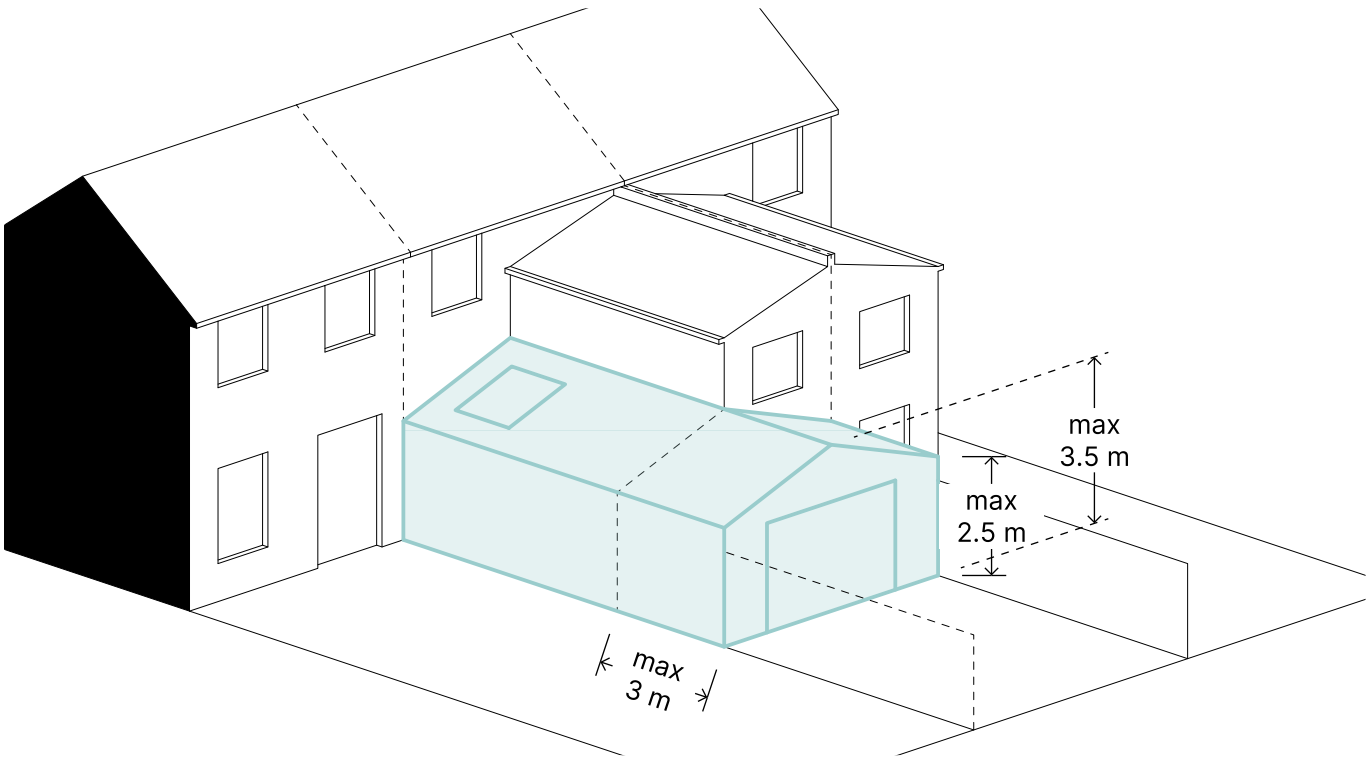


Figure 14: Parameters for extensions to outriggers with a lightwell

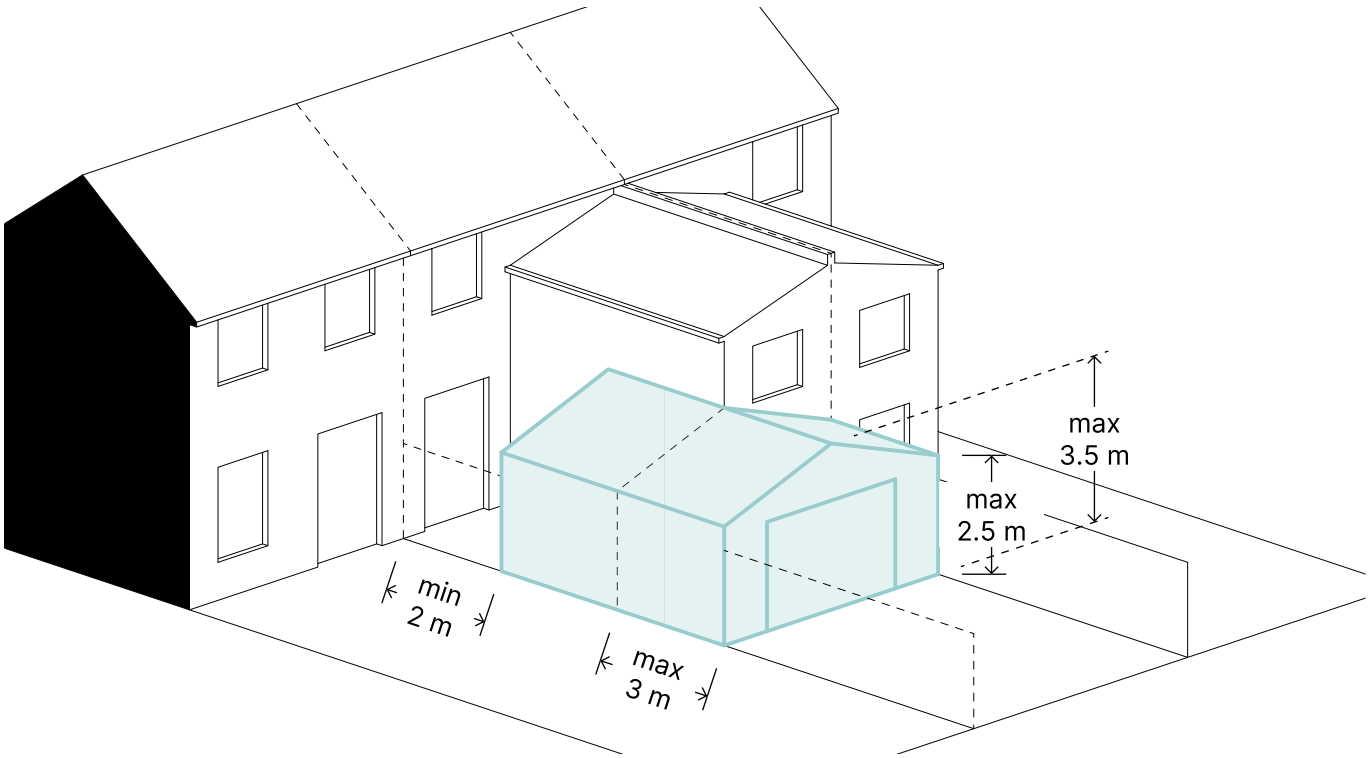
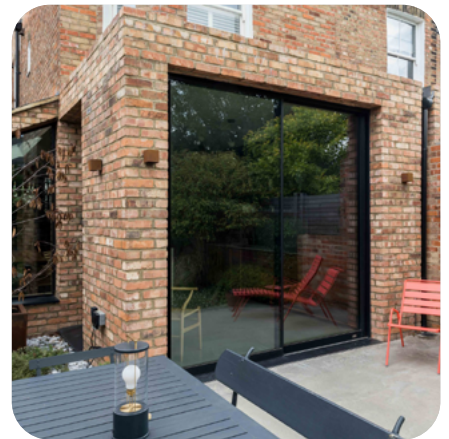


Figure 15: Example of a well designed extension to an outrigger with a green roof in Queens Park by RISE Design Studio



Photography by FRENCH+TYE / www.frenchandtye.com

3.6 Roof Extensions and Alterations

- 3.6.1 The roof design of your home and the other houses in your street is a significant part of an area's character. Any roof extensions or alterations should complement the roof of your home.
- 3.6.2 The height of any type of dormer window must not be more than the roof ridgeline of your original home.

Front Dormer Windows

- 3.6.3 Front dormer windows will only be acceptable in parts of the borough where they are a common feature of the character of your street.

Side Dormer Windows

- 3.6.4 Side dormer windows are generally acceptable if they are well designed and integrated with the roof of your original home.
- 3.6.5 Side dormer windows must be set up at least 0.2 metres from the eaves height of your original home, as illustrated in **Figure 16**.
- 3.6.6 Side dormer windows must be obscure glazed up to a height of 1.7 metres above finished floor level to protect the privacy of your neighbours.

Figure 16: Parameters for side dormer windows

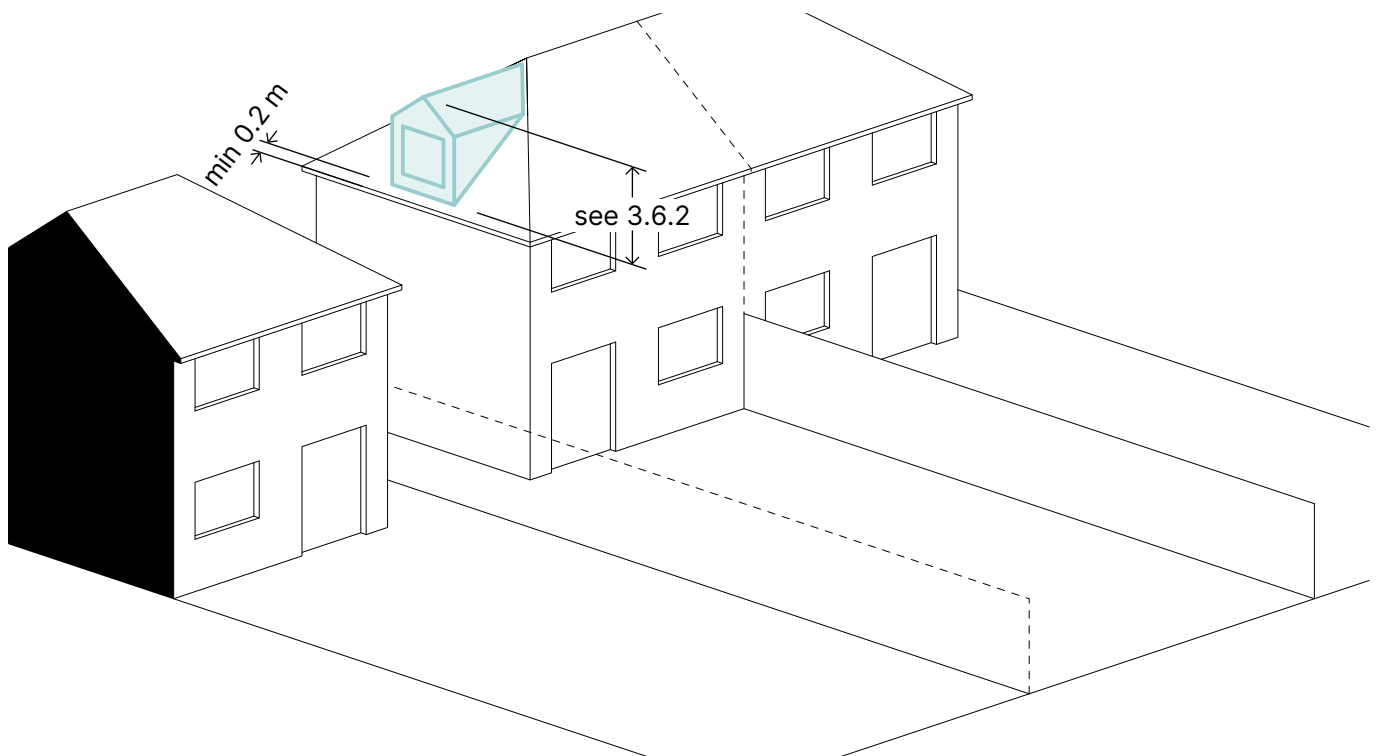


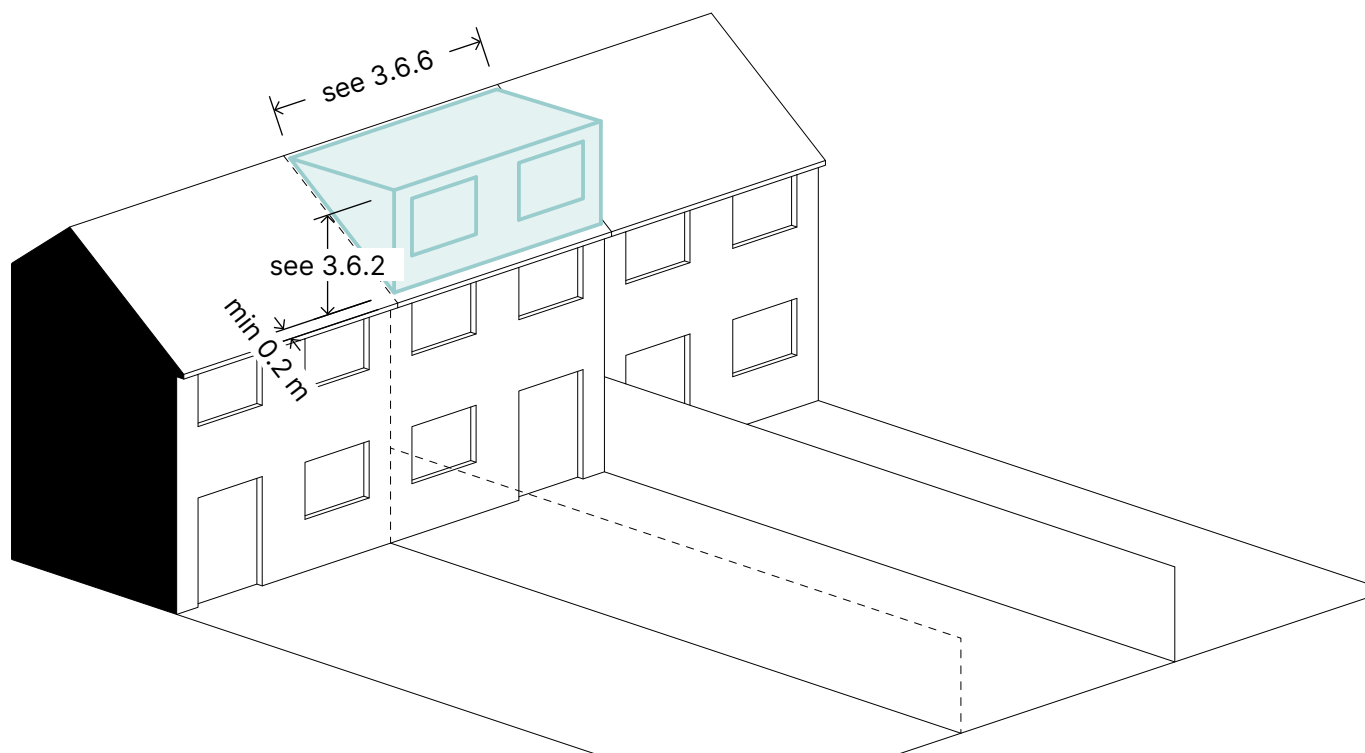
Figure 17: Example of a well designed rear dormer in Croydon by Will Gamble Architects © Chris Wharton



Rear Dormers

- 3.6.7 Rear dormers could be up to the full width of the roof of your original home.
- 3.6.8 Rear dormers must be set up at least 0.2 metres from the eaves height of your original home, as illustrated in **Figure 18**.

Figure 18: Parameters for rear dormers



L-Shaped Dormers

- 3.6.9 L-shaped dormers, i.e. those that extend over a two storey rear extension or outrigger, are generally acceptable and must be set up at least 0.2 metres from the eaves height of your original home on all sides, as illustrated in **Figure 20**.
- 3.6.10 However, an L-shaped dormer must not extend over more than 50% of the depth of a two storey rear extension or outrigger.

Hip to Gable Conversions

- 3.6.11 If your original home has a hipped roof, you could convert this to a gable roof, as illustrated in **Figure 21**. However, this will need to be considered against the roof design of any two side extensions to your original home to ensure the overall roof design complements the character of your street.

**Figure 19: Example of a well designed L shaped dormer in Walthamstow by
Gresford Architects**



Photography by FRENCH+TYE / www.frenchandtye.com

Figure 20: Parameters for L-shaped dormers

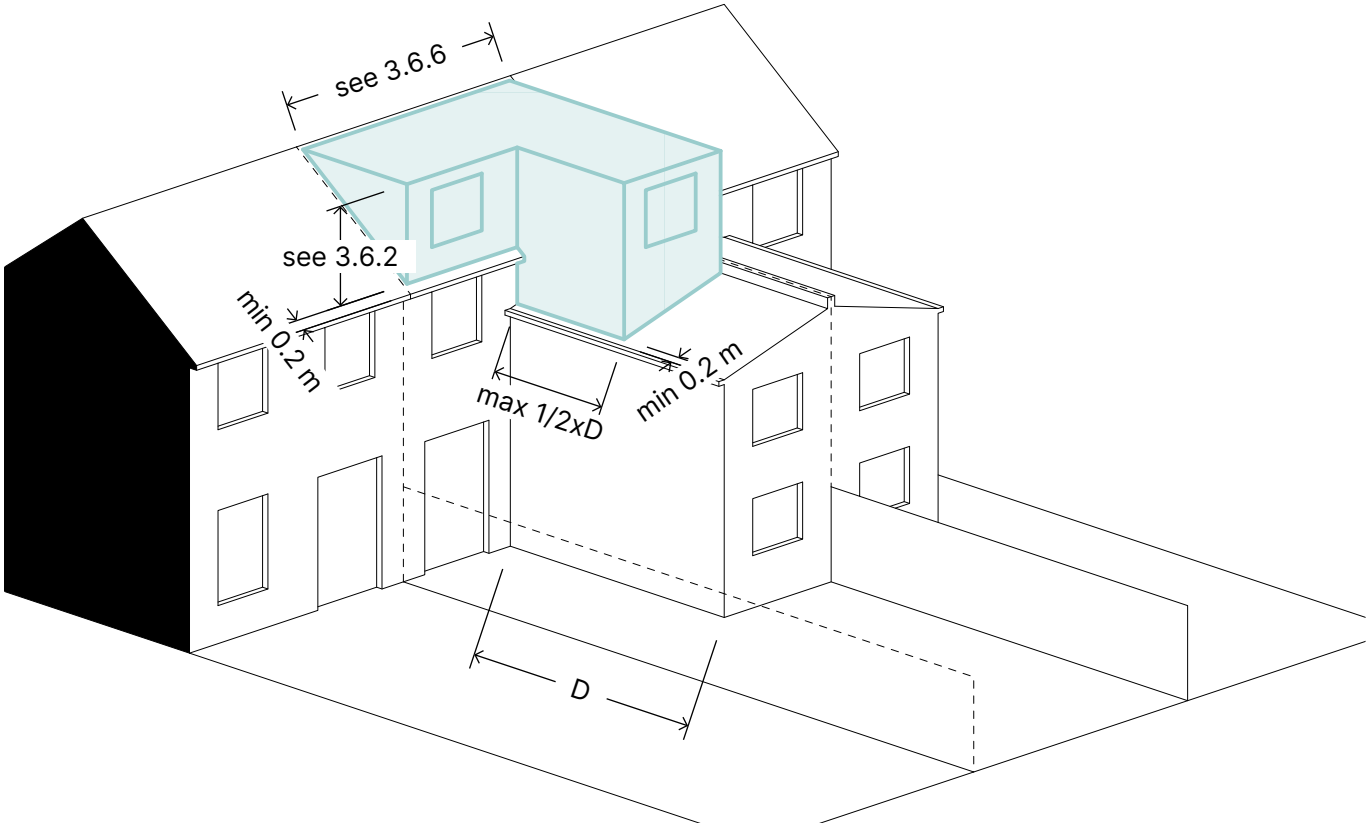
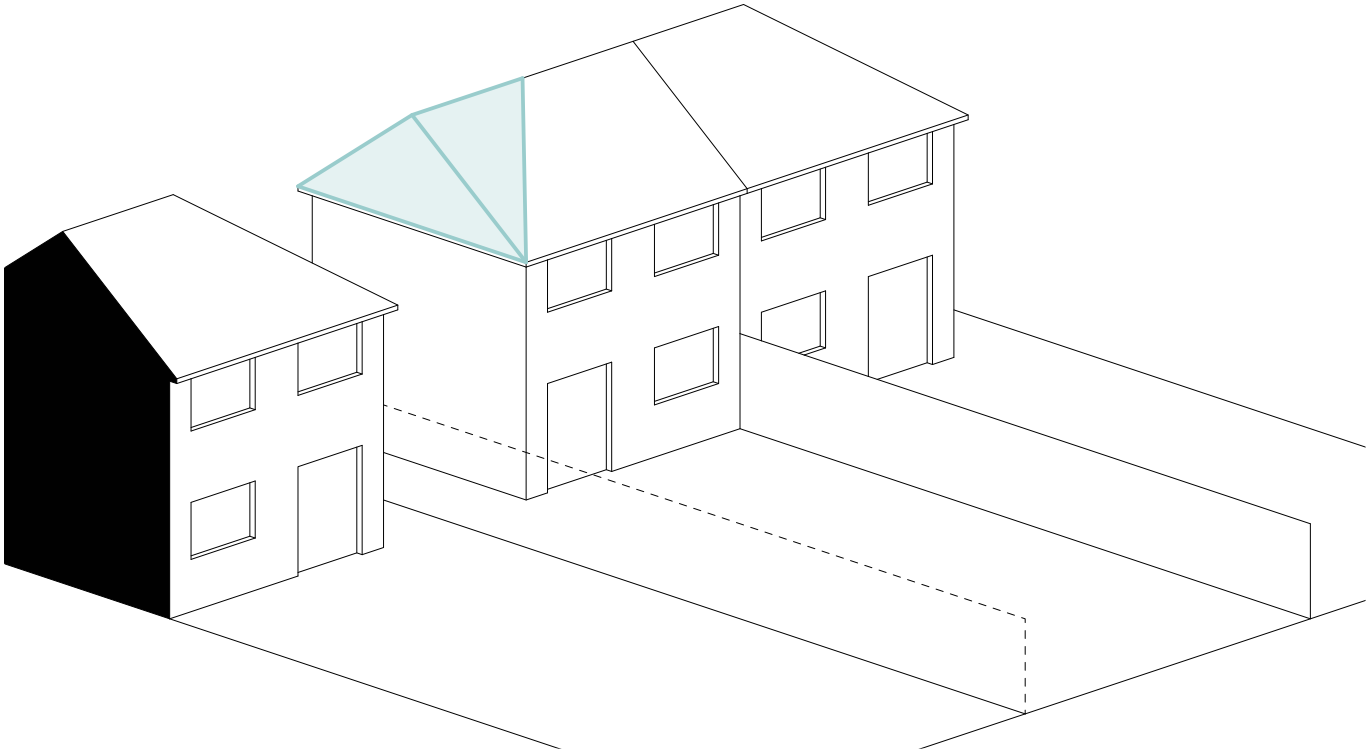


Figure 21: Example of a hip to gable conversion



3.7 Balconies and Roof Terraces

- 3.7.1 It can be difficult to incorporate private external amenity space into any extensions or alterations you may be planning to your home, without negatively impacting any neighbouring properties in terms of overlooking.
- 3.7.2 In the Brent Local Plan, the council has identified priority areas for additional homes, such as Growth Areas, town centres, intensification corridors and areas with a public transport accessibility level (PTAL) of 3 or more. To identify the PTAL of your property, please refer to the Brent Local Plan [policies map](#).
- 3.7.3 In these areas, the provision of private external amenity space, in the form of balconies, roof terraces or similar, that is directly accessible from the living space is desirable.
- 3.7.4 Any private external amenity spaces incorporated into your extensions or alterations should be designed to reduce overlooking of the windows to habitable rooms and gardens of any neighbouring properties. This could be achieved through the use of well designed screening.

3.8 Porches and Canopies

- 3.8.1 Porches and canopies must be well designed, in terms of their location, shape and size, and should complement the character, setting, and balance and proportions of your original home.
- 3.8.2 In most cases, porches and canopies should not extend forward of any existing projecting features of your home e.g. beyond a bay window or garage, unless this is a common feature of an area's character.
- 3.8.3 Similarly, large front extensions other than porches or canopies are generally unacceptable.

3.9 Boundary Treatments

- 3.9.1 Boundary treatments to your home and the other houses in your street are a significant part of an area's character. Any wall, fences, hedges or other boundary treatments should complement those of your home or any neighbouring properties.
- 3.9.2 Boundary treatments to the front of your property should be no more than 1 metre in height.
- 3.9.3 In rear gardens, boundary treatments up to 2 metres in height are generally acceptable, unless they would negatively impact the amenity of any neighbouring properties.
- 3.9.4 Where it would help to preserve an area's historical character, boundary treatments should be retained or reintroduced where appropriate.
- 3.9.5 The design of any new boundary treatments should complement an area's historical character and should not incorporate high railings, vehicle gates or unsightly ornamental features, such as animals, mythical creatures and lanterns.
- 3.9.6 If any boundary treatments to your home incorporate driveway access, this access must be designed to comply with the Brent Domestic Vehicle Footway Crossover Policy guidance.

3.10 Parking in Front Gardens

- 3.10.1 If there is sufficient space to provide off-street parking on your property, this could be acceptable if it complies with the Brent Domestic Vehicle Footway Crossover Policy and the guidance set out in **paragraph 3.10.4**.
- 3.10.2 The council will also need to consider factors such as the classification and safety of the road if a new access, such as a dropped kerb, is required. In some cases, planning permission will be required for the provision of parking and/or a dropped kerb.
- 3.10.3 Any driveway access must be designed to comply with the Brent Domestic Vehicle Footway Crossover Policy guidance.
- 3.10.4 The design of any parking in front gardens must comply with the following guidance:
- At least 50% of the front garden must be retained as soft landscaping, such as natural grass or planting.
 - Hard landscaping, such as paving, must be high quality, and be permeable where required.
 - Flood risk must be minimised through the containment of surface water run-off from hard landscaping within your ownership boundary and discharge into soft landscaping, such as planting or soakaways, or water storage tanks.
 - At least 4.8 metres must be maintained between the front wall of your home and the footway for perpendicular parking to ensure vehicles do not overhang the pavement.
 - Parking must be located where it will not negatively impact your home, your front garden, any neighbouring properties or the wider streetscape, such as the pavement or street trees.

3.11 Outbuildings

- 3.11.1 Adding an outbuilding or shed to your home is a good way of creating extra space for storage or a place to carry out a hobby or work from home.
- 3.11.2 If your home is a single dwelling, an outbuilding that is to be used incidentally may not require planning permission, but you should seek advice from the council before starting any building works.
- 3.11.3 You will need to demonstrate that an outbuilding is only to be used incidentally and that it does not contain any accommodation, such as bedrooms, showers or bathrooms, or kitchen facilities. However, the provision of a WC (toilet) may be acceptable.
- 3.11.4 In all cases, a planning condition will be applied to all outbuildings to ensure that they remain incidental and are not used as a self-contained home. Any outbuilding or garage that is to be used as a self-contained home, or any house that is to be converted into flats, will require planning permission.

Footprint

- 3.11.5 Where planning permission is required, the area (sqm) of any outbuilding must comply with the following guidance:
- If your garden is less than 100sqm, your outbuilding could be up to 20sqm.
 - If your garden is more than 100sqm, your outbuilding could be up to 30sqm.
- 3.11.6 In all cases, however, the area of your garden that is retained should meet the relevant amenity space standards, as set out in Brent Local Plan Policy BH13.

Height

- 3.11.7 In most cases, outbuildings should be single storey so they do not negatively impact any neighbouring properties.
- 3.11.8 If your outbuilding is within 2 metres of the boundary to a neighbouring garden, it must not be more than 2.5 metres in height.
- 3.11.9 If your outbuilding is more than 2 metres from the boundary to a neighbouring garden, it could be up to 3 metres in height, or 4 metres in height if it has a pitched roof.
- 3.11.10 However, the eaves height of any outbuilding with a pitched roof must not be more than 2.5 metres.

4. Additional Information

4.1 Glossary

Table 1: Glossary of relevant terms

Term	Definition
Brick bond	Arrangement of bricks in a wall, combining bricks laid lengthways (stretchers) and width ways (headers)
Canopy	Deep overhanging roof to provide shelter below
Corbel	Structural piece of stone or brick projecting out from a wall to carry a weight above
Eaves	Part of a roof that meets or overhangs the walls
False pitched roof	Pitched roof with a flat roof behind
Gable	Wall with triangular part where it meets the pitched roof
Hipped roof	Pitched roof that slopes to the front, rear and side walls
Obscure glazed	Opaque glass reducing visibility for privacy reasons
Outrigger	Part of a house that extends perpendicular to the rear
Parapet	Protective edge of a roof or balcony; wall or fence
Porch	Front extension containing the main entrance; partially open or fully closed
Quoins	Decorative corner features usually in stone that bond with brickwork.

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