

Loft conversion
(roof extension)

A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

This guide offers a step-by-step walk-through of those limits and conditions.

1) Loft conversions are NOT permitted development for houses on designated land.

2) To be permitted development any additional roof space created must not exceed 40 cubic metres for terraced houses and 50 cubic metres for detached and semi-detached houses. Any previous roof space additions must be included within this volume allowance. Although you may not have created additional space a previous owner may have done so.

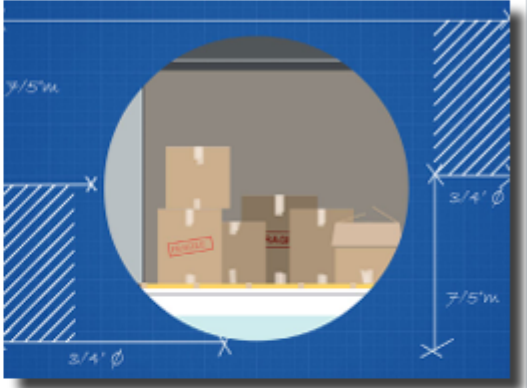
3) An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is NOT permitted development.

4) Materials to be similar in appearance to the existing house.

5) No part of the extension to be higher than the highest part of the existing roof.

6) Verandas, balconies or raised platforms are NOT permitted development.

7) Any side-facing windows must be obscure glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.



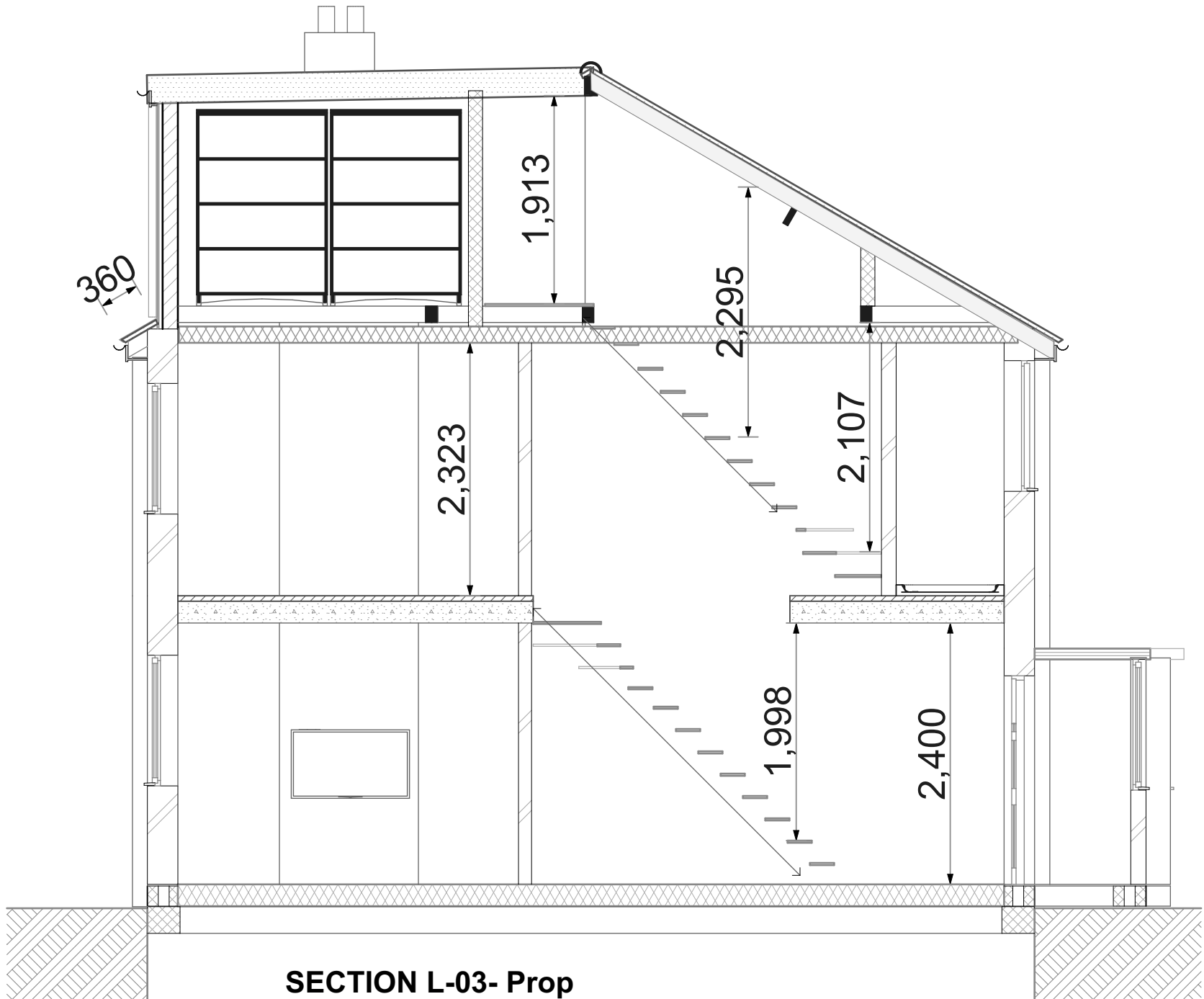
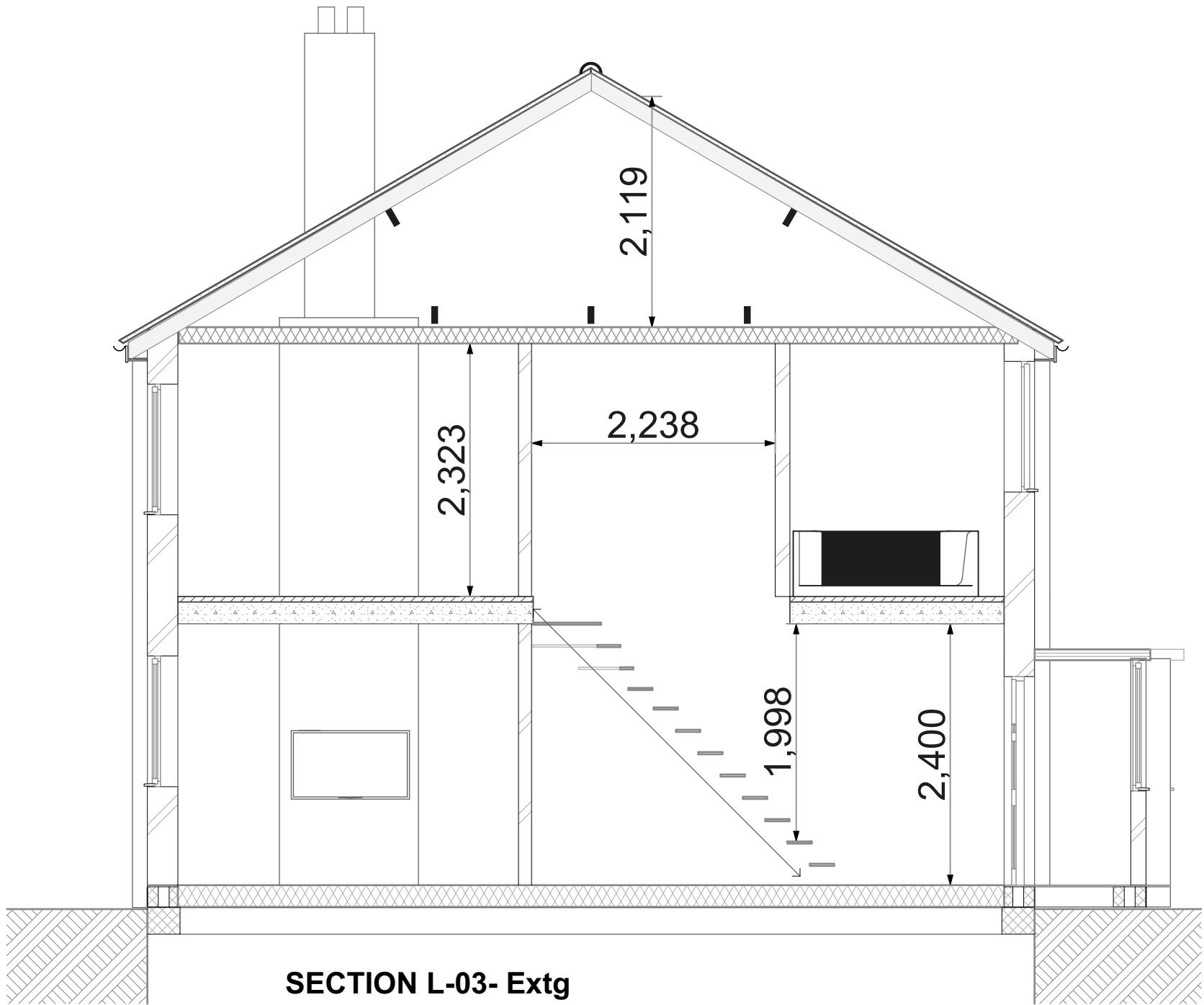
8) Roof extensions, apart from hip to gable ones, to be set back, as far as is practicable, at least 20cm from the original eaves. The 20cm distance is measured along the roof plane. The roof enlargement cannot overhang the outer face of the wall of the original house.

Note: For an explanation of how to apply the 20cm set back condition please see [pages 35-36 of Permitted development for householders - Technical guidance](#), (PDF).

9) Work on a loft or a roof may affect bats. You need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required.

[Contact Natural England for more advice](#)
[View specific information regarding Bats.](#)

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Scale 1:50 @ A2



A2

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Client: Mr J Wetherall
Site: 8 Kennedy Avenue
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The erection of a rear dormer loft conversion

B		
A		
	26/11/2024	Drawings released for Certificate of Lawfulness
Sections		
DRG No: JW3121/ 8		