**2.8.11** Where there are no rainwater pipes on the front facades of groups of buildings, it may be necessary to carry them internally through roof extensions to discharge at the rear.

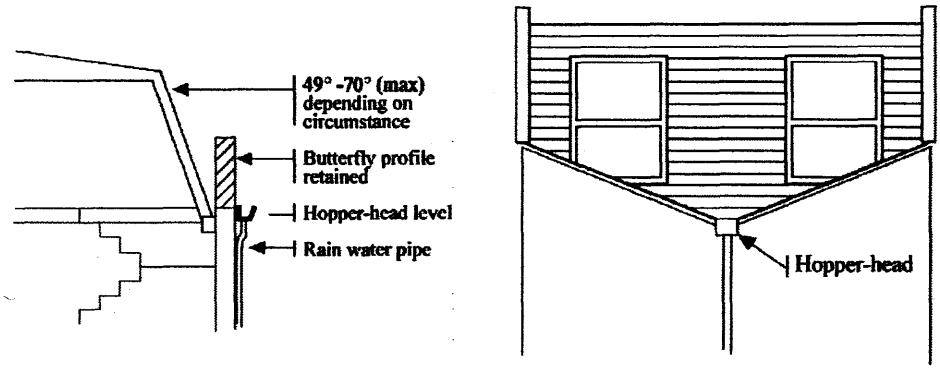


*Diagram 2.9 Butterfly roofs*

### b Valley roofs

**2.8.12** Where it is acceptable to erect an infill extension on a butterfly roof and where the parapets are an important visual element these should be retained. The new roof form should spring from behind the parapet at existing hopper-head level forming a continuous slope of up to a maximum of 70° (see Diagram 2.9). In this context, it is usually more appropriate to introduce conservation-style rooflights, which are flush with the roof slope, rather than dormers.

### c Other roof additions

**2.8.13** There are cases where a less traditional form of roof addition will be more appropriate, usually on contemporary buildings. Where the principle of an additional storey is acceptable there should be regard for the following general principles:

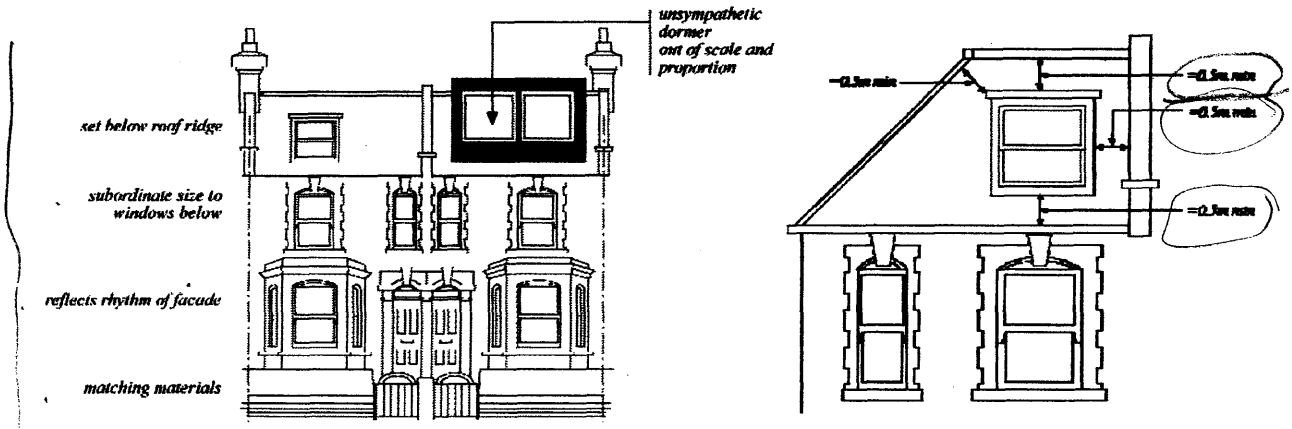


*Diagram 2.10 Roof extensions and dormers*

**a** the visual prominence, scale and bulk of the extension,

**b** use of quality and sophisticated materials and details,

**c** sympathetic vocabulary and relationship to the main building.

**Roof dormers and rooflights**

**2.8.14** Alterations to front roof dormers should be sensitive interventions which seek to maintain the integrity of the existing roof form. Proposals which achieve this are generally not contentious in principle, providing that the following circumstances are met:

**a** The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers. Overlarge boxy dormers raise the ridge and alter the slope of the roof. Dormers should not be introduced to shallow-pitched roofs.

**b** Dormers should not be introduced where they cut through ridge or hip lines and should be sufficiently below the ridge in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation (see Diagram 2.10).

**c** Dormers should not be introduced where they interrupt an existing continuity of roofscape.

**d** In number, form, scale and pane size, the dormer window should relate to the façade below and the surface area of the roof, and should appear as separate small projections from the roof surface. They should generally be aligned with windows on the lower floors and be of a size clearly subordinate to the windows below with the overall width and height no greater than the windows below. In some very narrow frontage houses, a single dormer placed centrally may be preferable (see Diagram 2.10).

**2.8.15** On rear elevations in Conservation Areas and those which are visible from the street or across open spaces or on listed buildings, similar care will need to be exercised with regard to the positioning, size, details and materials of dormer windows.

**2.8.16** It is important to ensure the dormer cheeks are not too wide as this can give a heavy appearance. Deep fascias and eaves gutters should be avoided. Materials should complement the main building and the wider townscape. The use of traditional materials such as timber, lead and hanging tiles is always preferred.

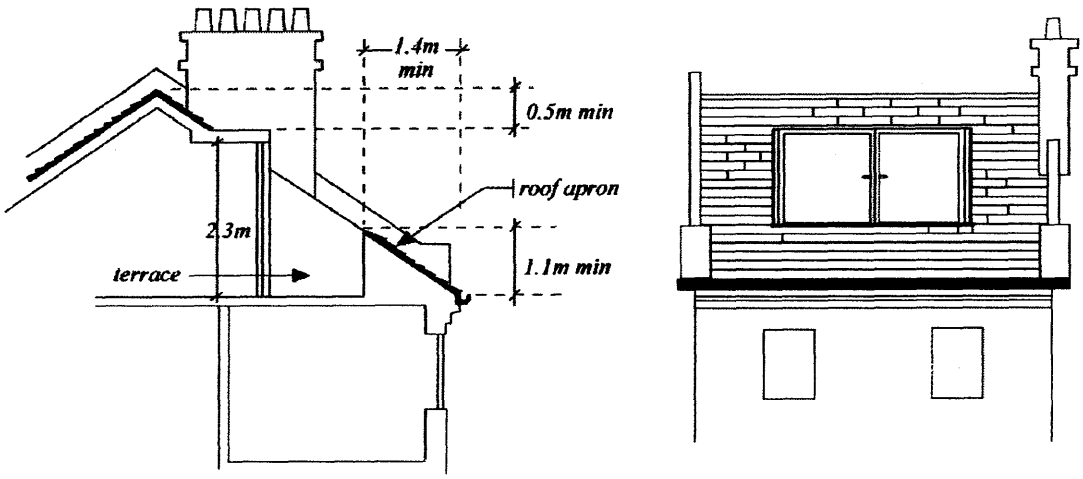


*Diagram 2.11* *Roof terrace*

**2.8.17** The presence of unsuitably designed new or altered dormers on neighbouring properties will not usually serve as a precedent for further development of the same kind.

**2.8.18** Roof lights can have an adverse impact upon the character and appearance of buildings. This occurs because they are often raised off the roof slope rather than being flush with the roof profile or in relation to ridges and hips. When this is combined with their size and proportion, they can introduce a discordant element into a roof, or indeed a roofscape. Roof lights should be proportioned to be significantly subordinate both in size and number and should be fitted flush with the roof surface (known as conservation-style rooflights). Some properties, particularly listed buildings and those with prominent roof slopes, may be so sensitive to changes that even the installation of rooflights may not be acceptable.

**Balconies and terraces**

**2.8.19** Where the principle of a balcony or terrace is acceptable, the following guidance will apply to proposals. The general advice here is supplemented by more specific area-based advice as set out in the Council's Conservation Area Statements (see Appendix 3).

**a Roof level**

**2.8.20** If a terrace is provided at roof level it should be set back behind the slope of a pitched roof in accordance with Diagram 2.11, or behind a parapet on a flat roof. A terrace should normally comply with the following criteria:

**a** Detailed design to reduce the impact on the existing elevation

**b** The dimensions of the roof should be sufficent to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property.

**c** It will normally be acceptable only on the rear of properties. It is normally inappropriate to set back a mansard to provide a terrace.

**d** It should not result in the parapet height being altered, or, in the case of butterfly roofs, the infilling of the rear valley parapet by brickwork or railings.

**e** Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground.

**f** It should not result in overlooking of habitable rooms of adjacent properties.

**2.8.21** When a terrace is provided within the slope of a pitch as in Diagram 2.11, a roof apron of tiles or slates should be kept unbroken above the eaves. The width of the terrace should be no wider than the dormer opening. A terrace may be acceptable behind an existing parapet. Where the height of the parapet is less than 1m, a railing will be required to fulfil Building Regulations.

**b Rear extensions**

**2.8.22** Balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However they can also cause nuisance to neighbours. Potential problems include overlooking, loss of daylight, noise, light spillage and security. The existence of a flat-roofed extension does not necessarily mean that a balcony or terrace is appropriate.

**2.8.23** Balconies/terraces should not be introduced where they: