

What size of an extension to my house can I build without planning permission?

You can build a small extension (this includes a conservatory) to the rear of your house. What you can build will depend on a number of factors, in particular, whether the house has been extended before, and whether it is a detached house or a terraced or semi-detached house.

Case 1: Where the house has not been extended previously.

- i. An extension of up to 40 sq. metres can be built onto a detached house where the floor area of any extension above ground level does not exceed 20 sq. metres.
- ii. Where the house is terraced or semidetached, the floor area of any extension above ground level shall not exceed 12 sq. metres.
- iii. Any other ground floor extension must be not less than 2 metres from any party boundary. Windows at ground floor level must be not less than 1 metre from the boundary it faces and any window above ground level shall not be less than 11 metres from the boundary it faces. The proposed extension should not reduce the area of private open space to the rear of the house to less than 25 sq. metres
- iv. The roof of any extension should not be used as a balcony or roof garden.
- v. The height of the walls of any extension must not exceed the height of -the rear wall of the house, where the rear wall of the house does not include a gable or the side walls of the house, where the rear wall does include a gable.
- vi. The highest part of any flat roofed extension should not exceed the height of the eaves or parapet, and in any other cases should not exceed the highest part of the roof of the dwelling.

Case 2: Where the house has been previously extended.

- i. The floor area of the proposed extension, together with the floor area of previous extensions carried out after October 1964, should not exceed 40 sq. metres.
- ii. The total extended floor space above ground level should not exceed 12 sq. metres in the case of terraced or semi detached houses, and 40 sq. metres in the case of detached houses.
- iii. All of the other requirements set out above for Case 1 apply also to Case 2.

Note: In the above cases, the word "house" does not include a building designed for use or used as 2 or more dwellings, or a flat or apartment. Source: Article 5 (1) and Schedule 2 (Part 1) Class 1. Planning & Development Regulations.