

To make Singapore a great city to live, work and play in

Circular No : URA/PB/2008/11-DCD
Our Ref : DC/ADMIN/CIRCULAR/PB_08
Date : 05 May 2008

Fax: 6227 4792

CIRCULAR TO PROFESSIONAL INSTITUTES

URA/DC PLAN RELEASE 1/2008E STREETBLOCK PLAN FOR HOUSES AT PANG SENG ROAD AND HOUSE NOS 27 TO 27J WAN THO AVENUE (TOA PAYOH PLANNING AREA)

Objective

To guide proposals for redevelopment and additions & alterations to the houses at Pang Seng Road and house nos 27 to 27J Wan Tho Avenue

Effective Date

With effect from 5 May 2008

Who should know

Homeowners, qualified persons and developers

Details

- 1 The URA has completed a streetblock plan to guide the development of the houses located at Pang Seng Road and house nos 27 to 27J Wan Tho Avenue as shown in the attached plan, [Plan URA/DC Plan Release 1/2008E](#).
- 2 The subject houses have a relatively shallow plot depth and were originally built with less than 7.5m setback from the road.
- 3 We have relaxed the building setback requirement from the road within this streetblock. All redevelopment and additions & alterations proposals for the houses within this streetblock are to follow the guidelines in [Annex A](#) for their building setback. All other Development Control guidelines will still apply.

- 4 I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please do not hesitate to call our DCD Enquiry Line at Tel: 6223 4811 or e-mail us at ura_dcd@ura.gov.sg. We would be pleased to answer queries on this, and any other development control matter. For your information, the past circulars to the professional institutes are available from our website <http://www.ura.gov.sg>.


Thank you.

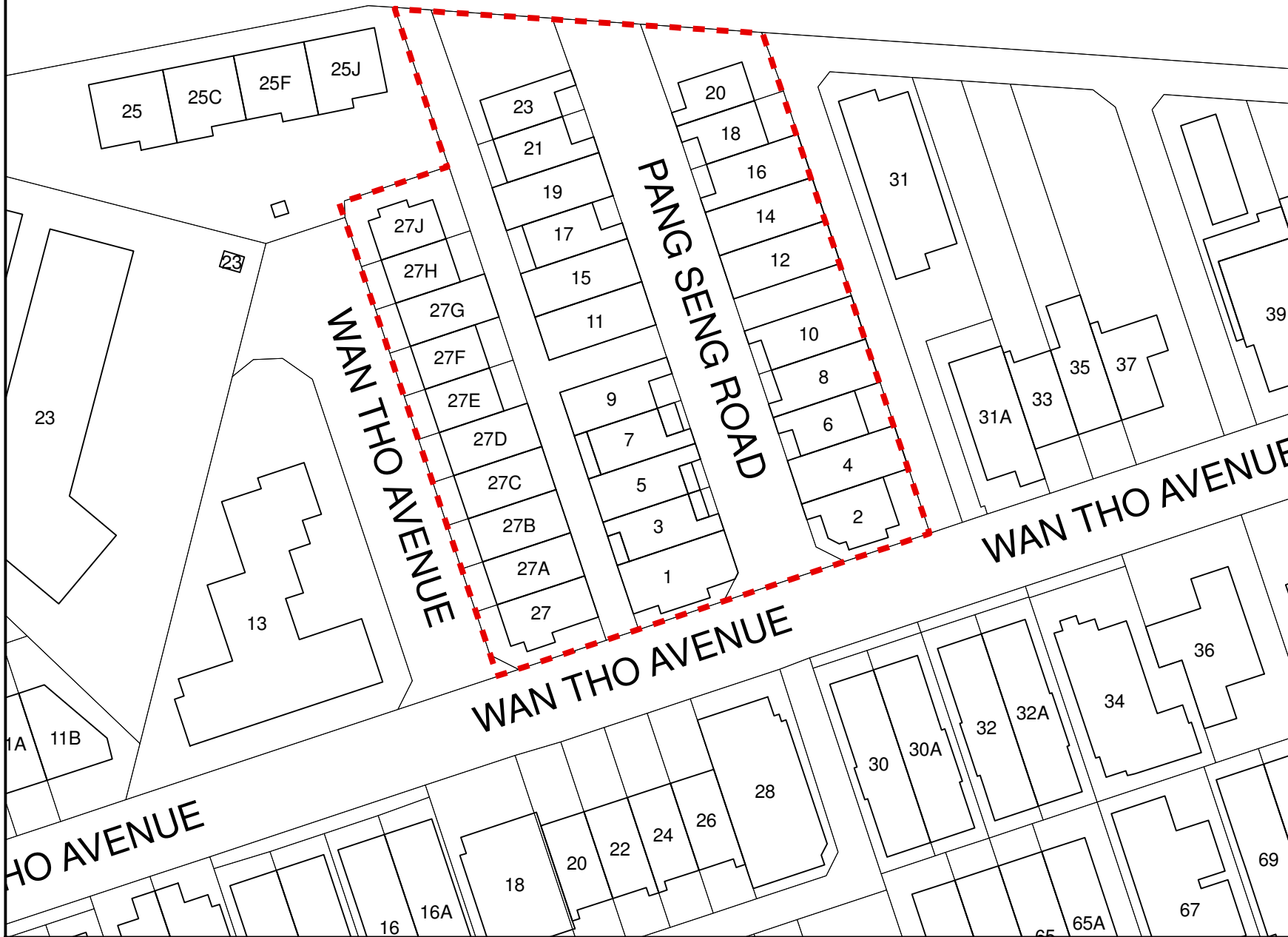


HAN YONG HOE
DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

STREET BLOCK PLAN FOR HOUSES AT
PANG SENG ROAD AND HOUSE NOS 27
TO 27J WAN THO AVENUE

Legend

 BOUNDARY OF STREET BLOCK



SCALE : 1:750

TOA PAYOH PLANNING AREA

DATE : 05 May 2008

DIVISION : DEVELOPMENT CONTROL DIVISION



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Annex A

URA/DC PLAN RELEASE 1/2008E STREETBLOCK PLAN FOR HOUSES AT PANG SENG ROAD AND HOUSE NOS 27 TO 27J WAN THO AVENUE

The prescribed guidelines for the Street Block Plan at Pang Seng Road and house nos 27 to 27J Wan Tho Avenue are:

Land Use	Residential
Building Form	Mixed Landed
Building Setback Requirements	<p>From the road: 1st and 2nd storey – To retain the existing setback such that the façade are in line with the adjoining units</p> <p>Side (for house nos. 1, 2, 20, 23 Pang Seng Road and 27, 27J Wan Tho Avenue): 1st and 2nd storey – 2m (minimum)</p> <p>From the backlane: 1st storey – 0m (ie. can abut the existing backlane) 2nd storey – 2m (minimum)</p> <p>Roof eaves: 1st storey front: 0m (ie. can abut the road reserve line) 1st storey rear: 0m (ie. can abut the existing backlane) Side: 1m (minimum) from all boundaries</p>
Height Control	Maximum 2 storeys