

Planning Permission. Extensions.

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- No more than half the area of land around the 'original house'* would be covered by additions or other buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension to be higher than the highest part of the roof.
- Single-storey rear extension must not extend beyond the rear wall of the 'original house'* by more than three metres if an attached house or by four metres if a detached house.
- Maximum height of a single-storey rear extension of four metres.
- Maximum depth of a rear extension of more than one storey of three metres beyond the rear wall of the 'original house'* including ground floor.
- Maximum eaves height of an extension within two metres of the boundary of three metres.
- Maximum eaves and ridge height of extension no higher than existing house.
- Side extensions to be single storey with maximum height of four metres and width no more than half that of the original house.
- Two-storey extensions no closer than seven metres to rear boundary.
- Roof pitch of extensions higher than one storey to match existing house.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms.
- Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- On designated land* no permitted development for rear extensions of more than one storey.
- On designated land no cladding of the exterior.
- On designated land no side extensions.

Please note: the permitted development allowances described here apply to houses not flats, maisonettes or other buildings. [View guidance on flats and maisonettes here.](#)

Installation, alteration or replacement of a chimney, flue or soil and vent pipe: [Read guidance on the permitted development regime under Class G of the regime which came into force on 1 October 2008.](#)

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

