

# Home Extension Planning Guide



PLANDOME

ADAPTIVE REUSE LIGHTHOUSE

# ABOUT 'PLANDOME'

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Plandome specializes in delivering in-depth planning analysis reports that offer tangible and actionable insights for successful project execution. Our comprehensive reports include detailed layout plans and work breakdown structures, including Gross Development Value (GDV) analysis. These deliverables empower clients with the information needed to make informed decisions, mitigate risks, and optimize return on investment.

Our user-friendly reports translate complex planning regulations into clear, actionable steps, making the development process straightforward and accessible. Each report features a clear planning statement that outlines the development process, ensuring clients fully understand the path forward and can confidently navigate their projects.

## Our Services

At Plandome, we provide a range of services to streamline the planning process and support our clients in achieving their property development goals. Our services include:

**Loft Conversions:** Transform loft space into functional, stylish living areas, maximizing property value and space.

**Commercial to Residential Conversions:** Assist in converting commercial properties into residential spaces, aligning with market demands and maximizing investment potential.

**Residential Extensions:** Design and manage custom rear and side extensions to expand living spaces and enhance property aesthetics.

**Planning Permission Services:** Handle the complexities of planning permission, managing compliance and paperwork to secure timely approvals.

**Garage Conversions:** Convert garages into usable living areas, adding valuable space and functionality to homes.

**Permitted Developments:** Guide projects that fall under permitted development rights, expediting approval processes.

**Prior Approval Applications:** Manage the application process for projects requiring prior approval, ensuring regulatory compliance.

**Construction Drawings:** Provide accurate and detailed construction drawings to guide builders and support successful project completion.

**Kitchen Extensions:** Design beautiful kitchen extensions that add functionality and value to properties.

**Conservatories:** Plan and manage conservatory installations, creating bright, versatile spaces within homes.

## Introduction

Planning a home extension is an exciting opportunity to enhance your living space, improve functionality, and potentially increase property value. However, it can be a complex process involving design considerations, legal regulations, and financial planning. This guide aims to provide a comprehensive understanding of home extension planning, ensuring you make informed decisions every step of the way.

## 1. Understanding Your Goals

Before diving into the planning process, clarify the purpose of your extension:

- **Additional Living Space:** For growing families, home offices, or recreational areas.
- **Improved Layout:** Enhancing the flow and usability of your home.
- **Property Value:** Strategic extensions can significantly increase resale value.

**Key Tip:** Create a list of must-haves and nice-to-haves to prioritize your requirements.

## 2. Types of Home Extensions

Familiarize yourself with the common types of extensions to determine what suits your needs:

- **Single-Storey Extensions:** Adds ground-floor space, often for kitchens, dining, or living areas.
- **Two-Storey Extensions:** Increases both ground and upper-floor space.
- **Wrap-Around Extensions:** Combines side and rear extensions for maximum impact.
- **Garage Conversions:** Transforms an existing garage into habitable space.

**Term Explained:** *Loft Conversion* refers to the process of turning unused attic space into functional living space. This often includes structural alterations, insulation, and the installation of windows.

## 3. Planning Permission and Permitted Development (PD) Rights

### Do You Need Planning Permission?

Not all extensions require planning permission. Many fall under **Permitted Development (PD) Rights**, which allow certain works without a formal application.

# Guideline

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## General PD Rules:

- Single-storey extensions can extend up to 8m for detached homes and 6m for others (subject to prior notification).
- Two-storey extensions must not extend beyond the rear wall by more than 3m.
- Extensions must not exceed 50% of the land around the original house.

**Key Tip:** Always check with your local planning authority (LPA) to confirm PD eligibility.

## When Planning Permission Is Required:

- Extensions exceeding PD limits.
- Properties in conservation areas or listed buildings.
- Significant alterations to the property's appearance.

**Term Explained:** *Listed Building* is a structure legally protected for its historical or architectural significance. Any work on such buildings requires special permission.

## 4. Building Regulations Compliance

All extensions must comply with **Building Regulations**, even if planning permission isn't required. These regulations ensure the safety, energy efficiency, and structural integrity of the building.

### Key Areas of Compliance:

- **Structural Stability:** Adequate support and foundations.
- **Fire Safety:** Fire-resistant materials and escape routes.
- **Insulation:** Meeting energy efficiency standards.
- **Drainage:** Proper systems for waste and rainwater.

**Key Tip:** Work with a qualified architect or builder to navigate these requirements.

## 5. Designing Your Extension

### Choosing a Design:

- **Harmony:** Match the extension's style with your existing home.
- **Natural Light:** Incorporate large windows or skylights.
- **Functionality:** Ensure the layout meets your needs.

### Working with Professionals:

- **Architects:** For design and planning expertise.
- **Structural Engineers:** For assessing structural safety.
- **Builders:** For construction and project execution.

**Key Tip:** Obtain multiple quotes and review portfolios to select the right professionals.

## 6. Budgeting for Your Extension

### Cost Breakdown:

1. **Design and Planning:** Fees for architects, surveys, and planning applications.
2. **Construction:** Materials, labor, and equipment.
3. **Finishing Touches:** Flooring, painting, and fixtures.
4. **Contingency:** Allocate 10-15% for unexpected expenses.

### Funding Options:

- **Savings:** Ideal for avoiding debt.
- **Home Improvement Loans:** Ensure manageable repayment terms.
- **Remortgaging:** Borrow against your property's equity.

**Key Tip:** Create a detailed budget to avoid overspending.

## 7. Managing the Construction Process

### Pre-Construction:

- Finalize designs and secure necessary approvals.
- Arrange contracts with builders and suppliers.
- Set a timeline for project milestones.

### During Construction:

- Regularly communicate with contractors.
- Monitor progress and address issues promptly.
- Ensure safety measures are followed on-site.

## 8. Post-Completion Considerations

### Final Inspections:

- Ensure all work complies with Building Regulations.
- Obtain completion certificates from your local authority.

### Interior Design:

- Furnish and decorate to complement the new space.
- Consider energy-efficient appliances and fixtures.

### Insurance Updates:

- Inform your home insurance provider about the extension.

## Conclusion

Planning a home extension requires careful consideration of goals, design, regulations, and budget. By following this guide, you'll be well-prepared to navigate the process and achieve a successful outcome. Remember to consult professionals where necessary and keep communication clear throughout the project.

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