



Townhouses are generally 2 to 4 storey structures that share a sidewall with a neighbouring unit and have at least three housing bays. They typically have a front and a back view.

These guidelines relate to existing townhouse layouts and seek to facilitate consistency in the processing of applications for the structural alterations and addition to existing townhouses. The guidelines would assist in maintaining and enhancing the general quality of townhouse design and layout within communities and neighborhoods, and ensure the following for all residents:

- Enjoyment of property.
- Safeguarding of public safety and enhancing of public health.
- Access to adequate natural light and ventilation.
- Enjoyment of significant views.
- Adequate privacy.
- Adequate land space to facilitate proper circulation of vehicles, car parking spaces, and landscaping on the site.
- Preservation of quality streetscapes.

#### **Design and External Appearance**

1. Proposed additions should only be done at the rear of the building and not at the front.
2. Proposed additions must be designed to ensure visual compatibility and structural integration with the existing building.
3. All alterations and additions must be compatible in scale, materials, and character with the existing block of townhouses.
4. The roof form of the alteration and/or addition shall be in character with that of the primary building.
5. The proposed alterations and additions must not exceed the maximum permitted height approved for the development.
6. Where a second storey is permitted this shall be added above the rear half of the building.

#### **Size and Density**

1. Proposals for addition and/or alterations must not exceed the permitted building setbacks applicable to the existing development.
2. Any proposed addition must not result in the creation of an additional unit.
3. Calculations of Floor Area Ratio and Building Coverage should be in relation to the footprint of the townhouse site that has been allocated to the individual townhouse unit.

#### **Enjoyment of Property**

1. All proposals must ensure that occupants of all adjoining townhouse units, will have access to adequate natural light and ventilation.
2. Proposed additions and alterations must ensure adequate privacy to all occupants of the townhouse units.
3. There should be mutual agreement between residents for the preferred design, aesthetics, and features for additions to relevant blocks of townhouse units.

#### **General**

1. An outline application is recommended so that the guidelines may be given before a full application is submitted.
2. All plans and drawings must be stamped approval of the Housing Development Corporation (HDC) in the case of state developments, or of the relevant Home Owners' Association.
3. The HDC may be asked to provide optional designs for additions to their townhouse layouts, from which home owners may choose.

**Disclaimer:** These Spatial Planning Guidelines are intended to guide applicants for planning permission. They do not constitute legal advice. Persons are cautioned to seek professional advice and refer to the relevant planning legislation, where necessary, before taking action in relation to any of the issues addressed above.