

2.2.1 DORMERS

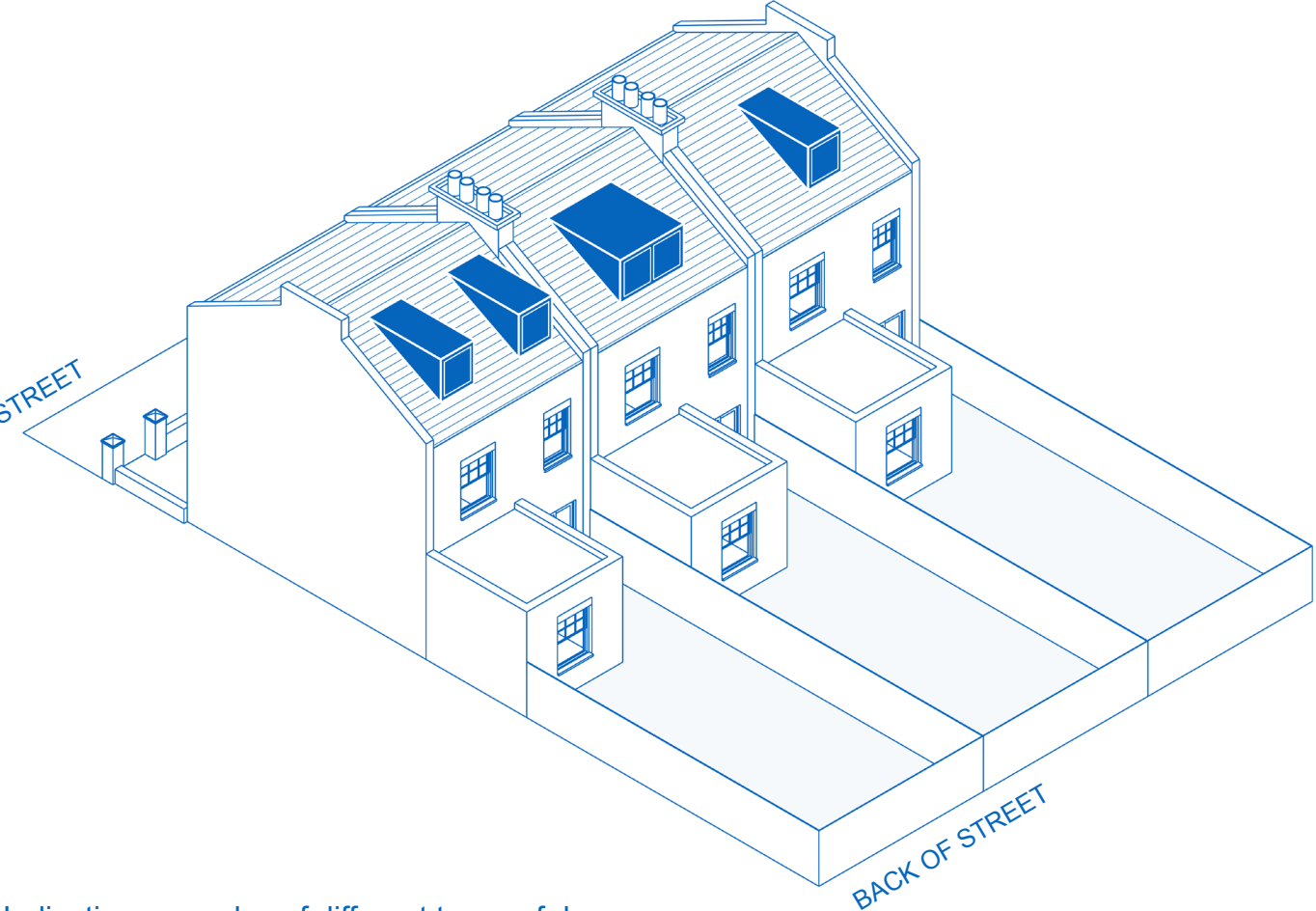
Dormers are defined as a window that projects out of a sloping roof. The aim of the dormer structure is to house a vertical window to bring in more light and air into the loft space and make it habitable, without adding to the overall roof height.

The design of a dormer should therefore emphasise the glazing element and the solid structure should complement this in a form and scale appropriate to the roof being extended.

Roof dormers should sit within the roof slope and appear as an extension to the existing roof whilst the existing roof form is maintained.

Dormer windows fall within permitted development rights of single family dwelling houses (not flats) outside Conservation Areas subject to limitations and conditions set out under Town and Country Planning (General Permitted Development) (England) Order 2016 (as amended) Schedule 2, Part 2, Class B.

Check the order and [Householder Technical Guidance by Gov.](#)



Indicative examples of different types of dormers for properties in Conservation Areas.



Photo 23



Photo 24



Photo 25



Photo 26

There are certain considerations that should be taken into account when designing a dormer window to ensure it is sensitively and appropriately designed for its context. A **dormer window** should ensure:



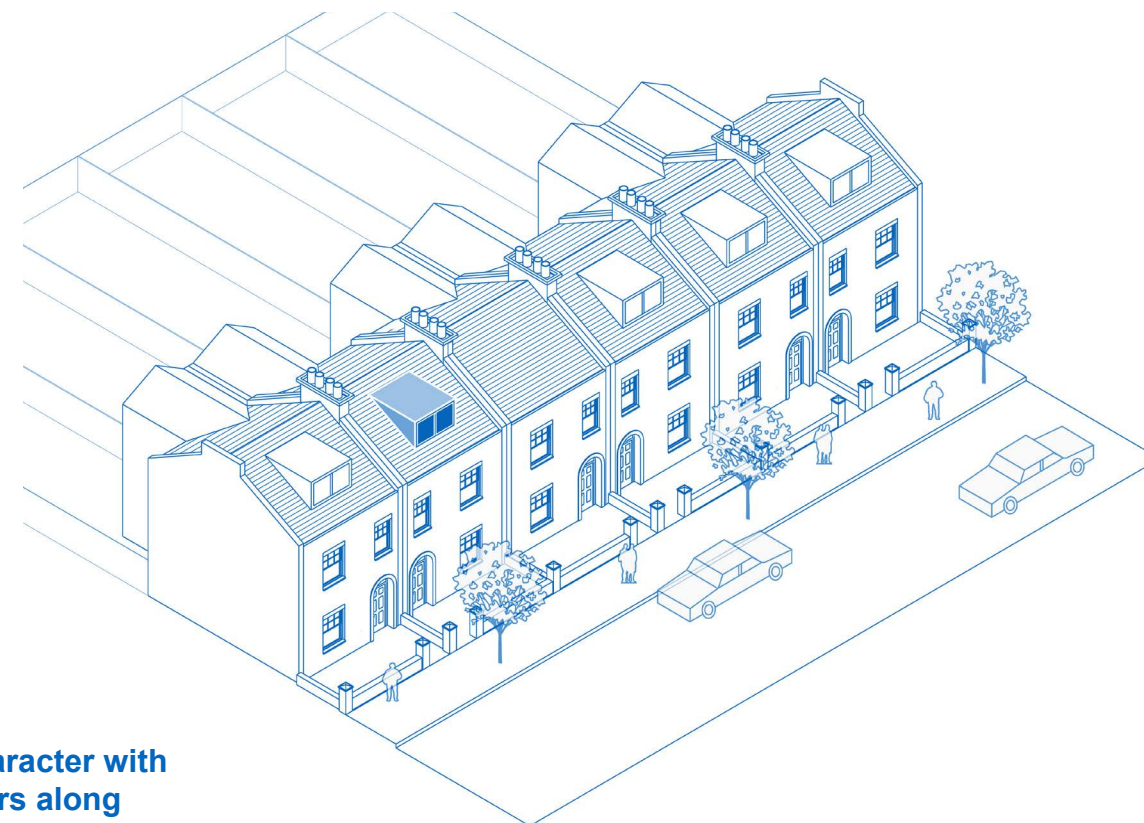
- The internal height of the existing loft space is sufficient to allow adequate habitable space more than 2m - headroom from staircase;
- Dormers should be subordinate in size to the roof slope being extended;
- The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls);
- Design of dormers would consider the hierarchy of window openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels;
- The type, design and alignment of windows would relate to the ones below;
- The proportion of glazing should be greater than the solid areas and dormer cheeks should be of a high quality design and materials;
- Innovative approaches are encouraged and supported by pre-application advice;
- Dormer materials should complement the main building and wider townscape. Given the existing building stock, the use of traditional materials (timber, lead, hanging tiles) is encouraged; innovative approaches are encouraged and supported by pre-application advice;



- If not done already, consider insulating your whole roof;
- Include insulation materials into the dormer design and proposed drawings submitted;



- Consider whether the roof of your property is part of an unbroken roof line which is of heritage value - as set out in the Conservation Area Appraisal for your area;
- Consider whether there are other existing extensions in proximity, even if they are older or constructed under permitted development;
- Consider whether the dormer would have been permitted development if the property had not been converted into flats, only for properties outside Conservation Areas;
- On front roofslopes dormers could be a harmful addition due to its visual impact on the streetscene, especially in an unbroken roofscape. If your neighbouring properties do not have front dormers, then it is likely that this type of development would not be supported at application stage. Consider rear dormers and front rooflights instead;
- For side dormers you should balance carefully the dormer's quality and detailed design with its impact on streetscene and wider area. Side dormers in between buildings should carefully consider the existing architectural features on side elevation, such as chimney breasts and pots, and impact on the neighbouring amenity in terms of overlooking;
- Generally roofs of properties in Conservation Areas are part of the area's character, and as a general rule, dormer windows should retain a greater area of roof slope than properties outside Conservation Areas in order to preserve this character.



Existing character with front dormers along the street. Likely that a similar extension would be acceptable under a planning application.



On an unbroken roofslope, front dormers are unlikely to be supported by officers. You should consider rear dormer and front rooflight instead.