

Guidelines at a Glance: Bungalow (or Detached House)

The table below is intended to provide an overview of the key guidelines applicable for the development type. The full details of the guidelines are stated in the relevant tabs of this handbook.

PARAMETER	WITHIN GCBA	OUTSIDE GCBA
Plot Size, Width and Depth (minimum)	Size: 1,400sqm Width: 18.5m Depth: 30m	Size: 400sqm Width: 10m Depth: No minimum
Site Coverage	- Site Coverage: 45% (maximum) - Sub-control: 35% (maximum)	- Site Coverage: 50% (maximum) - Sub-control: 40% (maximum)
Access Point	<p>Vehicular Access Only one vehicular access point shall be allowed per plot.</p> <p>Entrance to a Landed House Only one main entrance door for a single residential unit for family dwelling purposes shall be allowed in a landed house.</p>	
Building Setback	Road Buffer/Green Buffer	

<p><u>Main building:</u> Cat 1 Road: 24m (incl. 5m green buffer) Cat 2 Road: 12m (incl. 5m green buffer) Cat 3 & 4 Road: 7.5m (incl. 3m green buffer) Cat 5 Road: 7.5m (no green buffer)</p> <p><u>Patio/Terrace</u> Cat 1-2 Road: Maximum depth of patio/terrace protrusion into the road buffer not to exceed 5m Cat 3-5 Road: 5.1m</p> <p><u>Car porch roof eaves:</u> Cat 1-2 Road: Car porch protrusion into road buffer not to exceed 5m depth Cat 3-5 Road: 2.4m</p>	<p><u>Main building:</u> Cat 1 Road: 24m (incl. 5m green buffer) Cat 2 Road: 12m (incl. 5m green buffer) Cat 3 & 4 Road: 7.5m (incl. 3m green buffer) Cat 5 Road: 7.5m (no green buffer)</p> <p><u>Patio/Terrace, Car porch roof eaves:</u> Cat 1-2 Road: Car porch protrusion into road buffer not to exceed 5m depth Cat 3-5 Road: 2.4m</p>
--	---

<p>Setback from Common Boundaries</p>	
<p><u>Main building, car porch columns, patio/terrace:</u> 3m <u>Roof eaves, car porch eaves:</u> 1.6m</p>	<p><u>Main building, car porch columns, patio/terrace:</u> 2m* <u>Roof eaves, car porch eaves:</u> 1m*</p> <p>*The prevailing GCBA setback requirements (ie 3m and 1.6m) shall apply to a landed housing plot if it abuts a Good Class Bungalow Area.</p>
<p>Also refer to <i>Building Appendages</i> and <i>Ancillary Structures</i></p>	

<p>Building Appendages (maximum projection into setback areas)</p>	<p>Main roof eaves Into road buffer: 2m Into common boundary setback: 1.4m</p> <p>Cantilevered ledges/lightweight awnings: Into road buffer: 1.4m Into common boundary setback: 1.4m</p> <p>Horizontal sun-shading devices or vertical fins (without supports) planter boxes: Into road buffer: 0.5m Into common boundary setback: 0.5m</p> <p>Bay windows Into road buffer: Not allowed Into common boundary setback: Not allowed</p> <p>While the building appendages may be within the permissible building envelope, such features may require further evaluation depending on the site context.</p>	<p>Main roof eaves Into road buffer: 2m Into common boundary setback: 1m</p> <p>Cantilevered ledges/lightweight awnings: Into road buffer: 1m Into common boundary setback: 1m</p> <p>Horizontal sun-shading devices or vertical fins (without supports), planter boxes: Into road buffer: 0.5m Into common boundary setback: Not allowed</p> <p>Bay windows Into road buffer: Not allowed Into common boundary setback: Not allowed</p> <p>The prevailing GCBA setback requirements (ie 3m and 1.6m) shall apply to a landed housing plot if it abuts a Good Class Bungalow Area.</p> <p>While the building appendages may be within the permissible building envelope, such features</p>
		<p>may require further evaluation depending on the site context.</p>

RC Flat Roofs

RC flat roofs shall remain inaccessible except for maintenance purposes only. Activating the rooftop for uses such as roof terraces may be allowed depending on the merits of the proposal. No structures shall be allowed unless otherwise approved by URA. Where allowed, structures (including any safety barriers) shall comply with height controls and the following guidelines.

Solar Panels

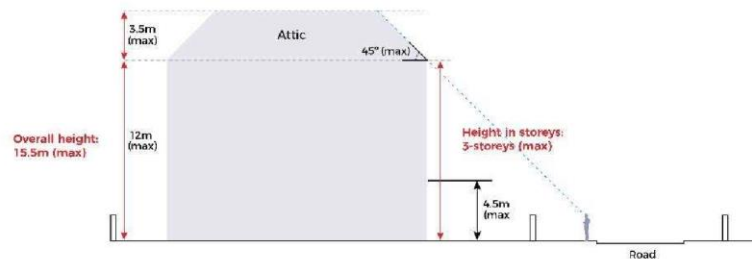
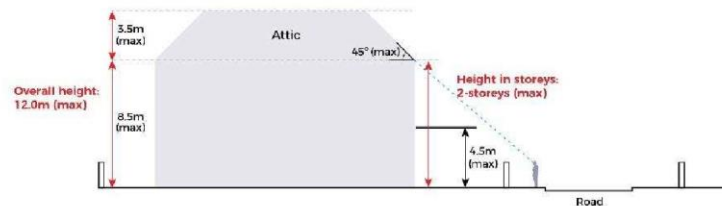
Planning permission is not required except in the following locations and contexts:

- Site is subject to urban design guidelines or located within Conservation Areas;
- Elevated solar panels, ie raised more than 1m from the roof level;
- Spaces under solar panels are enclosed or put to commercial use.

Envelope Control Guidelines

The permissible building envelope for a 2-storey or a 3-storey landed house is controlled by the envelope control guidelines. The guidelines define the allowable building envelope based on the setbacks, storey height, and external platform level.

The permissible building envelopes for 2 and 3-storey landed housing are shown below.



<p>Special and Detailed Control Plans</p>	<p>Special and Detailed Control Plans Special Control Area 1 Special Control Area 2</p> <p>Developments within the special control areas may be subject to screening requirements.</p>
<p>Earthworks</p>	<ul style="list-style-type: none"> • Earthworks within the build-able area are subject to evaluation. If earthfill of more than 1m is allowed, the overall aggregate building height measured from the allowable platform level shall comply with the maximum allowable building height control. • Earthworks are not allowed within the building setback area, except to: <ul style="list-style-type: none"> ○ Accommodate a vehicular access of maximum 4m wide; ○ Match the existing platform levels of the neighbouring sites. ○ Create a workable platform level to mitigate level differences within a site, or between the site and road. ○ Facilitate building of a fully submerged basement. The area within the building setback distance shall be reinstated to the original platform level upon completion of the basement. <p><u>Low-lying areas that need to meet PUB’s minimum platform level (MPL)</u></p> <p>Only the building structures or internal living areas and setback areas from common boundaries may be raised to meet the stipulated MPL.</p> <p>The road buffer area may be 300mm above the adjacent road level, or not lower than the existing ground level, whichever is higher.</p> <p>Refer to <i>Building Envelope – Basements</i> for more information on the treatment of internal areas below the MPL.</p>

<p>Retaining and Boundary Walls</p>	<p>Retaining Walls Outward facing retaining walls are not encouraged. If allowed, they shall not be more than 1m high.</p> <p>Retaining walls more than 1m high may be considered if suitably tiered and planted.</p> <p>Boundary Walls Boundary walls shall not be higher than 1.8m.</p> <p>Boundary-cum-retaining Wall</p>
	<p>The total visible height of the solid boundary-cum-retaining wall shall not exceed 2.8m, of which the solid boundary wall shall not exceed 1.8m.</p>