

Circular No : URA/PB/2014/23-DCG
Our Ref : DC/ADMIN/CIRCULAR/PB_14
Date : 17 Nov 2014

Fax: 6227 4792

CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Home owners, developers, qualified persons, landscape architects, builders

Effective date

With effect from 17 Nov 2014

GUIDELINES FOR USAGE OF CAR PORCH ROOFS IN LANDED HOUSING DEVELOPMENTS

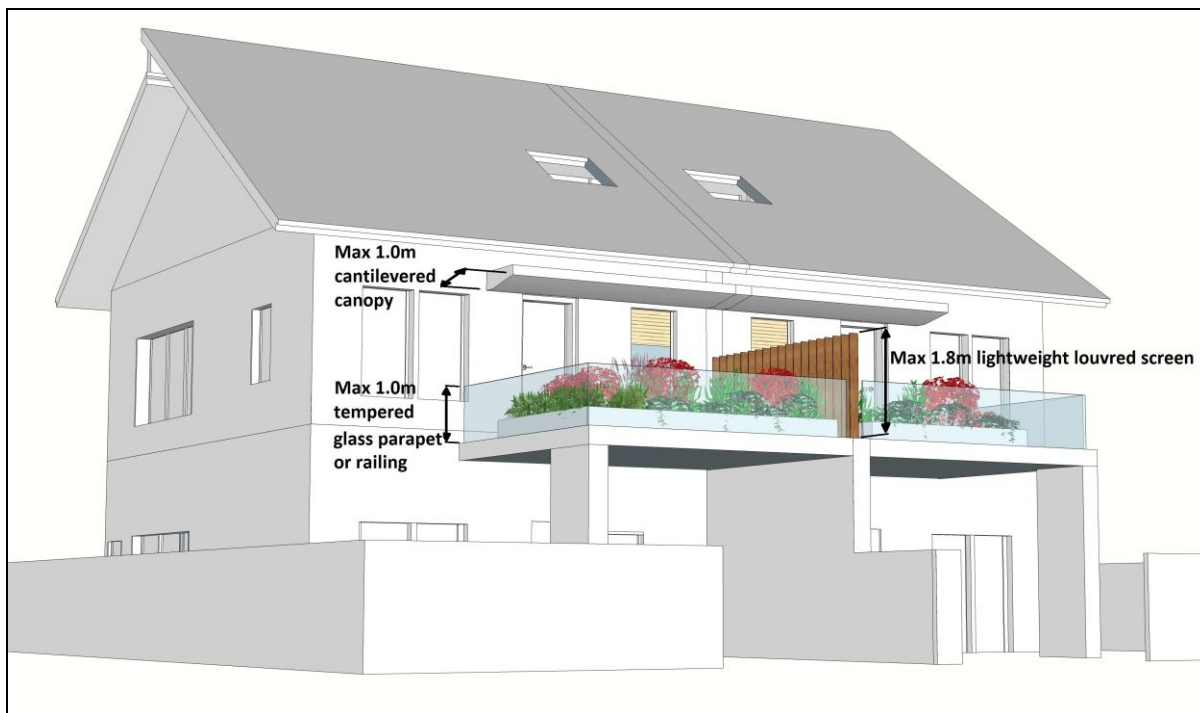
- 1 Car porches in landed houses can be located within the front building setback area¹ as single storey, unenclosed structures that will not add excessive building bulk to the streetscape. Their primary purpose is to provide shelter for residents' vehicles. However, existing guidelines only allow the roofs of these car porches to be accessible for maintenance purposes.
- 2 To provide home owners the opportunity to enjoy more outdoor space and provide greenery, URA has revised our guidelines for car porch roofs in landed houses. Home owners will now be able to use their car porch roofs as outdoor balconies or gardens. This is in line with the objectives of the LUSH 2.0 Programme to encourage more greenery in our urban environment.

Details of Revised Guidelines

- 3 The car porch roof is to remain as an open-to-sky and unenclosed area, with no significant increase to the building bulk. Minor works as listed in Appendix 1 are allowed. For semi-detached and terrace houses, where one side of the car porch is abutting the neighbour's boundary, a 1.8m high light-weight screen wall shall be built to provide the neighbour with some privacy unless the adjoining neighbour agrees to do without the screen wall.

¹ All landed houses must provide a minimum building setback from the road reserve line. This is typically set at 7.5m for landed houses fronting a minor local access road. Car porches in landed houses are allowed to be located closer to the road, at 2.4m from the road reserve line, and are to remain as a single storey structures.

Allowable structures on car porch roof



Implementation

- 4 The guidelines will take immediate effect from 17 Nov 2014 and will apply to all existing as well as new landed housing developments. The minor works on the car porch roofs will be exempted from the need to submit to URA for planning permission, as long as they are carried out in accordance with the guidelines in Appendix 1.
- 5 Before using or carrying out works on existing car porch roofs, home owners should seek advice from a professional structural engineer or registered architect on whether these roofs are designed to bear additional loads from human access and the additional works. Approval from BCA may be required for the proposed works. For good neighbourliness, we encourage home owners to seek their immediate neighbour's views on the need for a screen wall between adjoining car porch roofs before proceeding with works.
- 6 I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please call our Development Control Group (DCG) Enquiry Line at Tel: 6223 4811 or e-mail us at ura_dcd@ura.gov.sg. For your information, our past circulars and guidelines are available from our website <http://www.ura.gov.sg>.

Thank you.

HAN YONG HOE
GROUP DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

Allowable Structures	Requirements
Parapet wall	<ul style="list-style-type: none"> • A 1m high (max) parapet wall is allowed around the perimeter of the car porch roof to serve as a safety barrier. • The materials for the parapet wall shall allow for visual porosity and facilitate the visual externalisation of the greenery on the car porch roof. Examples of acceptable materials include tempered glass parapet wall and metal railings.
Canopy over door and window openings	<ul style="list-style-type: none"> • A 1m wide canopy, cantilevered from the building wall, is allowed to provide weather protection over the openings fronting the car porch roof.
Planters	<ul style="list-style-type: none"> • Planters are encouraged for the provision of greenery on car porch roofs.
Screen wall	<ul style="list-style-type: none"> • In a semi-detached or corner terrace house where one side of the car porch roof is abutting the boundary of an adjoining house, or in an intermediate terrace house where both sides of the car porch roof are abutting the boundaries of adjoining houses, a 1.8m high (max) lightweight screen wall is to be erected between the adjoining car porches unless the owners of the adjoining house(s) have agreed to do without the screen wall(s) along the common boundaries. • The 1.8m high (max) screen wall shall be lightweight in form and shall not be a solid blank wall. Some examples of allowable screen wall designs include slanted vertical panels and angled louvres.