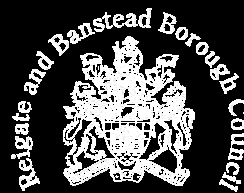


Householder Extensions & Alterations – Roof Alterations – Dormers



Policy and
Environment
Department

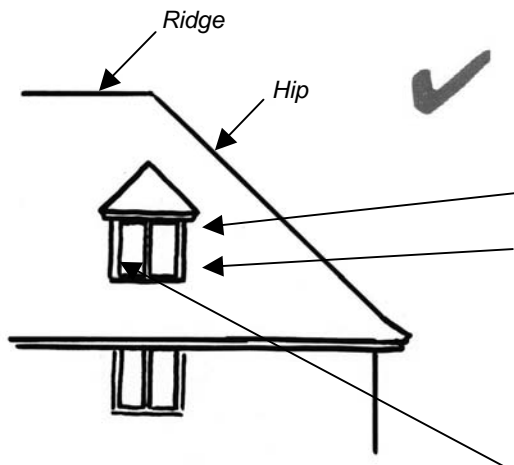
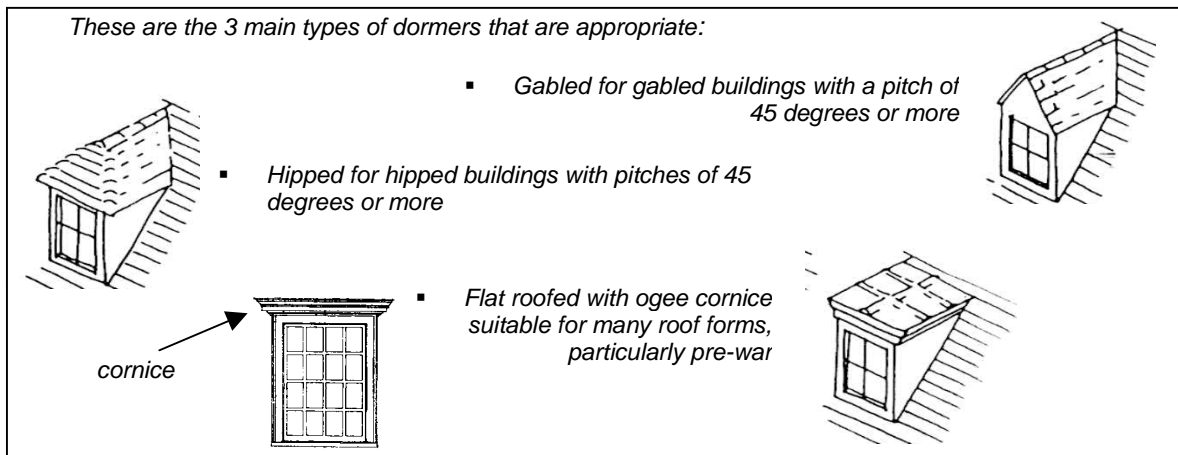
Key Messages

- The design and location of dormers should be in keeping with the appearance of the main property i.e. use a similar roof design.
- Dormer windows should relate in size, proportion and materials to existing windows in your property.
- Consider whether dormers are appropriate in the streetscene.
- Dormers will look out of place, even where they are of good design, if there is an absence of them in the street.
- Rooflights ideally should not project out beyond the roof's plane, especially at the front of the property. The best way to achieve this is to use narrow metal frame or conservation rooflights.
- These design principles should also apply to solar panels.

Dormers

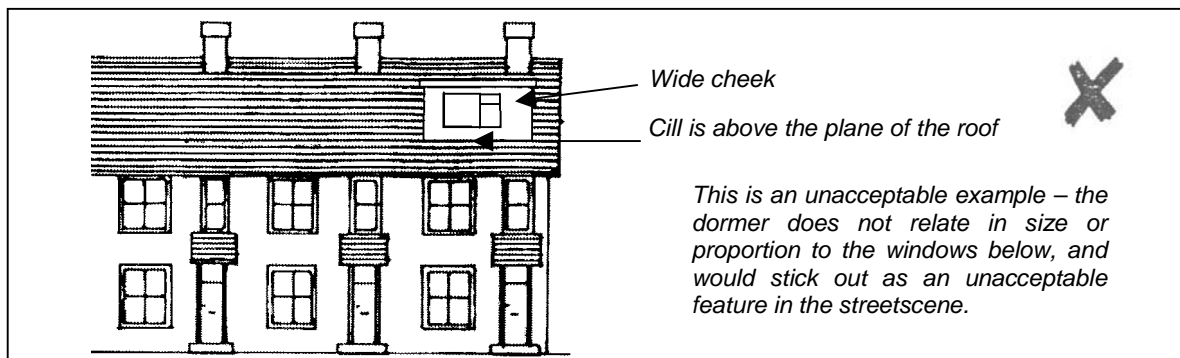
Dormers are often refused planning permission because of poor design and/or being located in a prominent location. In the past planning permission was not required for dormers facing roads. Therefore, sometimes you may be refused planning permission even if there are one or two similar examples in the locality. If you follow the guidelines below you can improve the likelihood of being granted planning permission and also to improve the appearance of your roof alteration. There may be a simple solution to improving the design of a dormer, such as using thin insulation to achieve narrow cheeks on the side, see the diagram below. Building Control Regulations often also affect the size and position of dormers. For example, Building Regulations may require increased headroom and can force the design of a dormer closer to the ridge, therefore all efforts should be made to find a location where the change is not visible within the street scene or from other public viewpoints. However, in some cases, dormers may not be acceptable, for example, some roofs with a low pitch or a short span may not be able to accommodate a dormer in line with the design principles outlined in this guidance.

These are the 3 main types of dormers that are appropriate:



Key Design Issues

- The ideal dormer proportion is for windows to have a vertical emphasis so that two windows together generally form a square
- The top of the window should generally be no higher than the middle of the roof
- The window cill should go down to the plane of roof
- The dormer should be set back from the property's wall
- The dormer should align or relate to windows below
- The dormer should be set below the ridge and away from the hip
- Narrow cheeks on the side



Extract
adapted from
SPG
Householder
Extensions &
Alterations

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This is one of a series of leaflets that are all based on extracts from the Supplementary Planning Guidance ***Householder Extensions & Alterations***.

Other leaflets available are:

- Materials and Windows
- Green Design and Lifetime Homes
- Porches and Canopies
- Single Storey Rear Extensions
- Single Storey Side Extensions
- Two Storey Side Extensions
- Garages and Outbuildings
- Common Questions
- Before and During Building Work

Other information which may be relevant to making a planning application:

- General Advice & How to Apply
- Design Statements
- I've submitted a planning application. What happens now?
- Involving the community
- Appealing against planning decisions
- Supplementary Planning Guidance publications including 'Local Distinctiveness'. For a full list please look at www.reigate-banstead.gov.uk or telephone the Council on 01737 276000

Remember, you may need to seek further specialist advice if you are in a special designation area, such as a Conservation area, or if the property is listed