

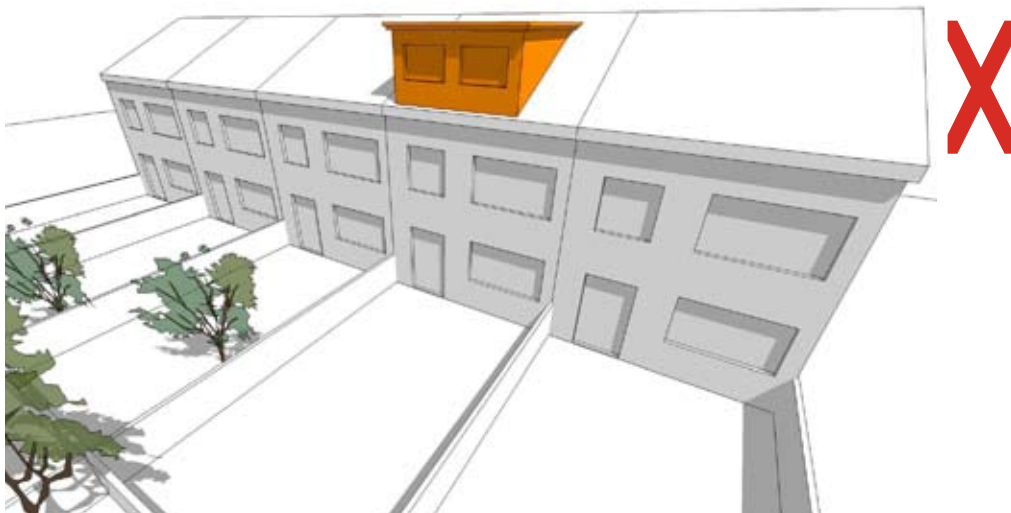
- 1 Because of their prominent position, dormers and roof extensions can have a significant effect on the appearance and character of a property or street.

Design Guidance 6: Dormers and Roof Extensions

- i) In general dormers should:
- a) Be contained well within the body of the roof, by being well set back from the party/end walls, below the ridge of the roof and above the eave gutter line.
 - b) Not normally occupy an area which is greater than 35% of the area of the plane of the roof into which it will be sited.
 - c) Line up vertically with the existing fenestration below.
 - d) Have a pitched roof in matching materials wherever possible.
 - e) Be constructed with cheeks and pitched roofs clad in tiles or slates of a matching colour and texture of the existing roof, and not be clad in board or plastic.

- ii) Exceptions to the above requirements depend on:
- a) The character of the house and the area.
 - b) Whether there are a large number of dormer extensions of a particular style in the immediate area.
 - c) Whether the dormer is a typical feature found in a property of that age.

Design Guidance 6: Rear Dormer on Two Storey Dwelling - Poor Design Approach



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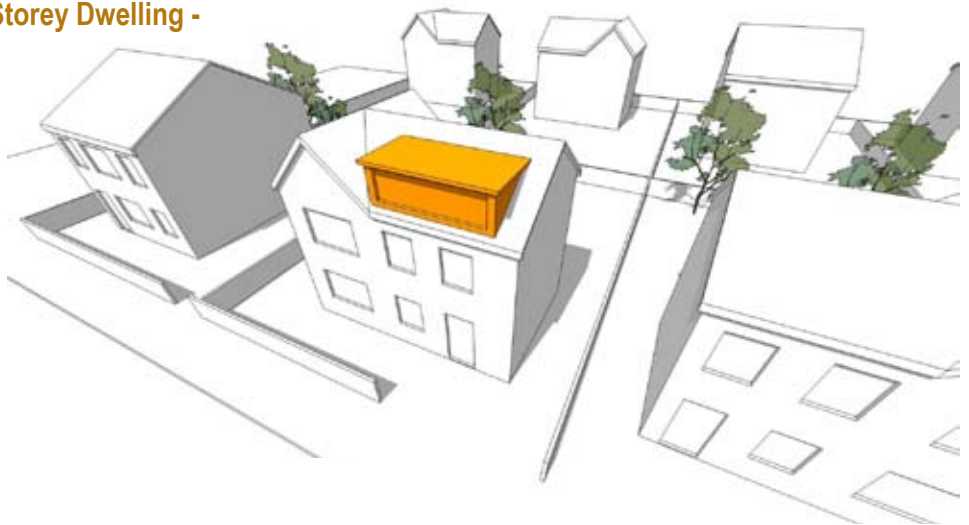
Design Note

DORMERS AND ROOF EXTENSIONS

Design Guidance 6:
Rear Dormer on Two Storey Dwelling -
Good Design Approach



Design Guidance 6:
Front Dormer on Two Storey Dwelling -
Poor Design Approach



Design Guidance 6:
Front Dormer on Two Storey Dwelling -
Good Design Approach



**Design Guidance 6:
Side Dormer on Single Storey Dwelling -
Poor Design Approach**



**Design Guidance 6:
Side Dormer on Single Storey Dwelling -
Good Design Approach**



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Design Note

**Design Guidance 6:
Potential Impact of Front Dormer on Streetscape -
Poor Design Approach**



**Design Guidance 6:
Potential Impact of Front Dormer on Streetscape -
Good Design Approach**

