



Westmorland and Furness Design Code Compliance Checklist: House Extensions and Alterations



House extensions and alterations

Question	Answer
Context	
How does the proposal reflect local distinctiveness and complement or enhance the existing built and natural environment? (Code HE 1.1)	
How has your design considered the site's drainage, and the location(s) of existing water and wastewater assets? (Code HE 1.2)	
Which landscape, ecological, cultural, and historic sites and designations does the proposal fall within or affect the setting of? (Code HE 1.3)	
Identity	
How has the analysis of the house and its context informed the design of the extension(s) / alteration(s)? (Code HE 2.1)	
Is the extension's style traditional or contemporary? If it is contemporary, how does the design respond to the character of the house or the character of the surroundings? (Code HE 2.2)	
How has the character of the site been retained through retained or new landscaping and boundary features?	
If the proposal impacts a conservation area or historic settlement core, how does the design reflect local building traditions and respond to historic character (of buildings / spaces)? (Code HE 2.2)	
Climate	
Which sustainable construction methods and materials are proposed?	
Are there any flood risks on the site? If so, how does the proposal respond to these flood risks?	
How does the proposal integrate Sustainable Drainage Systems of an appropriate form and scale? What are the SuDS components?	

Question	Answer
Built Form and Scale	
How has the design ensured the proposed extension(s) remains subservient to the existing house in terms of its location, height, footprint, size and scale? (Code HE 2.4)	
How do the roof shape and pitch of the proposal design respond positively to the roof shape and pitch of the existing house? (Code HE 2.5)	
How do the proportions and massing of the proposal harmonise with the proportions and massing of the existing house?	
How has the design ensured that any dormers or rooflights complement the character of the roof of the existing house in terms of their shape, size, scale, number or location?	
Materials and Details	
How do the proposed roofing and walling materials relate to the existing building and its surroundings? (Code HE 2.8)	
Which appropriate colours and textures been used to relate to the existing house and its surroundings? (Code HE 2.8)	
Which building materials are proposed for buildings and structures, and how do they positively respond to the site and its context? (Code HE 2.8)	
How far are windows and doors recessed in the wall from its outer face? How has the proposal ensured windows and doors are appropriate in their number, layout sizes and shapes?	
Light, Aspect and Privacy	
How has the proposal ensured there is no unacceptable impact on neighbouring homes and gardens? For example, this may have been achieved through the proposal's location, scale, size or height.	

Question	Answer
Does the extension pass the '45 degree' test? (Code HE 2.11)	
How has the design and location of windows maintained adequate privacy for neighbouring homes and gardens? (Code HE 2.11)	
What are the separation distances between rooms in the proposal and the rooms of neighbouring homes (and how do they take account of any changes in level)?	
How does any proposed external lighting accord with the Cumbria Good Lighting Technical Advice Note ? (Code HE 2.12)	
How has the proposal made use of passive solar gain and daylighting?	
Nature	
How will the proposal retain and protect existing hedgerows and trees, or replace those that must be removed, using native species? (Code HE 4.1)	
How is biodiversity enhanced?	
Do the proposals avoid the planting of Invasive Non-Native Species and Species of Special Concern? (Code HE 4.1)	
Have ecological surveys been undertaken to support the proposals? If so, do the surveys identify and consider the following within the site and immediate surroundings; priority species, priority habitats, watercourses and invasive species? (Code HE 4.1)	
How have nesting birds and roosting bats been considered i.e. surveyed, retained, potential habitat, habitat created? (Code HE 4.1)	