



## Class A

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

# Summary

## Single-storey extension

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.

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

\*Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

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

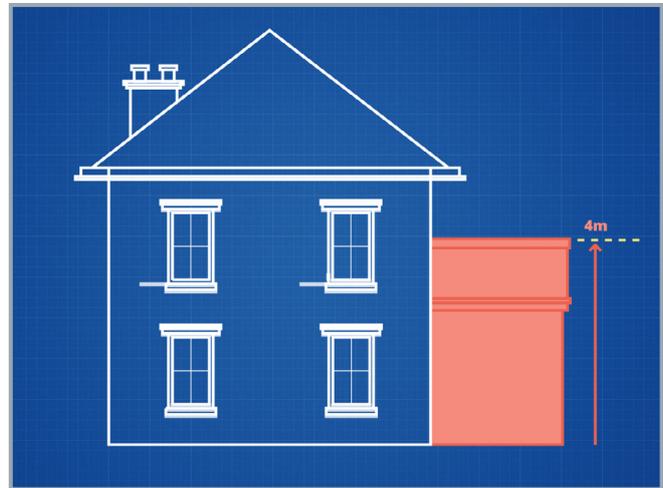
**4.** On designated land side extensions are not permitted development.

On designated land and Sites of Special Scientific Interest the regime for larger single-storey rear extensions (see point 9) which runs until 30 May 2019 does NOT apply.

**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.** Width of side extension must not have a width greater than half the width of the original house.

**7.** Side extensions to be single storey with a maximum height of four metres.



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

**9.** Single storey rear extension must not extend beyond the rear of the original house by more than 3m an attached house or by 4m if a detached house.

In addition, outside designated land and Sites of Special Scientific Interest the limit is increased to 6m if an attached house and 8m if a detached house until 30 May 2019.

These increased limits (between 3m and 6m and between 4m and 8m respectively) are subject to the [neighbour consultation scheme](#).

**10.** Single storey rear extension must not exceed a height of four metres.

**11.** Maximum eaves and ridge height of extension no higher than existing house.

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