The Side and Rear single storey extensions are permitted development as they both comply with the following criteria:

For all extensions

- Only half the area of land around the "original house"* can be covered by extensions or other buildings.
- Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.
- Where the extension comes within two metres of the boundary* the height at the eaves cannot exceed three metres.
- Extension cannot be built forward of the 'principal elevation' or, where it fronts a highway, the 'side elevation'.
- The work cannot include:
  - verandas, balconies* or raised platforms.
  - a microwave antenna (e.g. TV aerial or satellite dish).
  - a chimney, flue or soil and vent pipe.
  - any alteration to the roof of the existing house.
- On Article 2(3) designated land* the work cannot include cladding of the exterior.
- The materials used in any exterior work must be of a similar appearance to those on the exterior of the existing house.
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For side extensions

Where it would extend beyond the 'side elevation' of the original house*, the extension:

- Cannot exceed four metres in height.
- Can only be a single storey.
- Can only be up-to half the width of the original house*.

On Article 2(3) designated land* all side extensions will require householder planning permission.

For single storey extensions

- Single-storey rear extensions cannot extend beyond the rear wall of the original house* by more than four metres if a detached house; or more than three metres for any other house.
- Where not on Article 2(3) designated land* or a Site of Special Scientific Interest; and subject to 'prior approval', the limit for single-storey rear extensions is increased to eight metres if a detached house; or six metres for any other house.

This requires that the relevant Local Planning Authority is informed of the proposed work via a prior approval application.

- Single-storey rear extensions cannot exceed four metres in height.