

Lynden Gate – Planning Guidelines

Each property owner has agreed to observe a covenant relating to additions or alterations to their property. Any proposed addition or alteration must first be submitted to Lynden Gate Residents Ltd who have “absolute discretion” in granting approval. In order to help owners, and to avoid unnecessary expense in preparing plans and specifications, guidelines have been prepared which will provide the basis for considering applications, as follows:

The guiding principles shall be to maintain the style and standards of the estate, namely ‘Regency style’ properties with appropriate amenity areas, and to restrict any over-development.

Specifically:

- 1) **Alterations to the rear elevation, such as conservatories, greenhouses or garden rooms, are permitted, provided they are of suitable design and materials, do not compromise the external views of the building and are unobtrusive to neighbours. The normal standard is that they will be required to be of one storey only with either a flat roof or a pitched roof extending up to a maximum of the level of the nearest garage roof or top of the first floor windows, as appropriate. Exceptions to this standard will only be permitted where external views of the building are not compromised.**
- 2) **Alterations to the rooflines of the buildings or front or side elevations, including windows, doors, paint colours, are not permitted. No additional windows or doors are permitted to these elevations. Windows may be replaced in different materials from the original only with approval and if the external style is identical.**
- 3) **Extensions that provide additional rooms, other than provided under item 1 above, are not permitted.**
- 4) **Garage extensions or side doors, and garden entrances, are permitted provided they are in keeping with overall design, are not obtrusive to neighbours, do not compromise external views and are not reducing access by neighbours to their respective properties.**

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(updated and approved AGM 2005)