

Householder Extensions & Alterations – Porches and Canopies



Policy and
Environment
Department

Key Messages

- Porches should reflect the appearance of the existing property, especially in its style, proportions and materials.
- The size of the porch should reflect the size of the property, see inappropriate examples below.
- Use the same roof design and, where possible, the same roof pitch as the main property.
- Use small roof tiles.
- Whilst you may wish to give your property individuality, an inappropriate porch, especially in a terrace, can spoil the overall appearance of the street.
- Traditionally designed rainwater canopies, see below, are more appropriate for traditionally designed properties than copies such as those shown below.
- To enclose a porch, follow the form, as shown in the rainwater canopies below. Consider the use of a similar front door and side windows to complement the existing property.

Illustrations of Porches

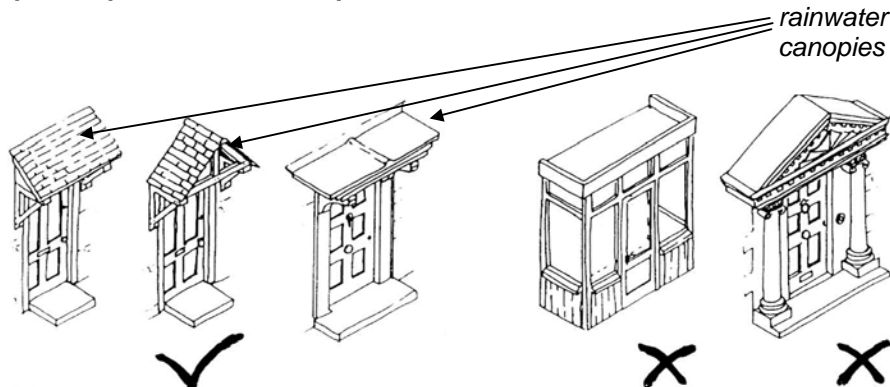
Impact on the streetscene



The entrance to a property sets the first impression.

Porches should respect the general design of the street.

Examples of porches and canopies



*Extract
adapted from
SPG
Householder
Extensions &
Alterations*

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This is one of a series of leaflets that are all based on extracts from the Supplementary Planning Guidance ***Householder Extensions & Alterations***.

Other leaflets available are:

- Materials and Windows
- Green Design and Lifetime Homes
- Single Storey Rear Extensions
- Single Storey Side Extensions
- Two Storey Side Extensions
- Garages and Outbuildings
- Roof Alterations - Dormers
- Common Questions
- Before and During Building Work

Other information which may be relevant to making a planning application:

- General Advice & How to Apply
- Design Statements
- I've submitted a planning application. What happens now?
- Involving the community
- Appealing against planning decisions
- Supplementary Planning Guidance publications including 'Local Distinctiveness'. For a full list please look at www.reigate-banstead.gov.uk or telephone the Council on 01737 276000

Remember, you may need to seek further specialist advice if you are in a special designation area, such as a Conservation area, or if the property is listed