

quick guide to

House Extensions

This quick guide will help you find out if you need planning permission for a house extension. This does NOT apply to flats, including four-in-a-blocks.

Do I need planning permission to build a house extension?

In some cases, 'permitted development rights' mean you can build a single storey ground floor extension without the need for planning permission. If your extension meets the following rules, you may not need planning permission:

- It is located to the rear of the property or does not project forward of the side of your house if this faces a road
- The eaves are not higher than 3 metres and the overall height is not higher than 4 metres
- If you live in a terraced house, the extension is not longer than 3 metres if you are less than 1 metre from the boundary
- If you live in a detached or semi-detached house, the extension is not longer than 4 metres if you are less than 1 metre from the boundary
- The new extension, plus any previous extensions or garden developments such as sheds, does not take up more than half the rear garden, when all added together (this does not include hard surfaces or decking)
- The area of the new extension, plus any previous extensions or garden developments such as sheds, are not greater than the footprint of the original house
 - It is not in a conservation area.

Extensions that are over two storeys generally need planning permission and if the extension is on an elevation facing a road, it will always need permission unless it is a small porch. If your property is a listed building, you will require Listed Building Consent to extend it. Check if your building is in a conservation area or a listed building at www.edinburgh.gov.uk/conservation.

If you do need planning permission, we would advise you to seek advice from an architect or architectural technician. They will help you design your extension and apply for permission. They will also apply for a building warrant for the extension.

How can I confirm that my proposed extension does not require planning permission?

To get written confirmation that you do not require planning permission, you can apply for a [Certificate of Lawfulness](#). You can do this online and you will get a decision from us on whether planning permission is required. You will always need a building warrant for your extension. See our advice on this at www.edinburgh.gov.uk/buildingstandards

NOTE: This Quick Guide should be read in conjunction with our [planning guidance](#) and the Scottish Government guidance on householder permitted development at -

<http://www.gov.scot/Publications/2016/06/2685/downloads>

Do I need to apply for planning permission?
Follow the arrows >

