

Single storey extensions

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

This guide offers a walk-through of those limits and conditions.

1) House within designated land – Cladding and side extensions

On designated land*, cladding of any part of the exterior of a dwelling (and including extensions/conservatories) with stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted development.

On designated land and Sites of Special Scientific Interest the regime for larger single-storey rear extensions (see point 6) does NOT apply.

On designated land extensions on any side wall of the original house are NOT permitted development.

2) Area permitted

Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house*.

Sheds and other outbuildings must be included when calculating the 50% limit.

3) Fronting highway

Extensions forward of the principal elevation or side elevation of the original house* and fronting a highway are NOT permitted development.

4) Materials

Materials used in exterior work to be similar in appearance to those of the exterior of the existing house. This condition does not apply when the extension is a conservatory.

5. Side extension width and height

Side extensions must be single storey and not



have a width greater than half the width of the original house*, with a maximum height of four metres.

On designated land extensions on any side wall of the original house are NOT permitted development.

6. Rear extension depth and height

Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than four metres if a detached house; or more than three metres for any other house.

Where not in designated land* or a Site of Special Scientific Interest, this limit can be increased to eight metres if a detached house; or six metres for any other house but will require an application for prior approval. Single-storey rear extensions must not exceed a height of four metres.

The 'prior approval' process applies only to larger single-storey rear extensions. Find out more about prior approval.

7. Eaves and roof height

Maximum eaves and ridge height of the extension should be no higher than existing house*.

If the extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.

Two storey extensions

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met. This guide offers a walk-through of those limits and conditions.

1) House within designated land

On designated land* extensions of more than one storey are not permitted development.

2) Area permitted

All side extensions of more than one storey will require householder planning permission. Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house*. Sheds and other outbuildings must be included when calculating the 50% limit.

3) Eaves, roof height, depth and pitch

Maximum eaves and ridge height of the extension should be no higher than existing house. If the extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development. Extensions of more than one storey must not extend beyond the rear wall of original house* by more than three metres or be within seven metres of any boundary opposite the rear wall of the house. The roof pitch of extensions higher than one storey should match that of the existing house, as far as is practicable.

4) Materials

Materials used in exterior work should be similar in appearance to those of the exterior of the existing house.



5) Side windows

Any upper-floor windows in a wall or roof slope of a side elevation must be obscure-glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.

6) Balconies

Balconies or verandas are not permitted development.

If you are in any doubt you should contact your local authority before undertaking any work.

Important information

For Wales

This guidance relates to the planning regime for England. Policy in Wales may differ. Contact your local planning authority for further information.

Building regulations

Most extensions of properties require approval under the building regulations. For more information read [Planning Portal online guidance](#).

Definitions of terms used

Original house: The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

Designated land: Designated land (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

Important note

- The permitted development allowances described here apply to houses, not flats, maisonettes or other buildings.
- You should check with your local planning authority whether permitted development rights apply – they may have been removed by what are known as Article 4 directions.
- Other consents may be required if your house is listed or in a designated area.
- When planning work, you should read all the advice on the Planning Portal under '[Your responsibilities – Other considerations before you start work](#)'. As well as other important information you will find guidance here on the permitted development regime.

Disclaimer

Users should note that this is an introductory guide and is not a definitive source of legal information. [Read full disclaimer](#).



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