

# HOUSE EXTENSIONS

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Lccl Construction house extension specialists  
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Buckinghamshire and Surrey

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The background image shows a modern house extension with a large glass wall. Inside, there is a bar area with three yellow bar stools and a white countertop. The house has a brick exterior and a dark roof. The text is overlaid on the image in a large, white, sans-serif font.

# HOUSE EXTENSION GUIDE 2020 RELEASE LCCL CONSTRUCTION KEY FACTS

It is sensible for homeowners considering an extension to define their objectives and prepare a realistic brief, budget and schedule. By consulting architects, contractors and planners early, it should be possible to determine the scope and scale of extension that could be permitted and is affordable. This is why Lccl Construction is a design and build company, you would have the benefit of the design phase and construction phase while dealing with one point of call.

The fees associated with appointing architect or design and build contractor may be off-putting to homeowners, however, they tend to be relatively low compared to the construction cost and the experience of professionals is likely to save money and time over the life of the project, as well as resulting in a better-designed end product. Professional input can also help secure all necessary permissions required legally.

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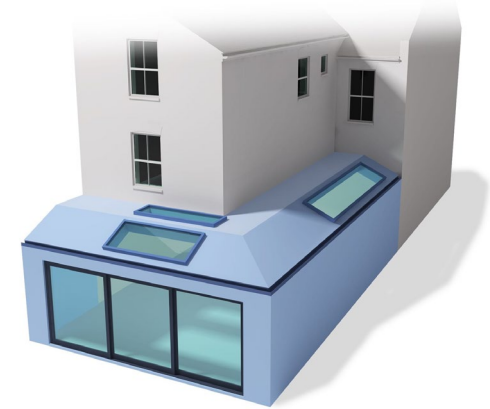
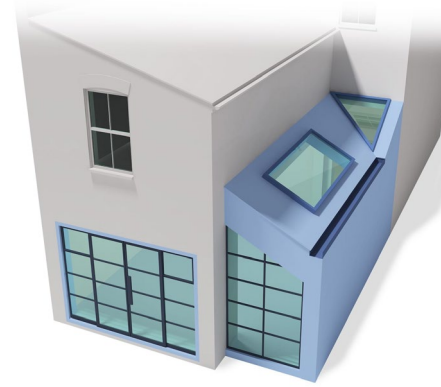
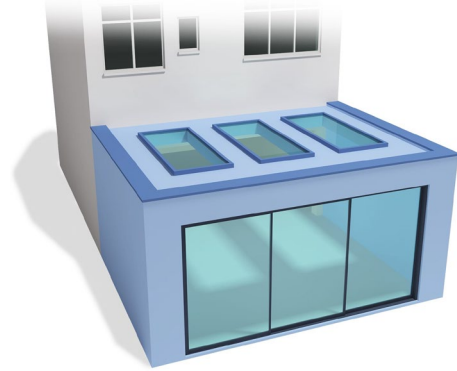
# FEASIBILITY

Building an extension to a house is an increasingly popular choice for homeowners seeking to maximize the potential from their property space. With fees and stamp duty to consider as well as the upheaval entailed with buying a new house and continually increasing property prices, an extension can be seen as a more economical option.

We have established that the basic price of building an extension is £1,200 to £1,400 per square metre. So, for a 20msq extension (4m x 5m), the cost will range from £22,000 to £28,000. These prices don't include VAT, charged at 20%. The price bracket reflects the variance of materials used, the complexity of design, quality of finish and where in the UK you live.

This price covers the essential elements of the build, constructing the foundations, building the walls, insulating the new structure, fitting out with plasterboard, adding a subfloor, and installing a basic provision for plumbing and electrics. It will not include any of the finishing elements, such as decoration or kitchen installation.





# TYPES OF HOUSE EXTENSIONS

**FEW EXAMPLES** MANY MORE CAN BE FOUND HERE  
[HTTPS://WWW.ADCONSTRUCTIONLONDON.CO.UK/POST/HOUSE-EXTENSION-TYPES](https://www.adconstructionlondon.co.uk/post/house-extension-types)

Ground Wraparound  
Rear House Extension  
Side Return House Extension  
Rear Wraparound Extension

# REGULATIONS

DO I NEED PLANNING  
PERMISSION FOR A HOUSE  
EXTENSION?

## HOUSE EXTENSION BUILDING REGULATIONS

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As follows we talk about the planning  
permission and building regulation approvals.

# DO I NEED PLANNING PERMISSION FOR A HOUSE EXTENSION? MAYBE.

Whether or not you'll need to go through planning will depend on your permitted development rights.

Permitted development rights allow homeowners to extend their home without the need for planning permission. The scheme was set up by the government, and they can only be used if your extension follows a strict set of guidelines.

You can find out guidance here <https://www.adconstructionlondon.co.uk/house-extension-planning-permission>

You're usually within permitted development rights if your single-storey extension or conservatory...

Sits to the side (as long as this will not face a highway) or rear of the house (not the front)

Must not extend beyond the rear wall of the existing house by 3m if an attached house or 4m if detached

Uses similar building materials to the existing house

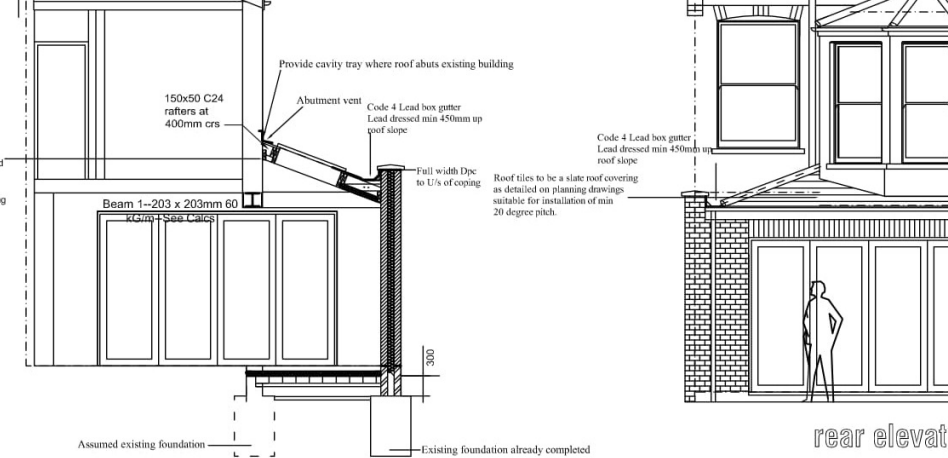
Takes up less than 50% of the size of the land around the original house ("original" being the latest of when the property was built or if it was built before 1948, then as it stood on 1st July 1948)

If a side extension is less than 50% of the width of the original house

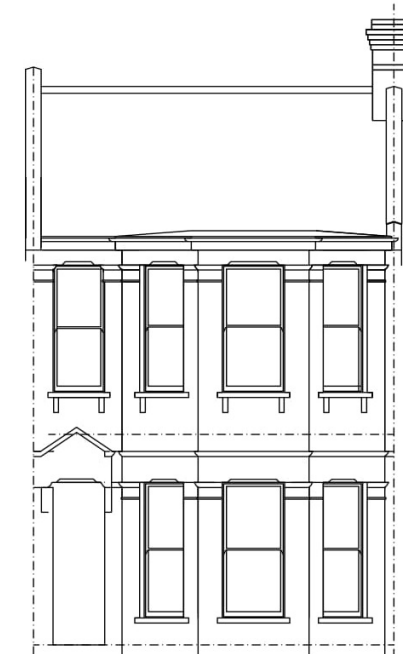
Is less than 4m in height (or less than 3m if within 2m of a property boundary)

Has eaves and a ridge that are no taller than the existing house

To name just a few of the requirements! However, not all homes qualify for the scheme, even if they follow the rules above. Permitted development rights do not cover... Flats, Maisonette, Listed Buildings, Homes with conservation areas, If you wish to extend any of these properties, you'll need to apply for planning permission.



section C-C

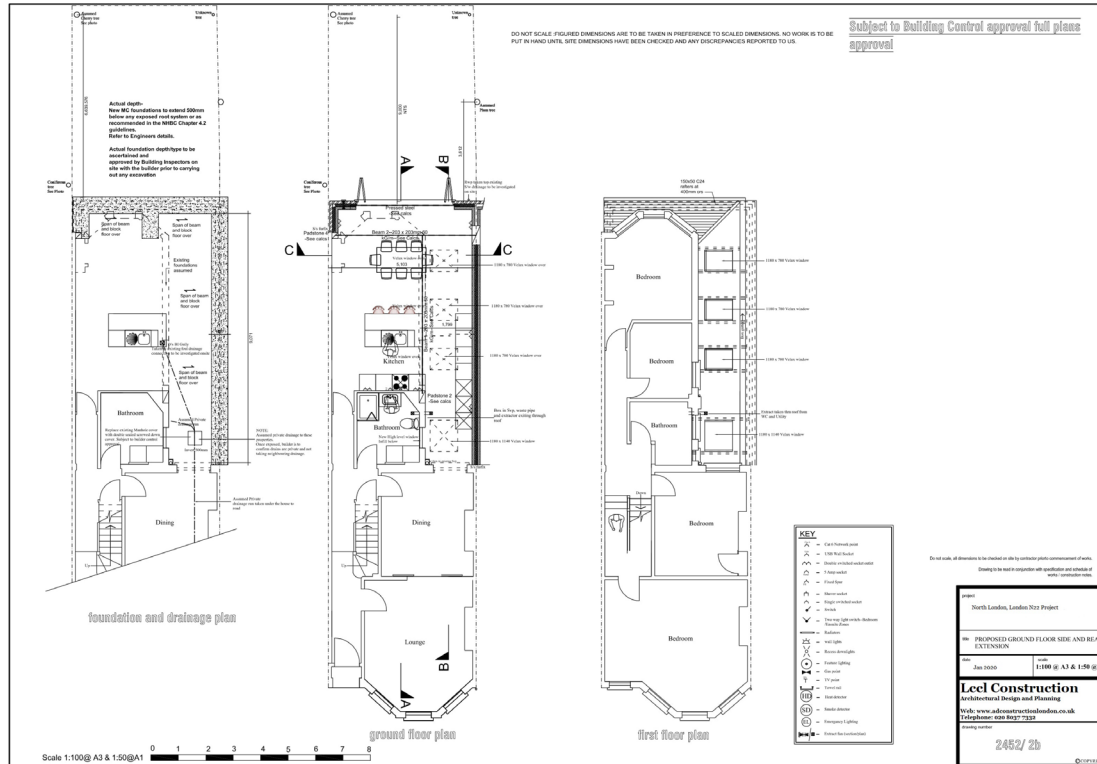


front elevation

Do not scale, all dimensions to be checked on site by contractor. Drawing to be read in conjunction with other drawings.

project	North London, London
title	PROPOSED GROUND FLOOR EXTENSION AND L
date	Jan 2020
Web:	www.adconstructionlondon.co.uk
Telephone:	020 8037 7332
drawing number	

# HOUSE EXTENSION BUILDING REGULATIONS



Getting building regulation approval is a statutory requirement set by the government in order to ensure that buildings are designed and constructed in accordance with the Building Regulations & Associated Legislation. Approval is predominantly necessary to ensure the health and safety of those living in the property, as the regulations oversee not just the structural integrity of the building, but matters such as fire safety, energy efficiency, and sustainability. Therefore, they are not only important for day to day building matters, but have long term environmental benefits.

Projects that require Building Regulations approval:

- Erection of a new building

- Extension or alteration of an existing building

- Loft conversions

- If you're providing services or fittings in a building, such as drainage, replacement windows, and fuel burning appliances of any type.

- Many types of electrical works on buildings.



# DO YOU NEED A PARTY WALL SURVEYOR?

If your project is affected by a party wall matter, you might have heard the term 'party wall surveyor' batted about. But how can this professional help your home and do you even need one?

What is a party wall?

A party wall is a wall, boundary, or outbuilding that you share with another household. These are common between terraced and semi-detached houses but can also affect detached properties if you share a garden wall or invisible boundary line.

While it can be quite easy to spot a shared party structure, such as a wall between two terrace properties, it can be difficult to spot shared boundaries. For this reason, we always recommend having an architect on board, who will be able to spot these issues ahead of time and advise you when to act.

Work you must tell your neighbour about

A party wall notice is required if you're building anywhere within 3ms of a party wall, including shared boundaries.

The notice must be served at least two months before any construction takes place and be given to all legal owners of any building affected by your proposed build. Under the Party Wall etc. Act 1996, neighbours have 14 days to respond.



# 6 THINGS YOU NEED TO KNOW BEFORE EXTENDING YOUR HOME

**Will it add value to your home?** - Even if you're not planning to sell your home anytime soon, it's important to understand what your project may or may not do for the value of your home. Extending is an expensive project, but can in many cases reward your investment when it comes to selling.

**Have you got enough budget?** You've put money aside, but have you got enough for everything that will be required? While many people plan for the builders fees, and materials, there are a lot of hidden costs that some aren't prepared for. Such as Legal fees, Architecture, Measured Surveys, Structural Engineer Fees, Building Regulation Fees, Planning Fees, Warranty, Waste Removals, External Works etc...

**Do you understand the timings?** - Extending your home isn't a quick job, in fact, you might be surprised by how long the whole process can take. There's a lot of stages involved with extending, and each one can vary on the time it takes.

**Do you have permitted development rights?** - Permitted development rights were created by the Government to allow homeowners to extend their home, without the need for planning permission, as long as said development follows a strict set of guidelines. These rights do not extend to all homes. For example, no one living in a flat or maisonette has permitted development rights. Nor do some homes that are located in conservation areas.

**Where will you live during construction?** - It's a factor often overlooked by homeowners, but will your home be habitable during the construction of your extension? Depending on the work, your water may have to be shut off, you'll have builders moving material and waste through your home, and you may lose vital space - like your bathroom or kitchen.

**You'll need to take out insurance** - Fun fact, your current home insurance will stop covering your home the minute you start to construct your extension. In fact, it stops being applied for any structural change. For this reason, you'll have to take out site insurance, to make sure you're still protected.



**LOOKING TO  
GET  
STARTED?**  
TO START GET IN  
TOUCH OR BOOK  
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