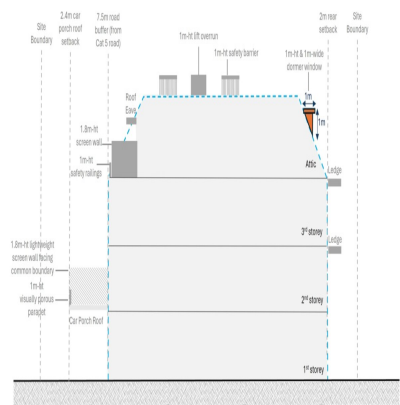




Landed Balcony or Car-Porch Roof? Check Permission First

Description

URA says planning permission is required to close an open balcony. Closing an already approved covered balcony with glass panels or windows may not require permission if setback requirements are met. A car-porch roof may be used as an open balcony or garden without planning permission only when the stated parapet, screen and open-to-sky conditions are satisfied.

This guide is for a landed-home owner planning to enclose a balcony or use a car-porch roof. Its purpose is to separate permitted open use from works that add enclosure, bulk or gross floor area. The answer comes first because the costliest mistake is usually taking the next irreversible step before the controlling condition is known.

Choose the branch that matches your situation

Situation	Practical next step
The balcony was approved as open	Do not close it before the planning-permission check
The balcony was approved as covered	Verify drawings and setbacks before assuming glass closure is exempt
The car-porch roof will remain open to sky	Test parapet, screen, canopy and boundary conditions
The idea adds a room or weatherproof enclosure	Treat it as added building bulk and obtain professional advice

The table is a triage tool, not a substitute for the underlying authority. It separates the reader’s situation from the action, so a general rule is not applied to the wrong person, property, business, journey or account.

Retrieve approved plans

The physical house may contain old unauthorised changes. The controlling position was checked against [URA land-titled residential renovation guide](#).

Do this: Compare the proposal with URA-approved status, not appearance alone. This turns the rule into a dated record that another person can review, instead of leaving the outcome to memory or an informal message.

Name open, covered and enclosed correctly

These are planning conditions, not marketing adjectives.

Do this: Annotate roof, sides, glazing and intended use. This turns the rule into a dated record that another person can review, instead of leaving the outcome to memory or an informal message.

Keep the car-porch roof open

The stated exemption does not create a free second-storey room.

Do this: Reject full-height walls, roof cover or services that imply enclosure. This turns the rule into a dated record that another person can review, instead of leaving the outcome to memory or an informal message.

Measure the parapet and screen

URA gives 1m and 1.8m limits for the compliant car-porch roof branch.

Do this: Put dimensions on the drawing. This turns the rule into a dated record that another person can review, instead of leaving the outcome to memory or an informal message.

Check setbacks

Even exempt work can depend on approved setback geometry. The related operating detail was also checked against [URA terrace building appendages](#).

Do this: Have a Qualified Person confirm the relevant boundaries. This turns the rule into a dated record that another person can review, instead of leaving the outcome to memory or an informal message.

Ask other authorities

Building control, fire safety and neighbour obligations remain.

Do this: Maintain a clearance list beyond URA. This turns the rule into a dated record that another person can review, instead of leaving the outcome to memory or an informal message.

Price only a compliant scope

A low quote for unauthorised enclosure is not a saving.

Do this: Make approval evidence a precondition in the contractor scope. This turns the rule into a dated record that another person can review, instead of leaving the outcome to memory or an informal message.

Two original tools for this decision

an approved-plan comparison that labels open, covered and enclosed conditions

This LBRD analysis applies each branch above to the reader's actual role, timing and evidence. Write the facts in separate columns, mark unknowns, and do not convert an estimate into a confirmed eligibility result.

a car-porch roof compliance sketch covering parapet, screen, canopy, sky and setbacks

Keep the source, date checked, decision owner, deadline and supporting document in the same record. The value of this tool is not the template itself; it is the visible connection between the official condition and the action taken.

Stress-test the plan

A homeowner proposes glass walls and a roof over a car-porch terrace, then calls it an open garden. The functional enclosure matters more than the label; the compliant no-permission route described by URA remains open to sky and unenclosed.

The example is an analysis, not a promise that an authority, operator, provider or professional will reach the same result. Change one material fact at a time and re-run the decision. If the route depends on a date, amount, pass type, legal form, age, location or approved drawing, verify that field at the point of action.

Before acting

1. Do not close it before the planning-permission check.
2. Verify drawings and setbacks before assuming glass closure is exempt.
3. Test parapet, screen, canopy and boundary conditions.
4. Treat it as added building bulk and obtain professional advice.
5. Maintain a clearance list beyond URA.
6. Make approval evidence a precondition in the contractor scope.

Save the two official pages with the date checked. If an online form, price, timetable, clinic network or approval condition changes, the current official service must take priority over this explainer.

Recheck the evidence before the final step

Read the official material in the order the decision occurs. First confirm who or what is covered. Next confirm the effective date, threshold, location or document requirement. Then record any exception and the evidence for using it. Finally, verify the live submission, booking, payment or approval channel. This sequence prevents a valid rule from being attached to the wrong case.

A second reviewer should be able to reproduce the conclusion from the saved facts. If they cannot, the file is not ready: identify the missing field, return to the primary source and label any remaining uncertainty plainly.

Do not combine separate controls into one yes-or-no answer. Eligibility, cost, timing, approval, suitability and service availability can each have a different source and owner. A favourable answer on one field does not cure a failed condition on another. Keep the branches separate until every consequential field is confirmed.

Also distinguish the date a rule was announced, the date it takes effect and the date the reader must act. Where a future change is involved, write both the present process and the transition point. That makes it clear which instruction applies today and what must be checked again later.

Limits and escalation

Planning exemptions depend on the approved property and exact design. Obtain advice from a Qualified Person and relevant authorities.

Where the facts are disputed or the consequence is material, pause and ask the controlling authority or an appropriately qualified professional. Keep the answer with the documents used to make the decision.

Related LBRD guides

For the next adjacent task, read [Condo Balcony Screens and Enclosures: Check Before Work](#). You may also need [Thailand Proof of Funds: What Singapore Travellers Need](#).

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