

Policy P350.04 Additions to Existing Dwellings

Responsible Business Unit/s	Development Services
Responsible Officer	Manager Development Services
Affected Business Unit/s	Development Services

POLICY OBJECTIVES

- To ensure that the design, materials and colours of additions to an existing dwelling match, or are compatible with, the existing dwelling.
- To achieve a sufficient degree of compatibility between an existing dwelling and any proposed dwelling situated at the rear of the existing dwelling.

POLICY SCOPE

- This Policy applies to development proposals involving:
 - Any addition or alteration to any existing dwelling; and
 - Any existing dwelling and any new dwelling where the new dwelling is to be constructed behind the existing dwelling and each dwelling gains access from the same street.
- This Policy does not apply to proposals involving:
 - Garages and carports whether attached to, or detached from, a dwelling. Provisions relating to garages and carports are contained in the City's car parking policy; and
 - Any other detached outbuilding.

POLICY STATEMENT

1. Additions Forming Part of an Existing Dwelling

1.1 Additions and Alterations to Match the Existing Dwelling

Additions and alterations forming part of an existing dwelling are to externally match the existing dwelling with respect to design, materials and colours. Variations to this requirement are only permitted to the extent specified elsewhere in this policy.

Definitions

Refer to TPS6
Schedule 1:
- Development

1.2 Upper Storey Additions

Where an upper storey addition is proposed to form part of an existing dwelling, the external materials and colours of the walls of the addition are not required to match those of the existing dwelling, provided that the upper storey walls are:

Refer to R-Codes
Appendix 1:

- Carport
- Dwelling
- Garage
- Outbuilding
- Street

(a) Not in the same vertical plane as the ground storey walls; or

(b) Separated from the ground storey walls by an intervening architectural feature.

1.3 Additional Habitable Rooms Detached From an Existing Dwelling

Where additional habitable rooms are proposed in a building detached from an existing dwelling the external colours of the detached additions are to be compatible with the existing dwelling.

1.4 Patio Additions

A patio is required to be compatible with the design, materials and external colours of the dwelling to which it is attached where:

- (a) the patio is set back less than 12.0 metres from the street boundary; and
- (b) the patio is visible from a public street.

2. Addition of a New Dwelling to an Existing Dwelling

2.1 Additional Dwelling Fronting a Public Street

Where a proposed additional dwelling fronts directly onto a public street, that dwelling is to comply with the requirements of deemed provisions 67(m) and (n) of Town Planning Scheme No. 6 and any applicable Precinct Streetscape Policy.

2.2 Additional Dwelling Behind an Existing Dwelling

Where a dwelling is proposed to be added behind an existing dwelling and each is accessed from the same street:

- (a) The external design, materials and colours of the proposed dwelling are not required to match or be compatible with the existing dwelling; and
- (b) The existing landscaping is to be upgraded.

2.3 Completion of Upgrading Works

Where an existing dwelling is retained as part of a Grouped Dwelling development, or the existing landscaping is required to be upgraded, the specified upgrading works are to be completed prior to either occupation of any new dwelling or the issuing of Strata Titles, whichever occurs first.

3. Heritage-Listed Dwellings

3.1 Additions Forming Part of an Existing Heritage-Listed Dwelling

In the case of any proposed additions and alterations forming part of an existing heritage-listed dwelling in Management Categories A or B in the Heritage List:

- (a) The provisions of clauses 1.1, 1.3 and 1.4 apply; and
- (b) The roof of the additions is to form an extension of the main roof of the existing dwelling. Skillion roofs are not permitted for additions to heritage-listed dwellings.

3.2 Addition of New Dwelling to an Existing Heritage-Listed Dwelling

In the case of a dwelling proposed to be added behind an existing heritage-listed dwelling where each is accessed from the same street:

- (a) The provisions of clause 2 apply; and
- (b) Any additional dwelling is to be designed and sited in a manner that will adequately safeguard the integrity, and complement the character, of the heritage-listed dwelling.

4. Information Requirements

4.1 Application Drawings to Identify External Materials and Colours

Where proposed additions forming part of an existing dwelling or additional dwellings are required to match the existing dwelling in relation to external materials and colours, the application drawings relating to any such proposal are to identify the external materials and colours of both the existing dwelling and the proposed additions.

Definitions

Refer to R-Codes Appendix 1:
- Building
- Communal Street
- Dwelling
- Grouped Dwelling
- Habitable Room
- Patio
- Street
- Street Boundary
- Wall
- Landscaping
- Street Boundary

Refer to TPS6 Schedule 1:
- Development
- Heritage List

Advice Notes

Clause 3.2 is provided to assist assessment of TPS6 deemed provisions Part 3 Heritage Protection.

Clause 4.1 expands the accompanying information requirements of the R-Codes clauses 3.2 and 3.3.

LEGISLATION/ LOCAL LAW REQUIREMENTS

City of South Perth Town Planning Scheme No. 6
Residential Design Codes of Western Australia
Building Code of Australia

OTHER RELEVANT POLICIES/ KEY DOCUMENTS

City of South Perth Planning Policies