

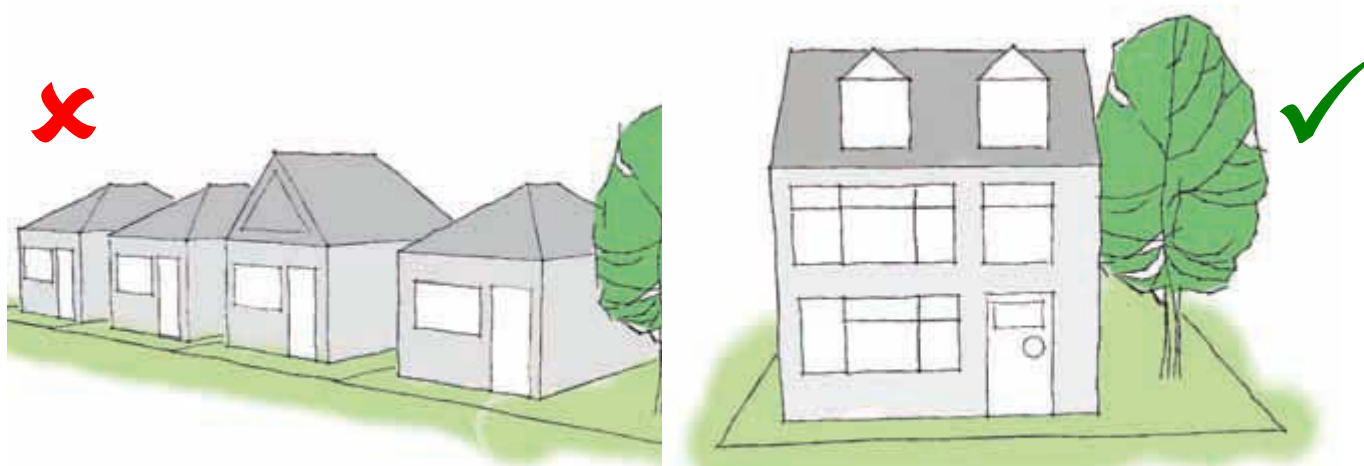
Converting the roof space is a common way of providing extra living accommodation. However, some roofs have a pitch that is too shallow to successfully achieve a loft conversion and, therefore, such a conversion may not be appropriate. In other cases the size of dormer windows needed to achieve sufficient head room can harm the character of the area. Changing the whole profile of the roof form, usually from a pitched roof to a gable can be highly visible in the street scene and is not always an appropriate solution for a loft conversion.

Important points for Roof Alterations:

- Flush roof lights are preferable to dormer windows.
- If a dormer is required then the location and size of the dormer should be determined by the pattern of windows on the elevation of the house.
- Dormers with a horizontal emphasis and flat roofs should be avoided.
- Any dormer should be set well below the ridge line and up from the eaves of the existing roof.
- Too many dormers on a roof form can have an unbalancing effect on the existing property and should be avoided.
- Dormer windows are not normally acceptable on a terrace of properties with a continuous roof line.
- Dormers which wrap around two or more different roof slopes will not be acceptable.
- Dormers are rarely large enough to overshadow your neighbours but can cause overlooking so this needs careful thought.
- Changing a pitched roof to a gable can only be successfully achieved in certain locations. In some areas a continuous line of pitched roof contributes to the character of the area and therefore the insertion of a gable is inappropriate.



A dormer with a flat roof which extends from eaves to the ridge of the roof is not considered good design and is likely to be rejected.



The introduction of the gable end in a row of properties with pitched roofs can make the property appear over dominant in the street scene and is not generally acceptable.

Dormers should generally have pitched roofs and be positioned in line with existing windows on the property. Large flat roof dormers may not be considered acceptable.