



# HOW TO

# GET PLANNING PERMISSION FOR YOUR EXTENSION

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# How to Get Planning Permission for Your Extension in Your Area

## Introduction

Extending your home is a great way to create more space and add value to your property. However, before you begin construction, you may need to obtain planning permission from your local council. This guide will walk you through the process, helping you understand the requirements, avoid common mistakes, and streamline your application.

## Do You Need Planning Permission? Understanding Permitted

### Development Rights

Before applying for planning permission, check if your extension falls under **Permitted Development (PD) Rights**. If it does, you may not need formal approval. Here are some key conditions:

- The extension **does not exceed** 50% of the original land around the house.
- Rear extensions **must not extend more than** 3m (terraced/semi-detached) or 4m (detached).
- The **maximum height** for a single-storey extension is **4m**.
- Side extensions must be **single-storey and no wider than half the original house width**.
- Materials used must be **similar in appearance** to the existing house.

If your project does not meet these conditions, you will need to apply for **full planning permission**.

## Step-by-Step Guide to Getting Planning Permission

### 1. Understand Local Regulations

Planning rules vary across [Your Area], so check your local council's website for specific guidelines. Some areas, such as Conservation Areas and Listed Buildings, have stricter rules.

### 2. Prepare the Necessary Documents

Your planning application should include:

- **Architectural drawings** (floor plans, elevations, site plans)
- **A Design and Access Statement** (explaining how the extension fits the area)
- **Structural calculations** (if required)
- **A Planning Statement** (justifying why the extension should be approved)

### 3. Consult with Neighbours

Engage with your neighbours early to **address potential objections**. Their support can influence the council's decision.

### 4. Submit Your Application

Applications are submitted online via the **Planning Portal ([www.planningportal.co.uk](http://www.planningportal.co.uk))**. You'll need to pay a fee, typically **£206 for extensions in England**.

### 5. Wait for Approval

The council will review your application and may consult with neighbours and other parties. The process usually takes **8 weeks**, but complex applications can take longer.

### 6. Respond to Feedback or Objections

If your application faces objections, you may need to modify your design or provide further justification.

### 7. Receive Your Decision

If approved, you can begin construction, ensuring that the project complies with the approved plans. If rejected, you can **appeal the decision** or modify and reapply.

## Common Reasons for Planning Permission Rejection

Understanding why applications get rejected can help you avoid costly delays. Here are the most common reasons:

- **Overshadowing neighbours** – Reducing their natural light or privacy.
- **Out of character** – The design does not match surrounding properties.
- **Overdevelopment** – The extension is too large compared to the original house.
- **Parking concerns** – The extension affects access or available parking.
- **Environmental impact** – Trees, wildlife, or flood risks are not considered.

## Case Study: 3.8m x 6m Extension in Milton Keynes

To illustrate the planning process, let's consider a real-world example of a **3.8m x 6m single-storey rear extension** in **Milton Keynes**.

### Project Overview:

- **Size:** 3.8m x 6m (22.8 sqm)
- **Features:** 2 Velux roof windows, 3.6m bifold doors, underfloor heating
- **Total Construction Cost:** Approx. **£51,300** (based on £2,250 per sqm)
- **Planning & Fees:** £2,150 (including architect fees, structural calculations, and government fees)

## Planning Challenges & Solutions:

- **Restricted access:** Modular construction was used to avoid disruption to neighbours.
- **Ensuring compliance:** Pre-approved modular designs met UK Building Regulations, expediting approval.
- **Neighbour concerns:** A well-documented Planning Statement addressed privacy and overshadowing issues.

## Outcome:

The project received planning approval within **8 weeks**, and the modular extension was completed in just **2 weeks**, minimising disruption for the homeowners.

## Tips for a Successful Planning Application

- **Hire professionals** – A qualified architect and planning consultant can improve your chances of success.
- **Follow design guidelines** – Use materials that blend well with your home.
- **Be flexible** – If concerns arise, be willing to modify your plans.
- **Get pre-application advice** – Some councils offer consultations before submission.

## How Vergolus Can Help

At **Vergolus**, we offer a **turn-key service**, handling everything from **drawings and planning applications to structural calculations and construction**. With our **modular extension solutions**, we provide fast, cost-effective builds that meet all planning regulations.

## Why Choose Us?

- ✓ **Experienced professionals** – 30+ years of industry expertise
- ✓ **Pre-approved modular designs** – Faster approvals and compliance
- ✓ **Planning application assistance** – We handle the paperwork
- ✓ **Fast construction** – Extensions completed in as little as **2 weeks**
- ✓ **25-year warranty** – Long-lasting, durable solutions

## Conclusion & Next Steps

Securing planning permission for your extension doesn't have to be complicated. By following this guide, preparing the right documents, and consulting with professionals, you can **increase your chances of approval**.

💬 **Need expert advice? Contact Vergolus today for a free consultation and let us handle the process for you!**

Let Vergolus take your home to new heights.

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