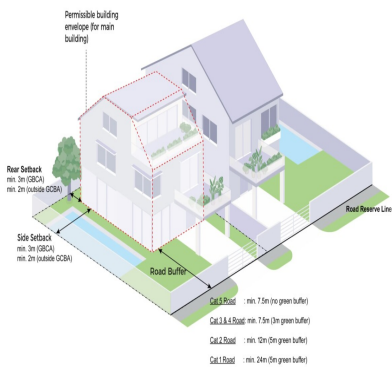




Landed Home Pools, Walls and Extensions: Check Setbacks

Description

URA’s detached-house guidance allows a sunken pool to abut common boundaries, while a raised pool is set back 7.5m from the road reserve and 2m from common boundaries, or 3m in a Good Class Bungalow Area. Boundary walls are capped at 1.8m, and extensions use the same 7.5m road and 2m or 3m common-boundary figures.

This guide is for a landed-home owner sketching a pool, boundary wall, pump, tank or extension. Its purpose is to screen the concept against current setbacks before commissioning drawings or contractor prices. 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 proposed pool is fully sunken	Check road green-buffer and technical requirements even where the common boundary can be approached
The pool is raised	Reserve the main-building road buffer and 2m or 3m common-boundary setback
A tank has no pump and stays within wall height	Check whether it can abut the boundary under the stated exception
The scheme adds enclosed floor area	Bring a Qualified Person into the planning-permission and GFA check

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.

Find the road reserve line

A fence line is not automatically the planning measurement line. The controlling position was checked against [URA detached-house exterior guide](#).

Do this: Use the survey and road category, not a tape measure from the kerb. This turns the rule into a dated record that another person can review, instead of leaving the outcome to memory or an informal message.

Distinguish raised from sunken

The pool's vertical relationship changes the setback branch.

Do this: Have the designer mark platform and water structure levels. 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 GCBA status

The common-boundary figure increases in a Good Class Bungalow Area.

Do this: Confirm the designation on URA's current plans. 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 splash on site

URA requires measures to prevent water splashing into neighbouring property.

Do this: Design drainage, edge and operation together. This turns the rule into a dated record that another person can review, instead of leaving the outcome to memory or an informal message.

Separate pump and tank

A sunken pump is preferred and powered equipment has stricter siting implications. The related operating detail was also checked against [URA prevailing landed planning controls](#).

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

Test extension dimensions

An attractive rear or side room may occupy required clearance.

Do this: Overlay the 7.5m, 2m or 3m lines before layout work. This turns the rule into a dated record that another person can review, instead of leaving the outcome to memory or an informal message.

Get technical clearances

Planning guidance is not the only building, drainage or fire requirement.

Do this: Ask the Qualified Person for an authority matrix. 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

a setback overlay that distinguishes road reserve, common boundary, GCBA and structure type

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 component schedule separating pool shell, pump, tank, wall, drainage and extension

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 raised pool drawn 1m from a side boundary outside a GCBA fails the stated 2m common-boundary screen even if a sunken pool could abut that edge. Changing the label without changing levels would not solve the planning issue.

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. Check road green-buffer and technical requirements even where the common boundary can be approached.
2. Reserve the main-building road buffer and 2m or 3m common-boundary setback.
3. Check whether it can abut the boundary under the stated exception.
4. Bring a Qualified Person into the planning-permission and GFA check.
5. Overlay the 7.5m, 2m or 3m lines before layout work.
6. Ask the Qualified Person for an authority matrix.

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

Site context, road category, conservation status and technical agencies can change the result. A Qualified Person should confirm the proposal.

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 [Buying a Landed Home: Test Redevelopment Claims First](#). You may also need [9 Best Public Swimming Pools in Singapore for a Fun and Refreshing Dip](#).

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