

**PERMITTED DEVELOPMENT RULES FOR FRONT EXTENSIONS**

- Not allowed under permitted development rules, but you can apply for planning permission.
- However, if you wish to build a porch, you can up to 3 square metres of the ground area. This is measured from the outside so you have to factor in the thickness of the walls.

**PERMITTED DEVELOPMENT RULES FOR SINGLE-STORY REAR EXTENSIONS**

- As mentioned earlier, you can extend up to 4 metres for detached houses and 3 metres for all other houses.
- Anything above this would not fall under permitted development and would require full planning permission.

**PERMITTED DEVELOPMENT RULES FOR LOFT CONVERSIONS**

- Any additional roof space must not exceed 40 cubic metres for terraced houses and 50 cubic metres for semi-detached and detached.
- Cannot go beyond the existing roof slope.
- Cannot be higher than the highest part of the roof.
- Materials to be similar in appearance.
- \*Same window rules as a double storey.
- Roof extensions, apart from, hip to gable ones are to be set back as far as practical. At least 20cm from the original eaves, which is measured along the roof panel.

**PERMITTED DEVELOPMENT RULES FOR ALL EXTENSIONS**

- Materials to be similar to the existing house.
- No verandas, balconies, or raised platforms.
- Must not be taller than the existing house.
- The extension should not take up more than half the garden/outdoor space.
- A single storey extension can't be more than 4 metres high. If the extension is within 2 metres of the property boundary; it can't be more than 3 metres high.

**P E R M I T T E D  
D E V E L O P M E N T**



**PETER PHILIP**  
DEVELOPMENTS

**Important things to note.....**

If previous owners have extended since 1948 then this would affect your permitted development allowance.

Flats, maisonettes, or any other type of buildings do not have permitted development rights.

**PERMITTED DEVELOPMENT RULES FOR SIDE EXTENSIONS**

- Must not front on the road.
- Single storey only.
- Maximum of 3 metres from the house.
- Must not be more than half of the width of the original house.

**PERMITTED DEVELOPMENT RULES FOR DOUBLE-STORY REAR EXTENSIONS**

- The eaves and pitch heights must be no higher than those of the existing house. However, if the building is within two metres of a boundary, the overall maximum eaves height is restricted to 3m. The roof pitch should match the existing house as much as possible.
- Under permitted development rules, you can extend up to three metres from the original house, but it must be more than seven metres from the rear boundary, opposite the rear wall. Any extensions to the original house, sheds, or outbuildings should not exceed more than 50% of the total area of land around the house.
- The materials used should be similar in appearance to that of the existing house.
- Two storey extensions to the side or front of the original house are not permitted development.

- \*No verandas or balconies. Any upper-floor window in a side elevation must be obscured glazing and non-opening (unless it's more than 1.7m from floor level internally).