

DO I NEED PLANNING PERMISSION FOR AN EXTENSION ABOVE MY HOUSE?

This form will be useful if you plan to enlarge your house by building an extension *above* it and want to know if it will be permitted development. The table below asks a series of questions. If you answer ‘yes’ on **any** one of them then a full planning application will be required for the extension. If you answer ‘no’ to **all** the questions, then an application for Prior Approval **must** be submitted and approved before you can start work. Details of what should be submitted for both application types can be found on our [validation checklist](#).

You can submit an application and calculate the fee for a Planning Application or a Prior Approval application using the [Planning Portal](#).

If your property is listed, then Listed Building Consent will be required before any works can commence. You can also check whether your property is a [listed building](#) or in a [conservation area](#).

A separate permission under Building Regulations may be required and you should obtain the appropriate consent before carrying out the work. Please call Building Control ph: 01892 602005 for further information.

Remember to carry out [self-certification forms](#) for dormer windows and porches (Classes B, C, D and F) as what you propose may be permitted under those allowances. A guide to permitted development can be found at [Permitted development rights for householders](#), which provides useful definitions and explanations such as how to measure eaves height.

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part1 Class AA – Upward Extensions			
“The enlargement of a dwellinghouse consisting of the construction of— (a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or (b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.”			
<i>To determine whether permission is required for your proposal please answer the following:-</i>			
ABOUT YOUR HOUSE			
		YES	NO
1	Was the use of your property as a house granted through permitted development rights? Houses created since April 2015 through permitted development		

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	rights that allow changes of use from shops, financial and professional services (e.g. estate agents) or agricultural buildings will not have permitted development for upward extensions. You can check the planning history of your property to find out if this applies to your house.		
2	Is your house located in a conservation area, an area of outstanding natural beauty or a site of special scientific interest ?		
3	Was your house constructed before 1st July 1948 or after 28th October 2018; You can check the planning history of your property to find out if this applies to your house.		
4	Has your house already been enlarged by the addition of one or more storeys above the original dwellinghouse?		
ABOUT YOUR EXTENSION?			
5	Including the extension, will the height of the highest part of the roof of the extended dwellinghouse would exceed 18 metres?		
6	Including the extension, will the height of the highest part of the roof of the dwellinghouse be greater than the height of the highest part of the roof of the existing dwellinghouse by more than— (i) 3.5 metres, where the existing dwellinghouse consists of one storey; or (ii) 7 metres, where the existing dwellinghouse consists of more than one storey?		
7	If your house is semi-detached, would the height of the highest part of its roof, including the extension, be more than 3.5 metres above the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall) ?		
8	If your house is part of a terrace, would the height of the highest part of its roof, including the extension, be more than 3.5 metres above the height of the highest part of the roof of every other building in the row in which it is situated?		
9	Would the floor to ceiling height of any additional storey, measured internally, be more than either:- (i) 3 metres; or (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;		

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10	Would the additional storeys be above a building which is not the principal part of the dwellinghouse?		
11	Would the house as extended include the provision of visible support structures on or attached to the outside of the dwellinghouse upon completion of the development?		
12	Would you need to carry out any engineering operations outside the curtilage (boundary) of the dwellinghouse to strengthen its existing walls or existing foundations?		

CONDITIONS

The following conditions **must be complied with** for all development within **Class AA, Part 1 – upward extensions**

A	The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
B	The development must not include a window in any wall or roof slope forming a side elevation of the dwelling house.
C	The roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse;
D	Following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.
E	You must apply for and be granted Prior Approval before development commences
F	Before beginning the development, you must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;
G	The extension must be completed within a period of 3 years starting with the date Prior Approval is granted;
H	You must notify the local planning authority of the completion of the extension as soon as reasonably practicable after completion; Notification must be in writing and include— (i) the name of the developer; (ii) the address of the dwellinghouse; and (iii) the date of completion.

This fact sheet provides advice on extensions to dwellings. If your proposal relates to other types of work to your property then you may need to look at other [self-certification forms](#).

Disclaimer: The information and advice contained within this form is **NOT** a formal determination under **s192 of the Town and Country Planning Act 1990**. If you wish to obtain such a legal determination you must apply for a 'Prior Approval' for which the relevant application forms are available to download [here](#) where you can also make an online application through the **Planning Portal**.