

# HOUSEHOLDER DESIGN GUIDES

## DORMERS



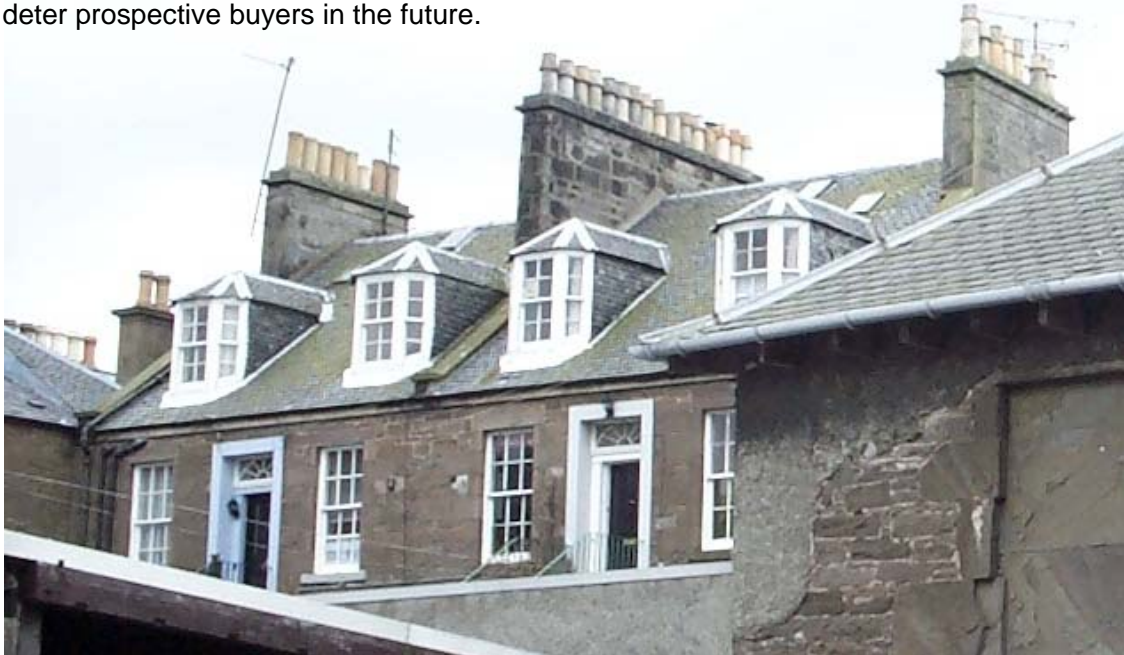
*March 2002*

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### *Introduction*

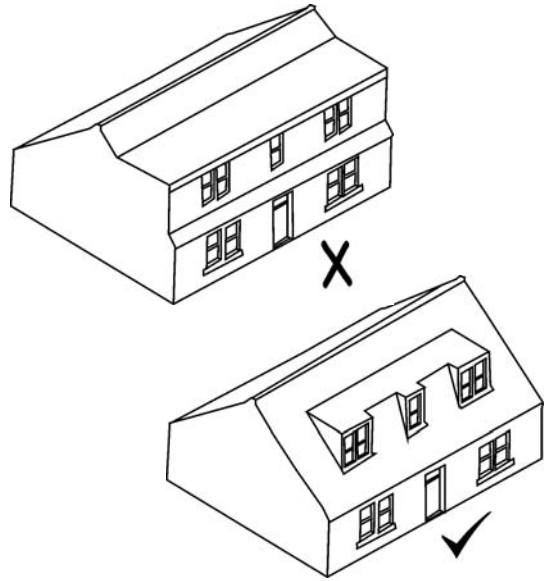
Planning permission is ***always*** required for the installation of a dormer. Historically, in Dundee, no guidance on the design of dormer extensions existed. Consequently, there are a number of examples throughout the city of poorly designed dormers which dominate the original house. However, since the 1980s the City Council has issued consistent advice on the design of dormer extensions in order to ensure best practice.

There is an increasing awareness of built environment issues and it is important that the design of your dormer is well thought out, not only to provide the required accommodation but also to enhance the appearance of your property. A well designed dormer can add to the value of your property whilst a badly designed extension may deter prospective buyers in the future.



## General Design Principles

Dormers are traditionally fairly small but have tended to grow in recent years until many now cover almost the total area of both sides of the roof. This drastically alters the appearance of a roof or the whole street-scape. Ideally dormers should be confined to the rear of the property with roof lights used at the front or most prominent location.

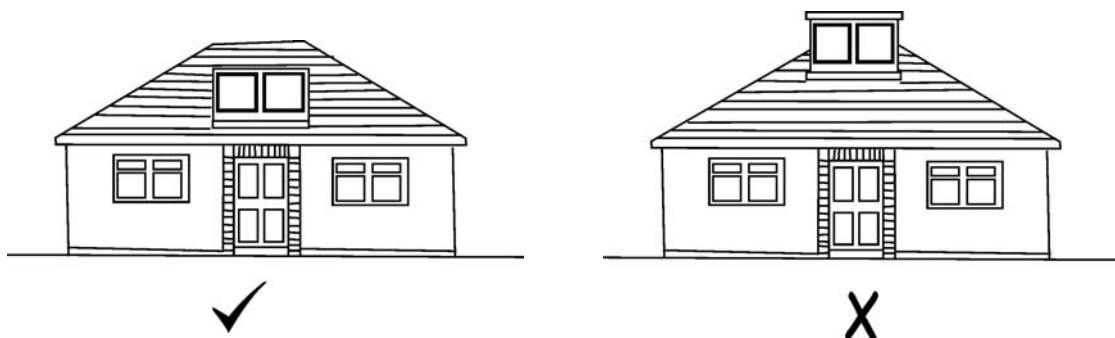


A well designed dormer should:

- be below the ridge line of the roof, even if the roof has a shallow pitch;
- be drawn back as far as practicable from the eaves;
- not extend the full width of the roof. Two small dormers on the same elevation can often be a suitable alternative to one large dormer.
- not extend right up to the gable end;
- not be over-dominant or give the overall appearance of a flat roof; relate to windows and doors below in character, proportion and alignment;
- have its sides finished either to match the elevational treatment of the building or the existing roof material.

The design should be in keeping with the character of the building and modern box dormers should be avoided.

**All listed buildings and properties within conservation areas require either planning permission or listed building consent for new dormers or alterations to existing dormers.** Any proposed dormer should consider the historical character of the building and surrounding area. A better solution may be the conservation type windows which are now available from several manufacturers. It is strongly advised that discussion with the Council takes place where historic or architecturally important buildings are involved.



## **Good Neighbourliness**

Don't underestimate the value of communication with your neighbours. Although this is not a legal requirement it will be beneficial to you to liaise with your neighbours, even before submitting an application. Often people are concerned when there are building works close to their home. However, if they are well informed and understand your intentions they are less likely to object to the proposal. Uncertainty and misunderstandings can lead to objections which will increase the time it takes to process your application.

## **Pre-Application Discussions**

The City Development Department welcomes applicants to discuss their proposals at an early stage. This will enable problems to be identified and it can save time later.

A building warrant may also be required for an alteration / extension. You are advised to contact the Building Standards Section of the City Development Department directly.

The Development Quality Service is located at:

City Development Department  
Dundee City Council  
Dundee House  
50 North Lindsay Street  
Dundee  
DD1 1LS

Telephone: 01382 433105  
Fax: 01382 433013

Web site: [www.dundee.gov.uk](http://www.dundee.gov.uk)

Normal opening hours are: 8.30am—5.00pm Monday to Friday