



# UPWARD EXTENSIONS GUIDANCE 2020



PLANNING  
INSIGHT

# INTRO.

New permitted development rights that will cover a range of building types that allows them to go upwards and deliver new homes will come into effect in August 2020.

These include:

Part 1.

**Class AA** - enlargement of a dwellinghouse by construction of additional storeys.

Part 20.

**Class AA** - new dwellinghouses on detached buildings in commercial or mixed use.

**Class A** (new dwellinghouses on detached blocks of flats) - existing guide.

**Class AB** - new dwellinghouses on terrace buildings in commercial or mixed use.

**Class AC** - new dwellinghouses on terrace buildings in use as dwellinghouses.

**Class AD** - new dwellinghouses on detached buildings in use as dwellinghouses.

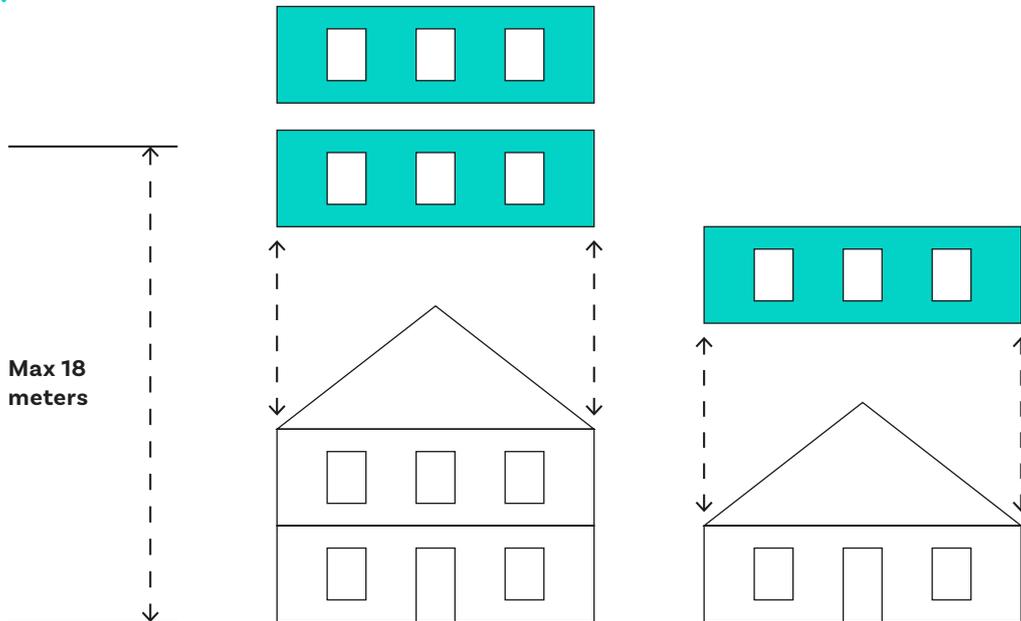
This guide is designed to assist those who might be interested in the route to achieving new residential dwellings across the various building typologies.

Part 1

# CLASS AA

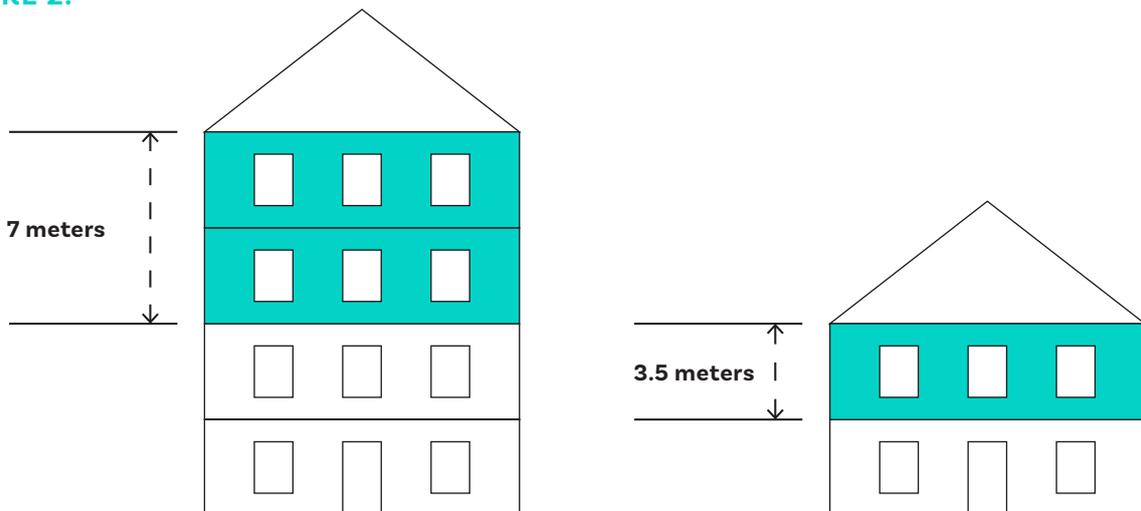
Enlargement of a dwellinghouse by construction of additional storeys.

**FIGURE 1.**



In order to qualify the building must have been constructed between 1st July 1948 to 5th March 2018. Two-storey dwellings and above are able to go up two additional storeys whereas a one-storey dwelling is able to go up 1 additional storey. This must be the original dwelling. The new building height must not exceed 18m including the new extensions.

**FIGURE 2.**



As Figure 2 shows, where a building is a single-storey the new roof height must not exceed 3.5 above the existing roof height and 7 metres in the case of a building of two-storeys.

**FIGURE 3.**

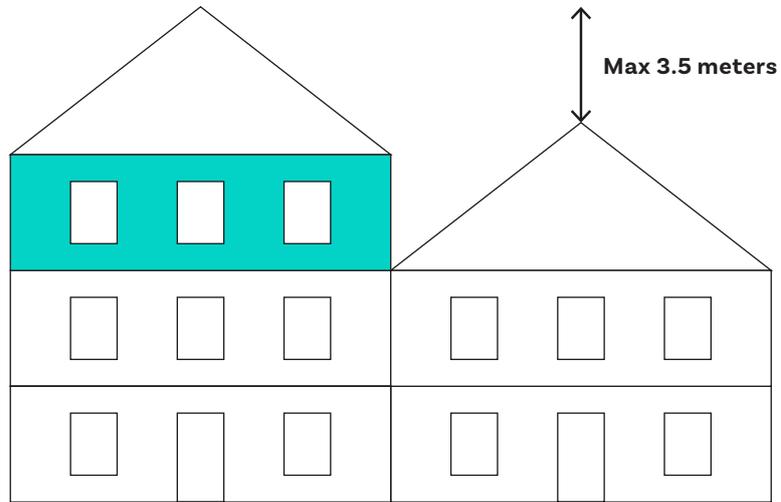
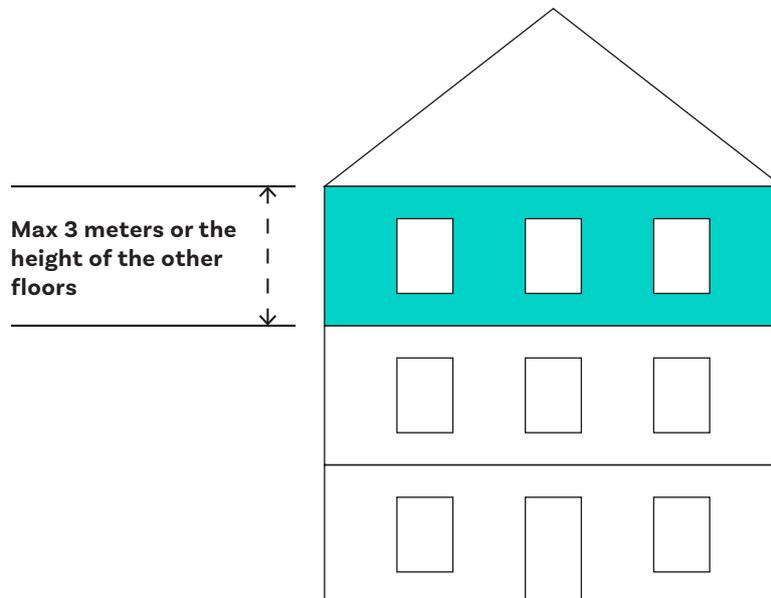


Figure 3 shows that semi-detached properties cannot exceed 3.5 metres of the highest point of the neighbouring building. With regard to terrace housing, it cannot exceed 3.5m above the the highest part of the roofs of every other building in the row.

**FIGURE 4.**



The floor to ceiling height, measured internally cannot exceed 3 metres or the floor to ceiling height of the existing building. The extension must be on the primary elevation of the building.

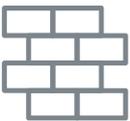
## ASSOCIATED WORKS.



### Engineering.

In terms of engineering operations, it cannot have visible structures attached to the existing exterior of the elevations. Only engineering operations that include strengthening existing walls and foundations are permitted.

## CONDITIONS WHICH MUST BE MET:



### Materials.

The materials must match the existing building.



### Special scientific interest.

The dwelling must not be located in a Site of Special Scientific Interest.



### Roof pitch.

The roof pitch must match the existing.



### Windows.

Windows must not be located on a side elevation.



### Air traffic.

Must not interfere with air traffic or defences assets.



### Neighbouring amenity.

Impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light.



### Designated land.

It cannot be located in Article 2(3) Land, which includes Conservation Areas, AONB, The Broads, National Parks, World Heritage Site.



### External appearance.

It must be of an acceptable design in terms of the principle elevation and any side elevation that fronts the highway.



### Protected views.

The extension must not interfere with a protected view.



## PROCESS FOR PRIOR APPROVAL.

The applicant must submit:

- 1/ A description of the proposed development along with any ancillary works.
- 2/ Plans that are scaled and show North, indicating the site and the proposed development.
- 3/ Existing and proposed elevations.
- 4/ Plans that show the position and dimensions of the proposed windows.
- 5/ A written statement that states the number of dwellings proposed and the number of existing.

The LPA may request:

- 1/ Assessment of impacts or risks (e.g. daylight and sunlight report).
- 2/ Statements relating to how impacts and risks may be mitigated with regard to the NPPF (2019).
- 3/ Details of proposed building or other operations.

## REQUIREMENTS ONCE PRIOR APPROVAL IS GRANTED.



The developer must submit a Construction Management plan.



The new dwelling(s) must be completed within 3 years after the grant of prior approval. The development must notify the LPA when the development has been completed.

Part 20

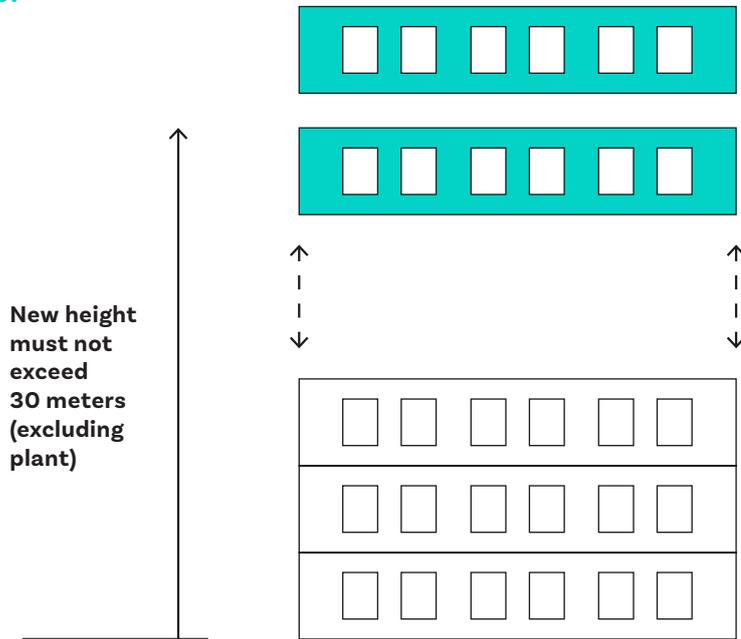
# CLASS AA

New dwellinghouses on detached buildings in commercial or mixed use.

# CLASS A

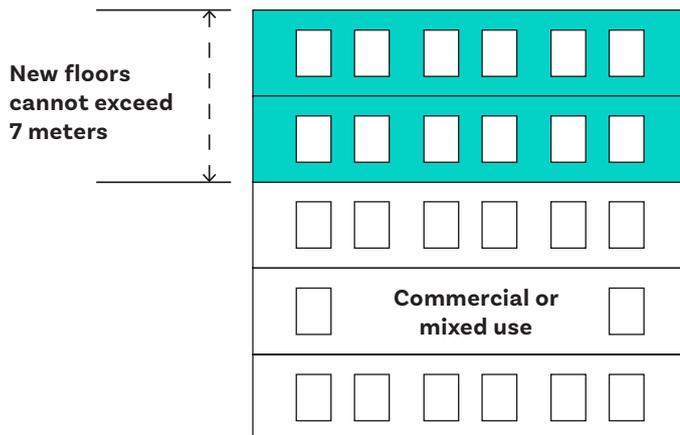
New dwellinghouses on detached blocks of flats.

**FIGURE 5.**



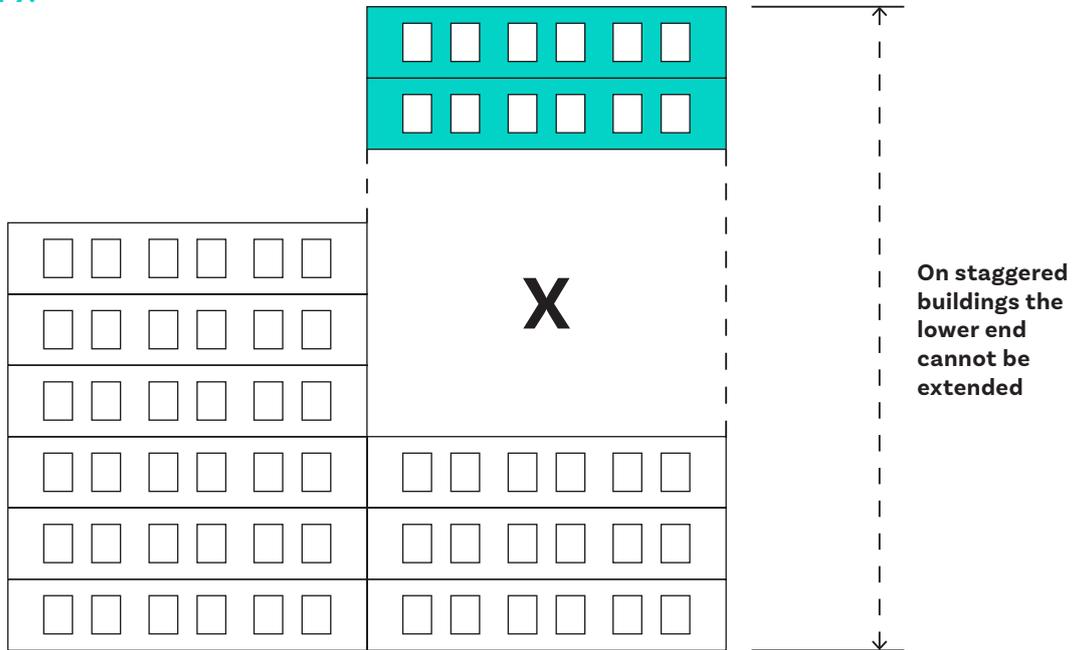
Detached and mixed buildings are able to go up an additional two-storeys. The building must have been constructed between 1st July 1948 or after 5th March 2018. The newly constructed building cannot exceed 30m (excluding plant).

**FIGURE 6.**



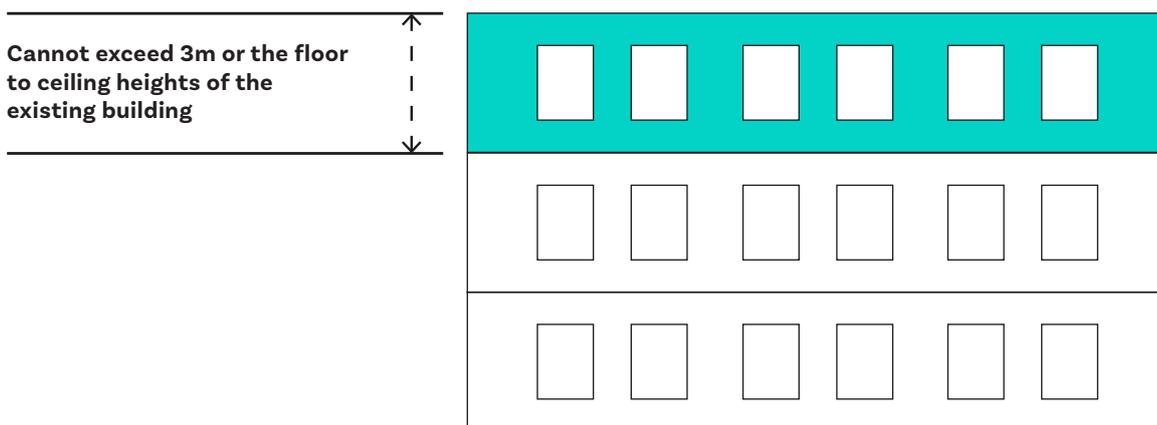
As shown in Figure 6, in height and the highest part of the extension must not exceed more than 7 meters. The existing building must be three-storeys or above.

**FIGURE 7.**



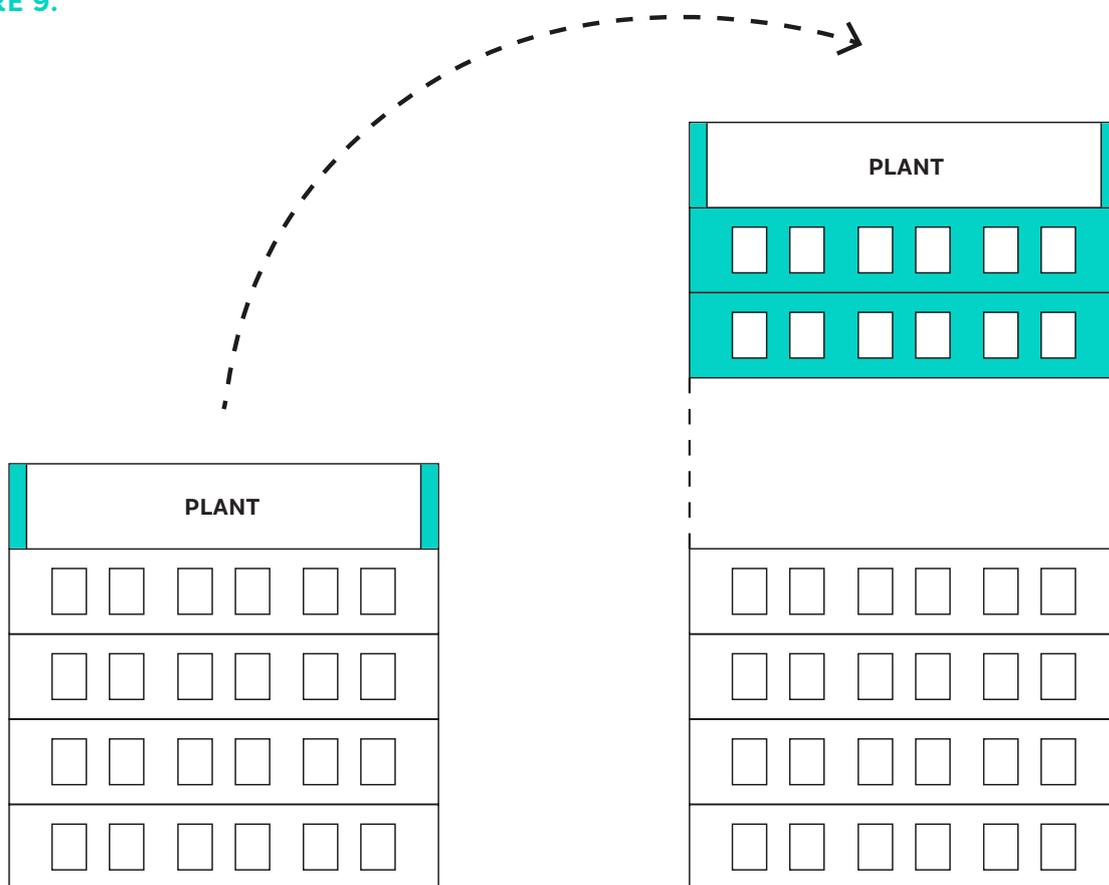
As shown in Figure 7 the upward extensions must be on the principal part of the building. In essence, this rules out infill development of existing buildings.

**FIGURE 8.**



The floor to ceiling height, measured internally cannot exceed 3 metres or the floor to ceiling heights of the existing building. The extension must be on the primary elevation of the building.

FIGURE 9.



If there is existing plant on the building, the new plant cannot exceed this in height as shown in Figure 4. Plant to facilitate the development is permitted.

## DEVELOPMENT IS NOT PERMITTED IN CERTAIN LOCATIONS.



### Protected land.

Article 2(3) land, this includes Conservation Areas, AONB, National Parks, the Broads and World Heritage Sites.



### Statues / monuments.

Scheduled monuments or land within its curtilage.



### Special scientific interest.

Sites of special scientific interest.



### Dangerous sites.

A safety hazard area.



### Heritage buildings.

Listed buildings or land within its curtilage.



### Military zones.

Explosive storage areas.



### Airfields.

Land within 3 kilometres of the perimeter of an aerodrome.

## CONDITIONS WHICH MUST BE MET:

The following items are issues in that the Local Authority will assess as part of the prior approval process:



### Transport.

Transport and highways impact of the development.



### External appearance.

The external appearance and design of the building.



**Air traffic.**

If there is potential for impact on air traffic and defence assets.



**Hazardous sites.**

Contamination risks.



**Flood zones.**

Flooding risks.



**Cohesive uses.**

In the case of commercial and mixed use buildings impact of the introduction of residential development on commercial premises in the area.



**Daylight / sunlight.**

The provision of adequate natural light in all habitable rooms of the new dwelling houses.



**Commercial.**

In the case of commercial and mixed use buildings impact of any of the existing commercial premises on the future occupiers.



**Protected views.**

The potential impact on a protected view identified in the Directions Relating to Protected Vistas dated 15 March 2012(1) issued by the Secretary of State.



**Neighbouring amenity.**

Impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light.

**REQUIREMENTS ONCE PRIOR APPROVAL IS GRANTED.**



The developer must submit a Construction Management plan.



The new dwelling(s) must be completed within 3 years after the grant of prior approval. The developer must notify the LPA when the development has been completed.

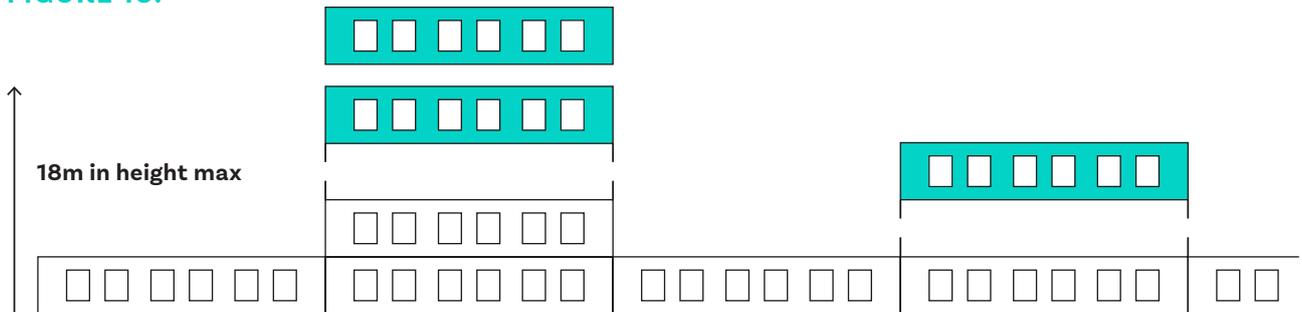
Part 20

# CLASS AB

New dwellinghouses on terrace buildings in commercial or mixed use.

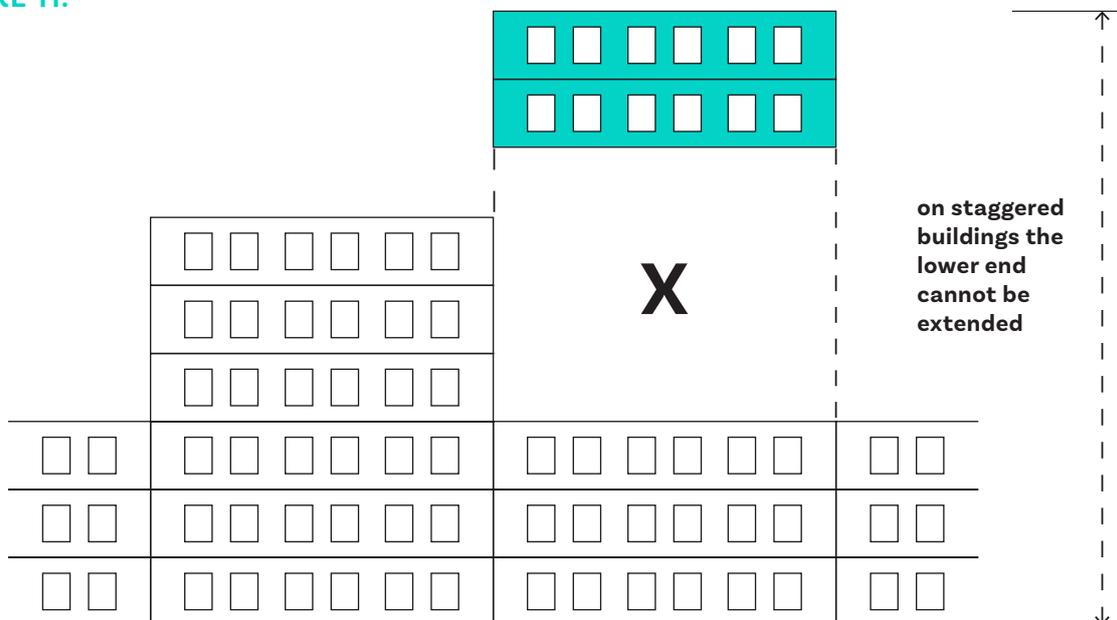
In order to qualify the building must have been constructed between 1st July 1948 to 5th March 2018.

**FIGURE 10.**



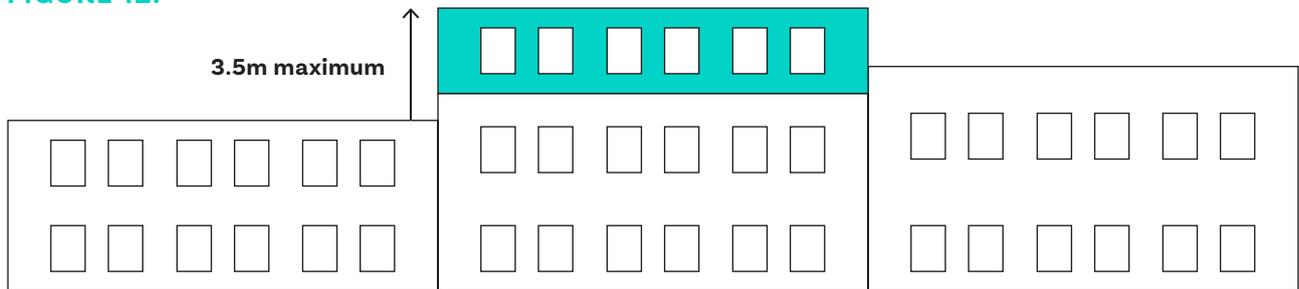
As Figure 10 shows, terraced commercial and mixed use buildings are able to go up two additional storeys for buildings of two-storeys and above and 1 additional storey for single storey buildings. The building cannot exceed 18m (not including plant)

**FIGURE 11.**



As shown in Figure 11 the upward extensions must be on the principal part of the building. In essence, this rules out infill development of existing buildings.

**FIGURE 12.**



The new building height can only extend 3.5m upward from the lowest roof height in the terrace

**FIGURE 13.**



The highest part of the new roof compared to the existing building cannot exceed 3.5 metres for a single-storey building or 7.5 metres for a two-storey building and above.

## ASSOCIATED WORKS.



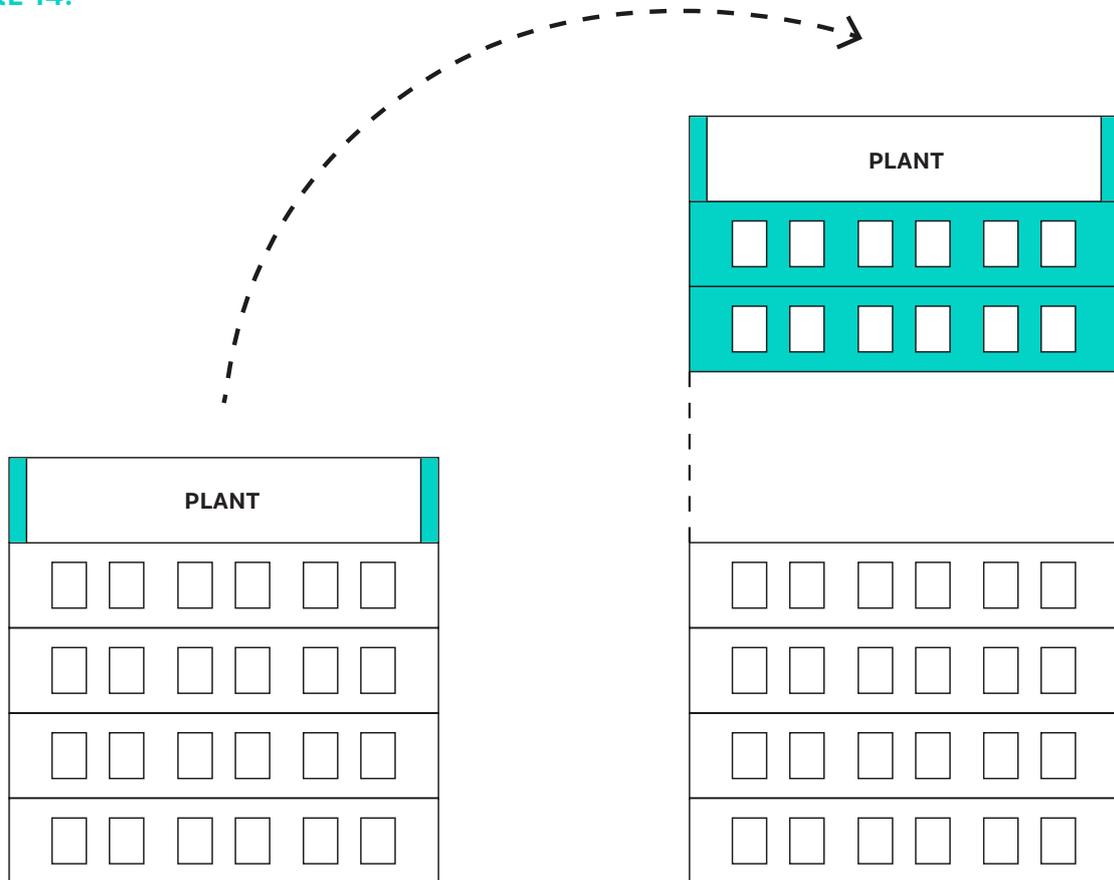
### Engineering.

In terms of engineering operations, it cannot have visible structures attached to the existing exterior of the elevations. Only engineering operations that include strengthening existing walls and foundations are permitted.

Replacement plant to facilitate the development. Works to facilitate safe access and egress including fire escape via additional doors and external staircases.

Construction works to facilitate storage, waste and other reasonable ancillary facilities for the new dwellings.

**FIGURE 14.**



Replacement plant is permitted, however it must not exceed the height of the existing.

Storage, waste or other ancillary facilities – New facilities that are necessary for the dwellings are permitted, they must be within the curtilage of the building, away from both the principal elevation and any side elevation bounded by the highway.

## DEVELOPMENT IS NOT PERMITTED IN CERTAIN LOCATIONS.



### Protected land.

Article 2(3) land, this includes Conservation Areas, AONB, National Parks, the Broads and World Heritage Sites.



### Statues / monuments.

Scheduled monuments or land within its curtilage.



### Special scientific interest.

Sites of special scientific interest.



### Dangerous sites.

A safety hazard area.



### Heritage buildings.

Listed buildings or land within its curtilage.



### Military zones.

Explosive storage areas.



### Airfields.

Land within 3 kilometres of the perimeter of an aerodrome.

## CONDITIONS WHICH MUST BE MET:

The following items are issues in that the Local Authority will assess as part of the prior approval process:



### Transport.

Transport and highways impact of the development.



### External appearance.

The external appearance and design of the building.



**Air traffic.**

If there is potential for impact on air traffic and defence assets.



**Commercial.**

Impact of any of the existing commercial premises on the future occupiers.



**Hazardous sites.**

Contamination risks.



**Cohesive uses.**

Impact of the introduction of residential development on commercial premises in the area.



**Flood zones.**

Flooding risks.



**Protected views.**

The potential impact on a protected view identified in the Directions Relating to Protected Vistas dated 15 March 2012(1) issued by the Secretary of State.



**Neighbouring amenity.**

Impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light.



**Daylight / sunlight.**

The provision of adequate natural light in all habitable rooms of the new dwelling houses.

**REQUIREMENTS ONCE PRIOR APPROVAL IS GRANTED.**



The developer must submit a Construction Management plan.



The new dwelling(s) must be completed within 3 years after the grant of prior approval. The developer must notify the LPA when the development has been completed.



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Part 20

# CLASS AC

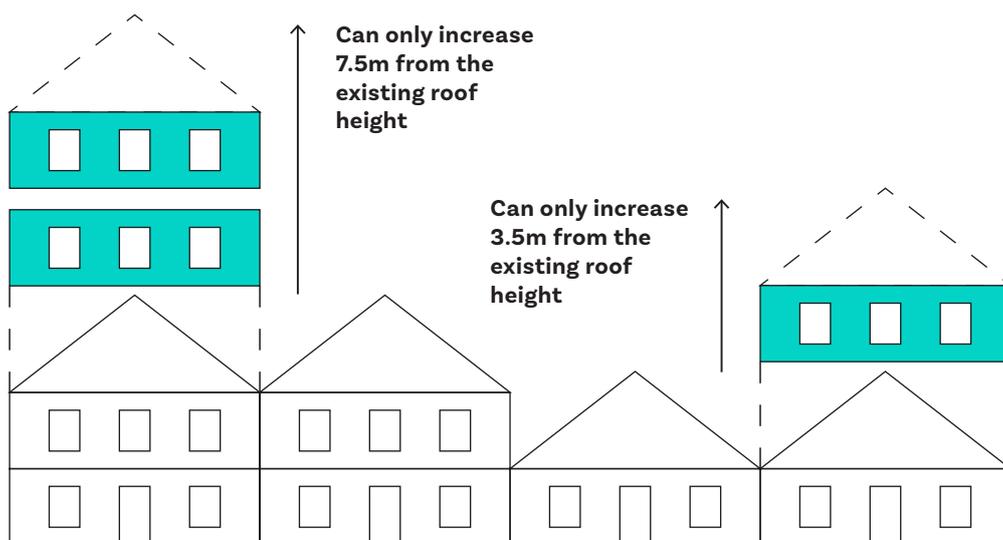
New dwellinghouses on  
terrace buildings in use  
as dwellinghouses.

**FIGURE 15.**



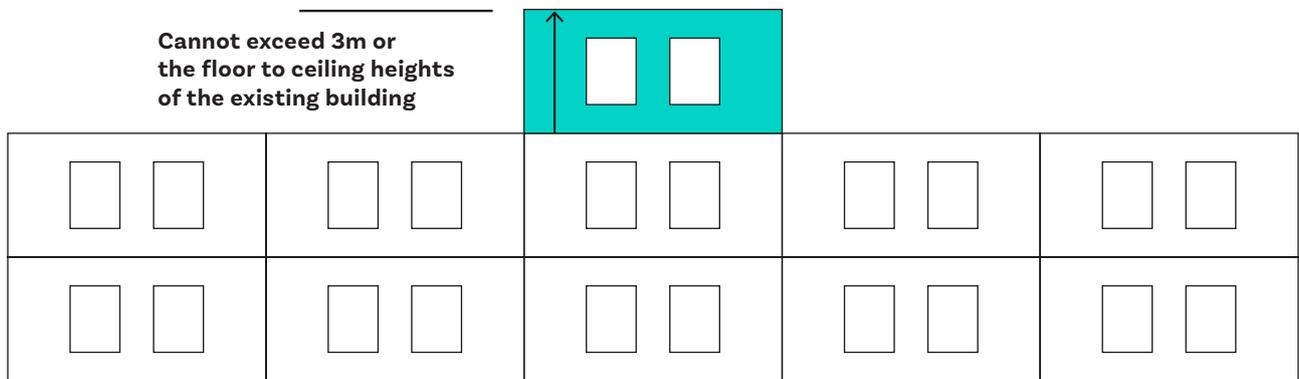
Class AC permits new flats on terrace dwellings as shown in Figure 15. Buildings two-storeys and above can increase by two-storeys, whereas one-storey buildings can increase by an additional floor. There is an overall height limit of 18 metres.

**FIGURE 16.**



As shown in Figure 16, the highest part of the roof can only increase 3.5 for single-storey dwellings and 7.5 metres for two-storey or more dwellings of the original dwelling house.

**FIGURE 17.**



The floor to ceiling height, measured internally cannot exceed 3 metres of the floor to ceiling height of the existing building. The extension must be on the primary elevation of the building.

## ASSOCIATED WORKS.



### Engineering.

In terms of engineering operations, it cannot have visible structures attached to the existing exterior of the elevations. Only engineering operations that include strengthening existing walls and foundations are permitted.

## CONDITIONS WHICH MUST BE MET:



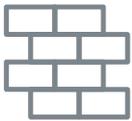
### **Protected land.**

Article 2(3) land, this includes Conservation Areas, AONB, National Parks, the Broads and World Heritage Sites.



### **Special scientific interest.**

Sites of special scientific interest.



### **Materials.**

The materials must match the existing building.



### **Windows.**

Windows must not be located on a side elevation.



### **Roof pitch.**

The roof pitch must match the existing.



### **Neighbouring amenity.**

Impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light.



### **Air traffic.**

Must not interfere with air traffic or defences assets.



### **External appearance.**

It must be of an acceptable design in terms of the principle elevation and any side elevation that fronts the highway.



### **Protected views.**

The extension must not interfere with a protected view.



## PROCESS FOR PRIOR APPROVAL.

The applicant must submit:

- 1/ A description of the proposed development along with any ancillary works.
- 2/ Plans that are scaled and show North, indicating the site and the proposed development.
- 3/ Existing and proposed elevations.
- 4/ Plans that show the position and dimensions of the proposed windows.
- 5/ A written statement that states the number of dwellings proposed and the number of existing.

The LPA may request:

- 1/ Assessment of impacts or risks (e.g. daylight and sunlight report).
- 2/ Statements relating to how impacts and risks may be mitigated with regard to the NPPF (2019).
- 3/ Details of proposed building or other operations.

## REQUIREMENTS ONCE PRIOR APPROVAL IS GRANTED.



The developer must submit a Construction Management plan.



The new dwelling(s) must be completed within 3 years after the grant of prior approval. The development must notify the LPA when the development has been completed.

Part 20

# CLASS AD

New dwellinghouses on detached buildings in use as dwellinghouses.

**FIGURE 18.**



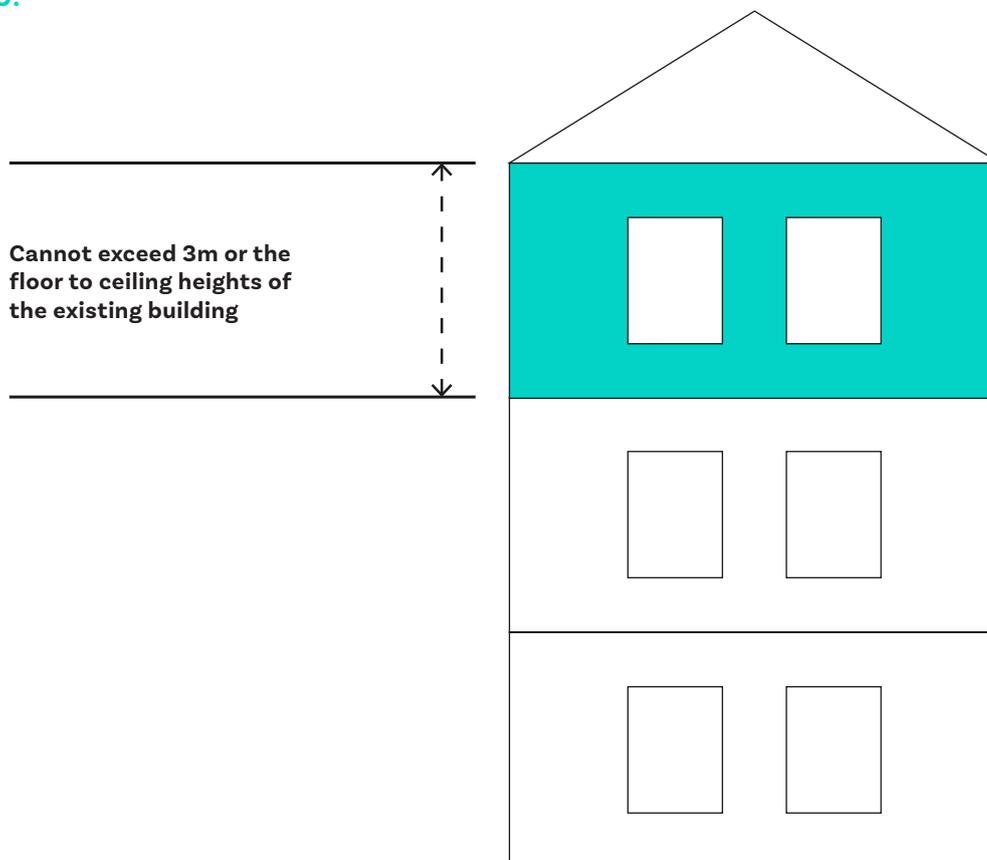
Class AD permits new flats on terrace dwellings as shown in Figure 18. Two-storeys and above can increase up to two-storeys and single-storeys can increase by an additional storey. There is an overall height limit of 18 metres.

**FIGURE 19.**



As shown in Figure 19, the highest part of the roof can only increase 3.5 for single-storey dwellings and 7.5 metres for two-storey or more dwellings of the original dwelling house.

FIGURE 20.



The floor to ceiling height, measured internally cannot exceed 3 metres or the floor to ceiling height of the existing building. The extension must be on the primary elevation of the building.

## ASSOCIATED WORKS.



### Engineering.

In terms of engineering operations, it cannot have visible structures attached to the existing exterior of the elevations. Only engineering operations that include strengthening existing walls and foundations are permitted.

## CONDITIONS WHICH MUST BE MET:



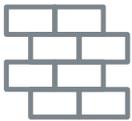
### Protected land.

Article 2(3) land, this includes Conservation Areas, AONB, National Parks, the Broads and World Heritage Sites.



### Special scientific interest.

Sites of special scientific interest.



### Materials.

The materials must match the existing building.



### Windows.

Windows must not be located on a side elevation.



### Roof pitch.

The roof pitch must match the existing.



### Neighbouring amenity.

Impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light.



### Air traffic.

Must not interfere with air traffic or defences assets.



### External appearance.

It must be of an acceptable design in terms of the principle elevation and any side elevation that fronts the highway.



### Protected views.

The extension must not interfere with a protected view.



## PROCESS FOR PRIOR APPROVAL.

The applicant must submit:

- 1/ A description of the proposed development along with any ancillary works.
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The LPA may request:

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The developer must submit a Construction Management plan.



The new dwelling(s) must be completed within 3 years after the grant of prior approval. The development must notify the LPA when the development has been completed.



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