

Class A

The enlargement, improvement or other alteration of a dwelling house.

Extension (single storey)

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 step-by-step walk-through of those limits and conditions. For information about extensions of more than one storey, see our mini guide on two-storey extensions.

- 1) On designated land* - no cladding of the exterior.
- 2) On designated land* - no side extensions.
Rear extension - No permitted development for rear extensions of more than one storey. The regime for larger single-storey rear extensions (see step 9) does NOT apply to houses on designated land.
- 3) No more than half the area of land around the "original house"* would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit.
- 4) No extension forward of the principal elevation or side elevation fronting a highway.
- 5) 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.
- 6) Side extensions to be single storey. The width of side extension must not have a width greater than half the width of the original house.
- 7) Side extensions to have a maximum height of 4m and width no more than half that of the original house.



- 8) If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.
- 9) Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land* or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house.
See our 'extensions common project for more detail.
- 10) Maximum height of a single-storey rear extension of 4m.
- 11) Maximum eaves and ridge height of extension no higher than existing house.



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Important information

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 (Article 2(3)).

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.

Wales

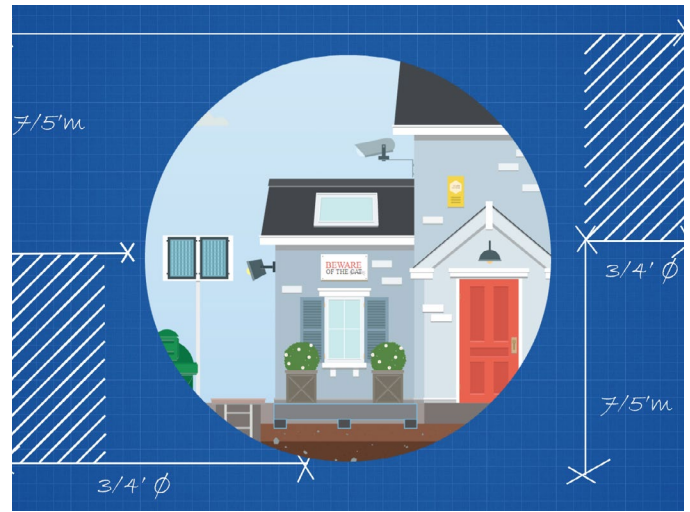
This guidance relates to the planning regime for England. Policy in Wales may differ. Contact your local planning authority for further information.

Building Regulations

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

Installation, alteration or replacement of a chimney, flue or soil and vent pipe

[Read guidance on the permitted development regime under Class G.](#)



Definitions of terms used in this guide

‘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.

This is not a definitive source of information. If you are in any doubt you should contact your Local Authority before undertaking any work. [Read the full disclaimer](#)



Extension (two storey)

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 step-by-step walk-through of those limits and conditions. For information about extensions of one storey, see our mini guide on single storey extensions.

- 1) On designated land extensions of more than one storey are not permitted development.
- 2) Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the 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. Sheds and other outbuildings must be included when calculating the above 50% limit.
- 3) Maximum eaves and ridge height of extension no higher than existing house. If extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.
- 4) 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.
- 5) Roof pitch of extensions higher than one storey to match that of the existing house, as far as is practicable.



- 6) Materials used in exterior work to be similar in appearance to those of the exterior of the existing house.
- 7) Any upper-floor window in a wall or roof slope in 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.
- 8) No balconies or verandas are permitted development.



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