



## **Planning Applications – Disability Needs and Requirements**

**December 2012**

Design Guidance 5 within the Householder Design Guide SPD states:

*“Single storey rear extensions on terraced and semi-detached houses should project no more than 4 metres from the rear wall of the property. A greater projection may be allowed in exceptional circumstances where, for example, there is an overriding disability need.”*

Where householder planning applications for extensions in excess of 4 metres are required to meet the needs of a disabled person, they must be accompanied by a letter / statement from an Occupational Therapist following a home assessment. The results of the home assessment should be used to inform the size and design of any extension rather than an applicant requesting an Occupational Therapist to prepare a letter in support of an application. The letter / statement should explain that the extension is necessary and appropriate as a direct result of the applicant’s disability needs and alternatives such as stair lifts or through-floor lifts have been explored but discounted.

Any information provided will be treated confidentially for the sole use of planning officers and will not be placed in the public domain. However, for transparency reasons, it will be necessary to make reference to the applicant’s disability needs within reports in the event that officers are to consider making an exception to policy.