



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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Summary

Two-storey rear extension

(Extensions of more than one 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.

1. On designated land extensions of more than one storey are 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.

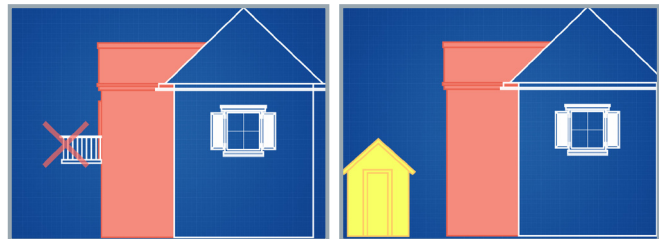
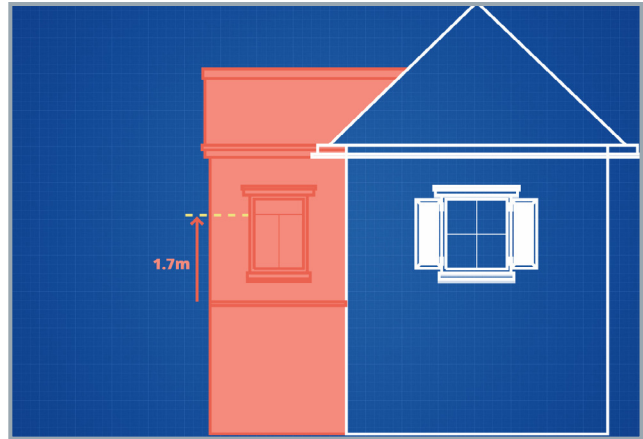
* Sheds and other outbuildings must be included when calculating the above 50% limit.

3. 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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Charlie Luxton explains how daylight can transform an extension

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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.

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

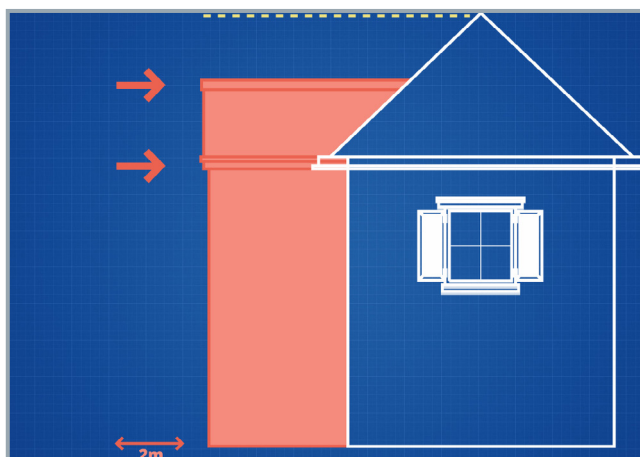
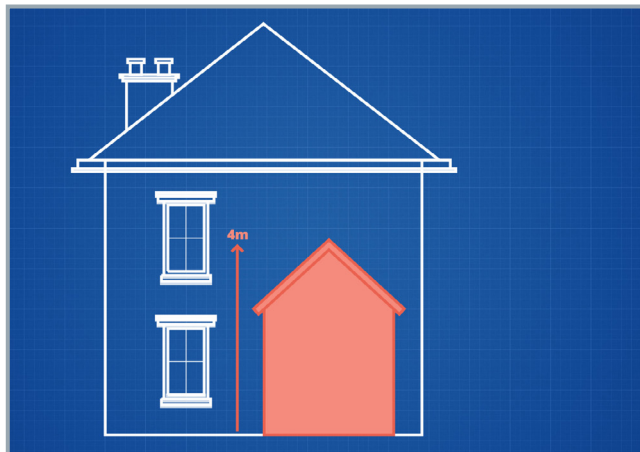
Most extensions of properties require approval under the Building Regulations. [For more information read Planning Portal online guidance.](#)

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

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

Disclaimer

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



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

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