



The Homeowner's Guide to Loft Conversions Under Permitted Development

Everything you need to know before transforming your loft—without the stress of planning permission.

Luxe Lofts Ltd



1. What Is Permitted Development?

Permitted Development (PD) allows homeowners to carry out certain types of building work without applying for planning permission. It's a faster, simpler route to expanding your home—perfect for many loft conversions.

2. What Loft Conversions Can Be Done Under Permitted Development?

Your loft conversion may qualify under PD if it meets these conditions:

- Volume Limits: Terraced houses: up to 40 cubic metres, semi-detached or detached houses: up to 50 cubic metres
- Roof Shape: No alterations to the existing roof slope visible from the street. Rear dormers are usually fine.
- Materials: Must match or be similar to the existing house.
- Height: The extension must not exceed the current roof height.
- Windows: Side windows must be obscured-glass and non-opening below 1.7m from floor level.
- Balconies: Not allowed under PD—no roof terraces or raised platforms.

3. When Do You Need Planning Permission?

You'll likely need full planning permission if:

- Your home is in a conservation area, areas of outstanding natural beauty (AONB), or is listed.
- You're adding a front dormer, roof terrace, or raising the roof.
- You exceed the PD volume allowance.
- You've already extended and used up PD rights.
- Your PD rights have been removed (usually with new build properties).

4. Quick Checklist: Do I Qualify for Permitted Development?

Tick the boxes that apply:

- I live in a house (not a flat or maisonette)
- My loft plan fits within the 40/50 cubic metre limit
- I'm not building a front dormer or balcony
- I'm using similar materials to the existing house
- My home isn't in a conservation area or listed

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If you ticked all five—you're likely good to go under PD!

5. Common Mistakes to Avoid

- Exceeding volume limits
- Adding visible dormers to the front roof slope
- Not checking if your area restricts PD rights

- Forgetting building regulations approval—PD doesn't skip that step!

6. How Luxe Lofts Ltd Can Help

We're experts in delivering beautiful, compliant loft conversions that add space, value, and style to your home—without unnecessary delays.

Our services include:

- Free home survey and consultation
- Full design and planning support
- Architectural drawings and structural calculations
- Building regulations guidance
- End-to-end project management

7. Ready to Start Your Loft Project?

Let's turn your unused loft into a stunning new space.

Contact Luxe Lofts Ltd

Phone: 0204 512 1252

Email: info@luxeloftsltd.co.uk

Website: www.luxeloftsltd.co.uk

Instagram: @luxeloftsltd

Book your free consultation today and take the first step toward your dream loft conversion.