

2.2 ROOF EXTENSIONS

Extending the roof to make it a habitable space is one of the most common and affordable types of development. There are times when only a small alteration, such as the installation of a dormer window could make your loft space habitable by providing more space and headroom.

As part of your preparation to alter or extend the roof of your property, a preliminary site assessment is recommended, to consider the following:

- **The existing roof form and any previous extensions to it;**
- **The roof visibility and prominence in relation to gardens, streetscene and wider area, considering land topography;**
- **The pattern of development of neighbouring buildings to include historic extensions and new types of development;**
- **Other roof extensions present at the neighbouring buildings which obtained permission through planning application or permitted development.**

This assessment could be done by walking along your street and surrounding area to observe the roof forms. You could also use Google or Bing Maps images for an aerial or bird's eye view of your property and surroundings.

You can find out if a certain extension has a planning record by [searching for planning applications on the Council's website.](#)



Photo 21

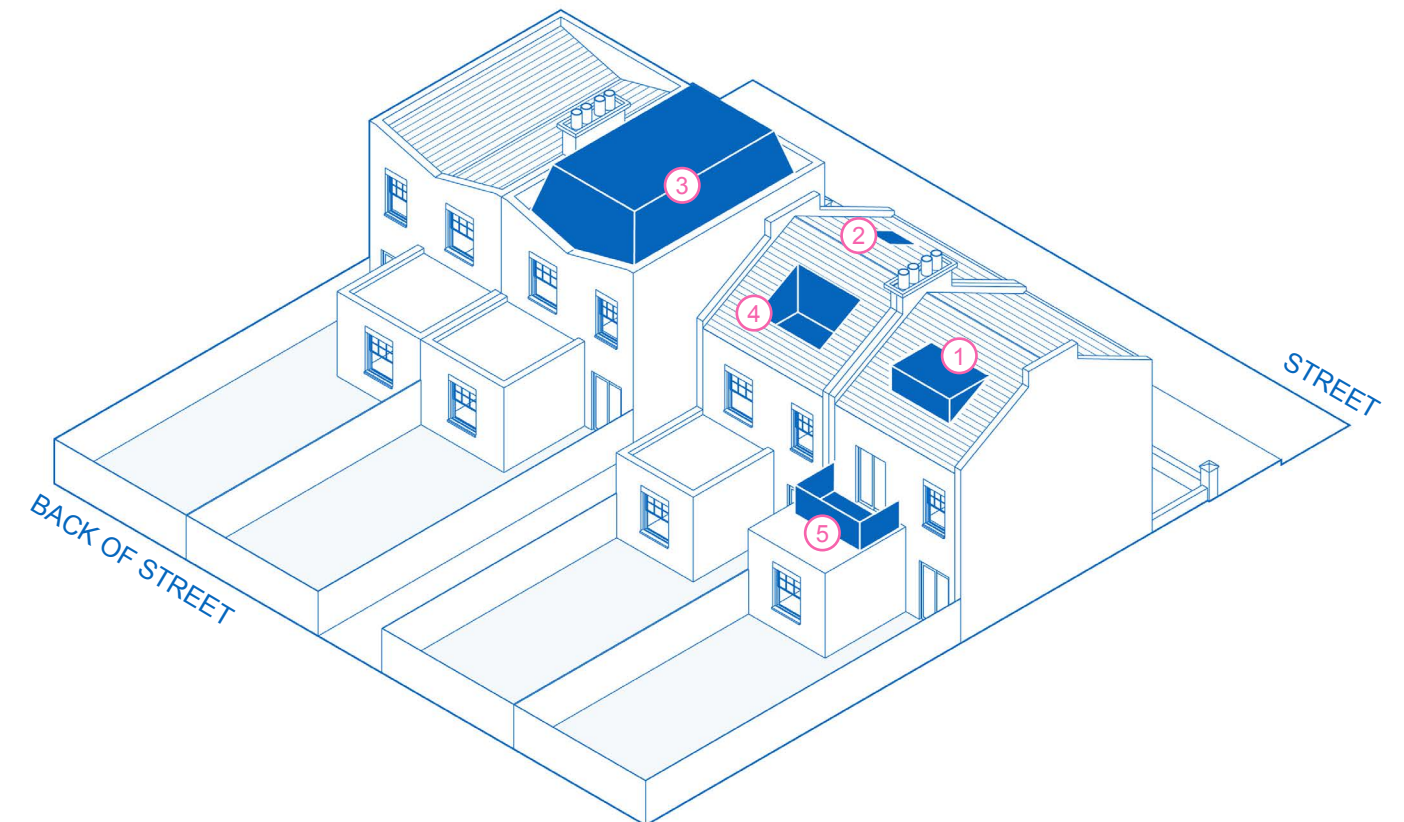
A successful roof extension would consider the overall roof form of the existing building, adjoining buildings and impact in key views (when relevant) and be proportionate to the roof slope being extended.

The previous guidance presented a hard line approach of restricting development at roof level on any unbroken roofline. Under this guidance, a more flexible approach is proposed, to give more weight to existing older extensions and to those allowed under permitted development, in the immediate context of the building being proposed for extension, within and outside Conservation Areas.

Not every unbroken roofline is of heritage value and therefore it is not worthy of preservation.

For buildings in Conservation Areas, the Conservation Area Appraisals identify if certain terraces or groups of buildings are significant due to their unbroken roofline, which means they hold heritage value. If subsequent development since the Conservation Area Appraisal has been issued, has altered the unbroken roofline, weight shall be given to the existing extensions, in the assessment of a new roof extension.

If your property is in a Conservation Area, check the Conservation Area Appraisal and the information about roof extensions.



INDICATIVE EXAMPLES OF DIFFERENT TYPES OF ROOF EXTENSIONS

1. Dormer
2. Rooflight
3. Mansard
4. Inset balcony
5. Balcony



Photo 22