



## Step-by-step guide to the process of getting an extension built

Arranging an extension to a house involves several steps, including obtaining planning permission, hiring an architect, selecting a building contractor, and ensuring detailed structural drawings are in place. At New Meaning Construction we can help you bring together your plan, whether that's right from the early concept or further along on your planning journey. For example, we can help you bring an architect onboard or we can help later on when you've got drawings, are 'ready to hire' your building contractor and need a swift site visit and quote.

Here's an overview of the process:

### Initial Assessment and Planning:

- Identify the need for an extension and assess what's possible. You'll need to consider local planning regulations, such as setback requirements, height restrictions, and conservation area considerations. Here's a useful government [website](#) to guide you. To help you assess what's possible you can have a free initial phone consultation with New Meaning Construction at this stage. If you're ready to engage the services of an architect and make a planning application, we can help get the ball rolling with this too.

### Planning Permission & Hiring an Architect

- Check whether planning permission is required from the local planning authority. Not all extensions need planning permission, but some larger or more complex ones do. If planning permission is required, then you need to wait for planning permission approval before proceeding with the project.
- Submit planning application documents, including proposed plans and drawings, to the local authority. Almost all planning permission applications will need drawings, and, in most cases, these need to be done by an architect. New Meaning Construction can help you engage the services of an architect, or you may already have one in mind. The architect will create detailed drawings and plans, considering structural elements, materials, and aesthetics.
- You will need to discuss your requirements, budget, and any specific preferences you have for the extension with both the architect and building contractor. At New Meaning Construction we can help make sure that there's good communication between all parties.

### **Detailed Structural Drawings:**

- Detailed structural drawings are essential for the construction phase. These drawings provide precise information about the extension's structure, including dimensions, materials, and load-bearing elements.
- Having detailed drawings before a building contractor's site visit ensures swift and accurate cost estimates and is an important tool for good communication.

### **Selecting a Building Contractor:**

- Invite your chosen reputable local building contractors to provide a quote based on site visits and the detailed drawings and specifications you provide.
- Consider factors such as experience, references, and the contractor's ability to meet timelines and budgets.
- Sign a contract that outlines the scope of work, payment terms, and project timeline.

### **Construction Phase:**

- Once the building contract has been secured, work can begin on-site.
- Regular communication with yourself, the contractor and architect help address any issues that may arise during construction.
- The architect may make site visits to ensure the project aligns with the approved plans.

### **Completion and Inspection:**

- The building contractor completes the construction, and the architect inspects the work to ensure it meets the approved plans.
- Obtain completion certificates and ensure compliance with building regulations.

### **Approximate Costs for a Single-Storey Extension in the UK:**

- Costs can vary based on location, size, materials, and complexity.
- Costs are currently quite variable, but a rough estimate could range from £1,000 to £2,500 per square metre, all dependent on specifications and availability of materials. This estimate may include design fees, planning application costs, building regulations fees, construction costs, and additional expenses such as VAT.

## FAQs

### **Do I need to get architectural drawings in order to apply for Planning Permission for an extension?**

Yes, in most cases, you will need architectural drawings as part of the planning permission application process. Planning authorities typically require detailed plans and drawings to understand the proposed changes to the property and assess whether it complies with local planning regulations and guidelines. These drawings help the authorities and other stakeholders visualise the project and evaluate its impact on the surrounding environment.

Architectural drawings submitted with a planning application typically include:

- **Site Plan:** An overview of the entire property, showing the location of the proposed extension in relation to existing structures, boundaries, and nearby features.
- **Floor Plans:** Detailed drawings of the existing and proposed floor layouts, including dimensions, room names, and the new extension's placement.
- **Elevations:** Drawings illustrating how the extension will appear from different viewpoints, showcasing the external design and features.
- **Sections:** Vertical cut-through drawings showing the internal structure of the extension, including heights, roof slopes, and the relationship with the existing structure.
- **Site and Design Statement:** A written document that explains the design rationale, how the proposed extension complies with planning policies, and addresses any potential concerns.
- These drawings provide the necessary information for the planning authority to make an informed decision about whether to grant planning permission. The level of detail required may vary depending on the complexity of the project and local planning regulations.
- Before starting the planning permission process, it is advisable to consult with a local planning officer or a professional architect to ensure that you are aware of the specific requirements and guidelines in your area. They can help guide you through the application process and ensure that your submission is complete and compliant with local regulations.

### **I want to build a small single storey side extension to my house. Do I really need planning permission?**

It depends. Regulations regarding planning permission can vary, and it's always essential to check with your local planning authority for the most up-to-date and accurate information. However, we can provide some general guidance regarding single-storey side extensions in the UK.

In many cases, small single-storey side extensions may fall under the category of "permitted development," meaning you may not need to apply for planning permission. Permitted development rights allow homeowners to make certain changes to their properties without the need for formal planning permission, as long as specific criteria are met.

Here are some general criteria for a single-storey side extension to be considered permitted development:

- **Size Limits:** There are limitations on the size of the extension, both in terms of the floor area and height. The specific limits can vary depending on whether your property is a detached, semi-detached, or terraced house.
- **Location on the Property:** The extension should not be forward of the principal elevation (front) or on the side of the property that fronts a highway. The rear or side location is generally more acceptable.
- **Materials and Appearance:** The materials used in the extension should be similar in appearance to the existing dwelling, and the design should not have a negative impact on the external appearance of the house.
- **No More than One Storey:** Permitted development typically covers single-storey extensions. If you are considering a two-storey extension, it is more likely to require planning permission.
- **Not in a Conservation Area or Listed Building:** Additional restrictions may apply if your property is located in a conservation area, and listed buildings usually have stricter regulations.
- It's important to note that even if your project falls under permitted development, it's advisable to seek a "Lawful Development Certificate" from the local planning authority. This certificate officially confirms that the proposed works are within your permitted development rights and can be useful when selling your property.
- To be certain about the regulations that apply to your specific case, consult with your local planning department or seek professional advice from an architect or planning consultant. Regulations and policies may have changed since my last update, so verifying the current requirements is crucial.

*We're really happy to chat through your needs. Just give us a call or if you'd like us to call you at a convenient time, just email us and tell us when works for you.*

[www.newmeaning.co.uk/construction](http://www.newmeaning.co.uk/construction) (new website under construction)

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