

The Village Design Statement Explained

Part 2: Extensions

This is the second of a monthly series of articles that is aimed at explaining how residents can apply the Village Design Statement (VDS) principles when considering material changes to their properties. If you are thinking about extending your property it is always best to consult with a constructional professional such as a Chartered Architect or Chartered Surveyor as they will know their way around the complex regulations surrounding construction projects whether permitted development rights or the full planning process are used.



A typical side extension

Even if such a professional is employed, the appropriate instructions will need to be issued and therefore an understanding of the VDS is important. Remember, it is not just the size of the property that affects the value but also the design, plan and detail.

Extensions to existing properties should be design led, sympathetic in scale, height and materials to their sites, as well as to existing buildings and the surrounding environment. They should make a positive contribution to the character of the main building and street scene by not being visually intrusive. The relationship of large extensions, conservatories and orangeries is an important reflection of the size of the host building, its site and its association with adjoining properties.



A typical two-storey side extension

Extensions should be proportional with the main dwelling size and not overlook adjoining property; side extensions should generally be subservient to the main building and be designed to break up the visual mass of the extension with the design complementing the varied rural and 'Arcadian' character of the village.



Oversize, disproportionate and out of character side extension to be avoided

Wherever it is possible, contain roof extensions within the existing roof profile to avoid over-size dormers that often dominate the street scene.



An overlooking flat roof side extension to be avoided

Future topics will include roofs, dormers, windows, materials, landscaping, lighting, special character elements, boundaries and garages.



The VDS document can be found on the Parish website or purchased from the Clerk. Residents' enquiries arising from the VDS should in the first instance be directed to the Clerk. Website: www.essexinfo.net/woodhamwalter-pc