

# VERTICAL EXTENSIONS (UP TO 2 STOREYS) TO CREATE ADDITIONAL RESIDENTIAL FLOOR SPACE FOR EXISTING DWELLING HOUSES

UPDATED JANUARY 2021

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Class AA of Schedule 2, Part 1 of the GPDO will allow for the enlargement of a dwellinghouse (use class C3) by construction of additional storeys above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.



## Restrictions:

- Not applicable to dwellings granted via prior approval (Classes M, N, O, P, PA or Q)
- Not applicable in a national park, an Area of Outstanding Natural Beauty, a conservation area, The Broads, or a World Heritage Site)
- Not applicable on Sites of Special Scientific Interest
- House must have been constructed between 1 July 1948 and 27 October 2018
- Not applicable if the original dwellinghouse has been allowed an additional storey previously (either under Class AA of the GPDO or via Planning Permission)
- No exterior visible structural supports once work has been completed
- The development shall not include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations

## Height Restrictions

- Up to 2 additional storeys where the existing dwellinghouse is 2+ storeys (excluding basements and existing accommodation in the roofspace)
- Up to 1 additional storey where the existing dwellinghouse is 1 storey only (excluding basements and existing accommodation in the roofspace)
- Once additional storeys have been added, the building cannot exceed 18m total height
- Must be constructed on the principal part of the house only

### Detached Dwellings

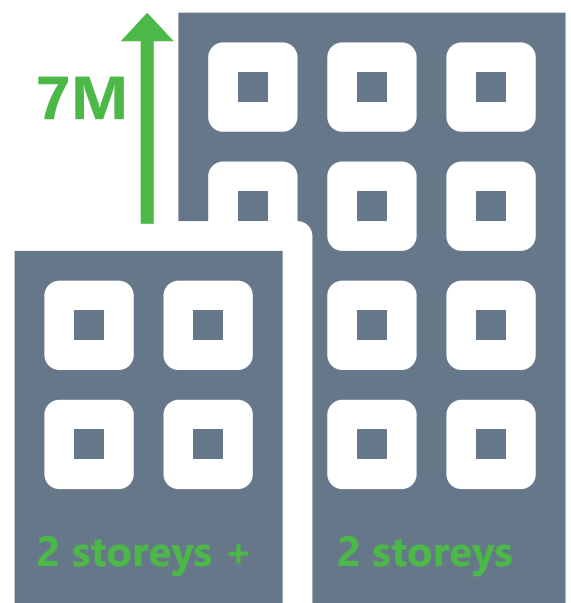
- o No more than 3.5m where existing house is detached and 1 storey
- o No more than 7m where existing house is detached and 2+ storeys

### Semi-Detached Dwellings

- o No more than 3.5 metres beyond the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall)

### Terraced Dwellings

- o No more than 3.5 metres beyond the height of the highest part of the roof of every other building in the row in which it is situated
- For all dwelling houses, the internal floor to ceiling height cannot exceed the lower of:
  - o 3m; or
  - o The existing floor to ceiling height measured internally or any storey of the principal part of the existing dwelling



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If the site and proposal meets the above parameters and criteria, a Prior Approval application can be submitted to the Local Planning Authority to authorise the proposal. The Council will take the following matters into consideration in order to access the impact of the development:

- Amenity of Neighbours (privacy, overlooking and loss of light)
- External appearance
  - o principal elevation
  - o side elevation (only if fronting a highway)
- Consideration of air traffic / defence asset impacts
- Consideration of Protected Views and Vistas

If approved, the development will be subject to conditions such as the development must be completed within 3 years from the date of the permission, a construction management plan must be submitted to the LPA, materials must be similar in appearance to those used on the

exterior of the existing house, roof pitch of the principal part of the house must be the same, and no windows are allowed on side facing walls or roof slopes.

The Local Planning Authority has 8 weeks to determine the application, after which there is the right to appeal against the non-determination of the application.

**Nexus Planning would be pleased to assess buildings within your existing or prospective portfolio to establish whether the new Permitted Development Right may apply. If you would like to discuss the opportunity these new rights afford further, then please do not hesitate to contact us.**

## For further information please contact:

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