

# Extend your home without planning permission!

## Essential money-saving advice from your trusted, local MasterBond Builder

### HOME EXTENSIONS

If you are adding to or extending your home you **DO NOT** need planning permission, provided you meet the new limits and conditions detailed below.

- No more than half the area of land around the original house would be covered by additions or other buildings.
- Maximum depth of a single-storey rear extension of 3 metres for an attached house and 4 metres for a detached house.
- Maximum height of a single-storey rear extension of 4 metres.
- Maximum depth of a rear extension with more than one storey of 3 metres including ground floor.
- 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.
- Maximum eaves height of an extension within 2 metres of the boundary of 3 metres.
- Maximum eaves and ridge height of extension no higher than existing house.
- Side extensions to be single storey with maximum height of 4 metres and width no more than half that of the original house.
- Two-storey extensions no closer than 7 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.
- Special restrictions apply to land such as national parks and conservation areas.

### LOFT CONVERSIONS

Subject to conditions below, loft conversions are now considered permitted developments that **DO NOT** need planning permission.

- A volume allowance of 40 cubic metres for terraced houses.
- A volume allowance of 50 cubic metres for detached and semi-detached houses.
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- No extension to be higher than the highest part of the roof. • Materials to be similar in appearance to the existing house. • No verandas, balconies or raised platforms.
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the eaves.
- Roof extensions are not permitted development in areas such as national parks or conservation areas.

### GARAGE CONVERSIONS

Garage conversions **DO NOT** require planning permission as long as the garage space is not increased in size.

### DECKING

Decking **DOES NOT** require planning permission providing that the decking is no more than 30cm above ground level and does not cover more than half the garden area.

As your local, trusted MasterBond Builder, we are happy to advise you on any extension, conversion or new build work you may be considering. We provide a competitively priced, reliable service, that we feel is second to none. We are Guild of Craftsmen and MasterBond registered, which means all our work is covered by a 6 year or more, peace of mind warranty, and is to the highest standard. For more information see below, or visit our website.



The FMB is the largest trading association in the UK. It promotes professionalism and high quality workmanship among small to medium-sized building firms.

The FMB offer Peace of Mind for clients and provides a warranty to cover against unforeseen problems. As a MasterBond member, all work is warranted for 10 years. Should a member cease to trade, the warranty will be honored by other MasterBond members.



FMB MasterBond was one of the first and is the largest scheme to be part of TrustMark. TrustMark is an independent initiative created jointly by Government, industry and consumer groups.

TrustMark is designed to give increased consumer protection to people having work done in and around their homes and businesses. TrustMark registered firms are recognised as reputable tradespeople.



For over 30 years The Guild of Master Craftsmen has represented many different trades and professions, promoting and supporting excellence.

To the trade and public alike, the Guild's emblem and Coat of Arms represent skill, integrity, quality and service – in all professionalism. The Guild encourages members to strive for excellence and monitors standards to ensure that its principles are being maintained.



*“building reputation”*

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Visit [www.helm.uk.com](http://www.helm.uk.com) Email [info@helm.uk.com](mailto:info@helm.uk.com)

Head Office: The Nurseries, New Passage, Bristol BS35 4LZ