Supporting Information

What's the official Government stance on extending your home?
According to the UK Government's planning authority, an extension (such as a conservatory) can be built under 'permitted development' if:

- No more than half the area of land around the original house* would be covered by additions or other buildings.
- Extensions of more than one storey must not extend beyond the rear wall of the original house* by more than 3m or be within 7m of any boundary opposite the rear wall of the house.
- A single-storey rear extension does NOT extend beyond the rear wall of the original house* by more than 8m if a detached house or 6m if an attached house.
- No extension is further forward than the principal elevation or side elevation which fronts a highway.
- No extension is higher than the highest part of the roof of the original house*.
- The maximum height of the single-storey rear extension is 4m.
- The maximum height for the eaves of an extension must be within 2m of the boundary of 3m.
- The maximum eaves and ridge height of an extension must be no higher than existing house.
- A side extension is single storey and a maximum height of 4m and width no more than half that of the original house*
- The roof pitch of an extension higher than one storey matches the existing house.
- There are no verandas, balconies or raised platforms.
- On designated land* permitted development is not allowed for rear extensions of more than one storey. They also cannot have any exterior cladding or side extensions.

Our development met these requirements and we presumed that as the work was undertaken by FENSA registered installer that all work relating to the installation could be signed off by the Conservatory company.

The fact that we were not creating a new opening into the existing and all products were A rated that it met all requirements for permitted development.

CONSERVATORY / PORCH EXEMPTIONS:
REF:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/248652/130507_-_Circular_Letter_conservatories_and_porches_final.pdf

Upon reading this letter, as the extension was to an existing kitchen and external to the property that it was not deemed to require thermal separation is it was an extension to the kitchen. By choosing highly insulated glazed units we were improving the thermal properties of the space compared to the single glazed metal windows and solid brick walls all it replaced was being replaced.