

Alterations to the roof of a house



Alterations to the roof comprising an enlargement or an addition may require planning permission.



Planning & Community Development
Broxtowe Borough Council,
Foster Avenue,
Beeston, Nottingham NG9 1AB

Local Plan Policy

Applications for domestic extensions will be assessed against Policy H9 of the Broxtowe Local Plan. This states extensions to dwellings will be permitted provided that the following criteria are all satisfied:

- extensions must be in keeping with the original building in terms of style, proportion and materials;
- extensions must be in keeping with the street scene and not create a terraced or cramped effect which would be out of character;
- extensions must not cause an unacceptable degree of loss of privacy or amenity for the occupiers of neighbouring properties.

Further Advice

This guidance leaflet can only serve as general advice and the Council considers each proposal on its own merits. For further information and advice contact the Directorate of Planning and Community Development and ask to speak to the duty planner



0115 917 7777

Visit our website: www.broxtowe.gov.uk

If you need this leaflet in other formats or languages, contact us on 0115 917 7777

ਜੇਕਰ ਤੁਸੀਂ ਇਹ ਲੀਫਲੈਟ ਕਿਸੀ ਹੋਰ ਭਾਸ਼ਾ ਜਾਂ ਫੋਰਮੈਟ ਵਿੱਚ ਲੈਣਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿ੍ਪਾ ਕਰਕੇ 0115 9177777 ਤੇ ਸਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।

如果你需要此傳單用其他的形式或文字寫成，請撥電話 0115 917 7777 與我們聯絡。

تو براہ مہربانی فون نمبر: 0115 9177777 پر ہم سے رابطہ کریں۔
اگر آپ چاہتے ہیں کہ یہ لیفٹ آپ کو اردو میں مہیا کیا جائے

5. Any enlargements to the roof of a house will require an application for planning permission if:

- The enlargement to the roof **would front a highway**;
- The alteration would **exceed the height of the highest part of the existing roof**;
- The house is within a **Conservation Area** or is a **Listed Building**;
- In a **terraced house**, the enlargement of the roof would increase the cubic content of the house by more than **40 cubic metres**;
- In any **other type of house**, the enlargement of the roof would increase the cubic content of the house by more than **50 cubic metres**;
- In a **terraced house**, the cubic content of the proposed enlargement of the roof in addition to any existing enlargements to the 'original house' would be more than **50 cubic metres or 10%**, whichever is the greater;
- In any **other type of house**, the cubic content of the proposed enlargement of the roof in addition to any existing enlargements to the 'original house' would be more than **70 cubic metres or 15%**, whichever is the greater;

The above is subject to an absolute maximum of 115 cubic metres.

NB: The term 'original house' is considered to be how the property stood on 1 July 1948 (if it was built before that date).

1. Do I need planning permission for a loft conversion?

Loft conversions do not require planning permission providing they are contained within the existing roof structure.

Loft conversions do **require Building Regulations Approval**.

2. Do I need planning permission to re-tile my roof?

Planning permission is not needed but Building Regulations approval is needed for re-roofing in a substantially heavier or lighter material.

3. I was thinking of building a dormer extension!

Using the roof space and the installation of a dormer is an alternative and relatively inexpensive way of increasing living space available in properties. However, dormer windows can alter the character of a building to a dramatic effect, particularly on the front elevation where they occupy a prominent position. If carefully designed, dormers can have a lesser impact upon neighbours and the locality than other types of extensions.

4. Do I need planning permission for inserting roof lights in an existing roof?

Roof lights which are windows flush with the roof slope, may be used as an alternative to dormers. They are often the simplest method of lighting space and normally make the least impact.

Provided they are flush fitted, they can be installed without the need for planning permission, unless it is a Listed Building, in which case Listed Building Consent is required. It is advisable to contact the Council to check before carrying out works.

Dormer windows which exceed the height of the roof ridge dominate the property and can look ugly.



Pitched roof dormers can be more acceptable than flat-topped.



Roof lights are generally less intrusive in the street scene. When more daylight is required, it is preferable to use two small roof lights rather than one large one.

