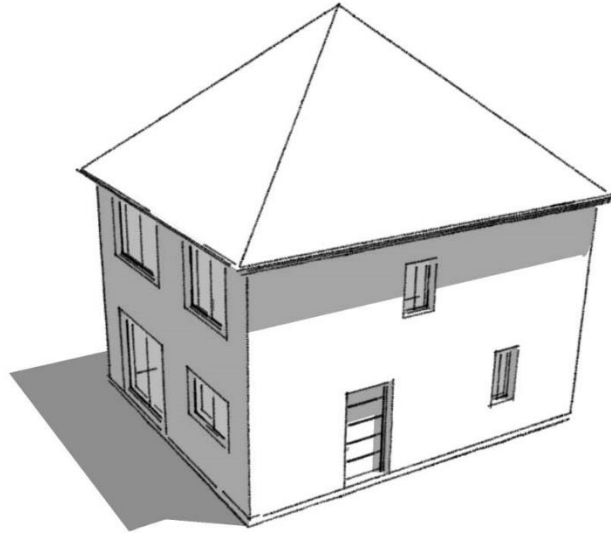
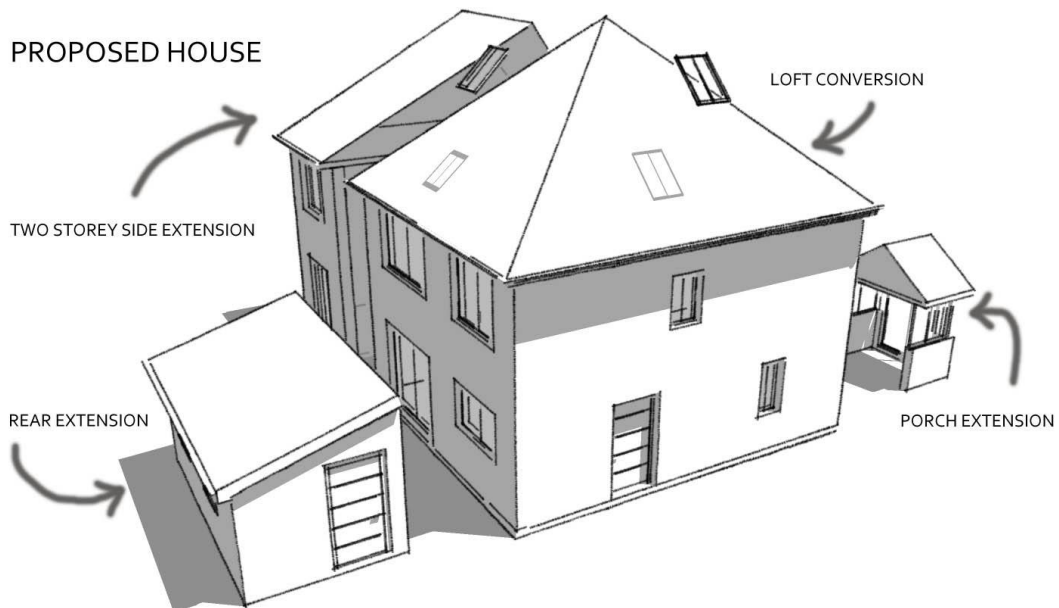


# HOME EXTENSION QUICK GUIDE

ORIGINAL HOUSE



PROPOSED HOUSE



FIRST STAGES OF YOUR HOME EXTENSION LAID OUT SIMPLY

# STEP 1

# WHY / VIABILITY

## A. WHY ARE YOU HAVING AN EXTENSION?

- MORE SPACE, ADDITIONAL LIVING SPACE, NEW KITCHEN, EXTRA BED
- BETTER SPACE ARRANGEMENT, BIGGER KITCHEN, BIGGER LIVING AREA
- PROFIT

## B. VIABILITY

BASIC EXAMPLE £1K – 1.5K PER m<sup>2</sup>, PER FLOOR I.E. GROUND FLOOR + FIRST FLOOR

FLOOR AREA X £K PER m<sup>2</sup> = TOTAL COST

### ESTABLISH BUDGET

IS THERE ANYTHING TO PREVENT IT

- EASEMENT SEWER
  - SOMETHING IN DEEDS
  - ANY LEGAL REASON
- UNDER GROUND POWER CABLES
  - GAS, ELECTRICAL, WATER
- MINES (COAL)
  - ARE THERE ANY, ARE THEY WITHIN 25M
- POOR GROUND CONDITIONS
  - EXPENSIVE FOUNDATIONS
- COVENANTS
  - ANY LEGAL REASON
- GREEN BELTS RESTRICTION
  - 40% INCREASE ONLY (EXAMPLE)
- LISTED BUILDING RESTRICTION
  - PLANNING REFUSED BEFORE
- PLANNING RESTRICTION
  - SPECIFIC LOCAL REQUIREMENT

## C. CHECK THE FOLLOWING:

- PROPERTY DEEDS
- PROPOERT HISTORY
- LOCAL PLANNING WEBSITE
- UTILITY MAPS

[www.dagdat.co.uk](http://www.dagdat.co.uk)

[www.promap.co.uk](http://www.promap.co.uk)

## STEP 2

## PRE-BUILD / CONCEPT

### A. WHERE TO START - BUILDER, ARCHTECT, PLANNING DEPARTMENT?

- APPOINT AN ARCHITECT, SURVEY, ARCHITECTURAL TECHNOLGIST, PLANNING CONSULTATION, TO DISCUSS IDEAS, PROPOSAL

### B. ESTABLISH WHAT IS WHAT PERMISSION IS NEEDED

- PLANNING PERMISSION - Statutory submission of drawings & application to local authorities for consideration of the development in respect of size, shape, distance to boundaries and how appropriate is its intended use. Types of applications:
  - HOUSE HOLD PLANNING APPLICATION
  - PERMITTED DEVELOPMENT
  - PRIOR NOTICE / LOCAL DEVELOPMENT PLAN
  - LAWFULNESS APPLICATION
- BUILDING REGULATIONS – Technical aspect of the build, how it's going to be built in compliance with the building regulations.
  - REQUIRED FOR MOST BUILDING WORK
- SEWER BUILD OVER AGREEMENT (WATER AUTHORITY) – Agreement to build over or close to underground drainage.
  - BUILDING OVER OR CLOSE TO A SEWER
- PARTYWALL AGREEMENT – Building on or close to buildings or walls owned by neighbouring properties.
  - BUILDING CLOSE TO A NEIGHBOUR
  - BUILDING ON A SHARED WALL
  - BUILDING ON THE BOUNDARY

### C. ESTABLISH PRE-CONSTRUCTION COSTING

## STEP 3

## SUBMISSION

### A. DESIGN PREPARED AND AGREED READY FOR SUBMISSION

- INSTRUCTION / BRIEF AGREED WITH DESIGNER
- DESIGN PERIOD (DURATION SUBJECT TO COMPLEXITY)
- AGREE SUBMISSION WITH DESIGNER

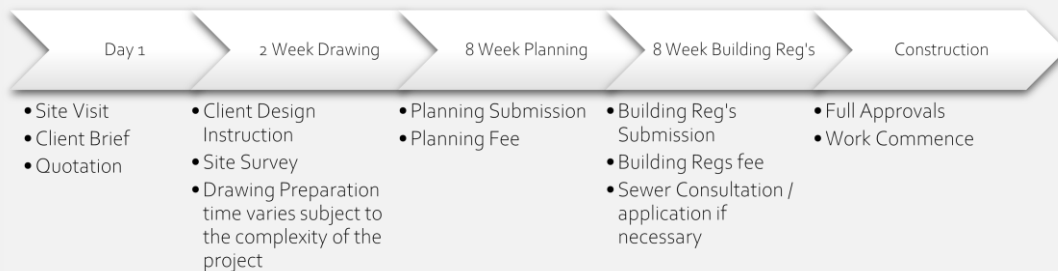
### B. SUBMISSION OF APPLICATION/S, PAYMENT OF FEES

- PLANNING PERMISSION
- BUILDING CONTROL
- WATER AUTHORITY
- PARTY WALL AGREEMENT

### C. PERIOD OF ASSESSMENT

- PLANNING PERMISSION (8 WEEKS)
- BUILDING CONTROL (FROM SUBMISSION)
- WATER AUTHORITY (2 WEEKS MIN)
- PARTY WALL AGREEMENT (2 WEEKS MIN)

### D. TIME LINE



- IF PLANNING IS NOT REQUIRED, THE INITIAL STAGE IS BUILDING REGULATIONS SUBMISSION

# INFO SHEET

BUDGET OR BUILD COST                      £ \_\_\_\_\_

DESIGNER DETAILS                              \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING PERMISSION  
• SUBMISSION DATE                              \_\_\_\_\_  
• APPROVAL DATE                                \_\_\_\_\_

BUILDING CONTROL  
• SUBMISSION DATE                              \_\_\_\_\_

BUILD OVER AGREEMENT  
• SUBMISSION DATE                              \_\_\_\_\_  
• APPROVAL DATE                                \_\_\_\_\_

PARTY WALL AGREE  
• SUBMISSION DATE                              \_\_\_\_\_  
• AWARD    \_\_\_\_\_

BUILDER DETAILS                                \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

START DATE                                        \_\_\_\_\_

## FLOW CHART

