

# HOW TO EXTEND YOUR HOUSE

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Home extension options may have a substantial effect on your lifestyle. A well-planned house expansion can make a room more usable or generate additional space despite a limited budget. Extensions can also boost natural light, connect existing home parts, and enhance the overall aesthetic, giving a space a revitalised vibe. Before beginning an extension, it should be determined whether it will increase the value of a property. The value of an expansion depends on a variety of factors, including the build quality, the style of enlargement, the room type and the precise location of the project within the local municipality. An extension that creates a double bedroom and en-suite can add up to 23 percent to the value of a typical three-bedroom home, according to research conducted by Nationwide, while an additional bathroom can add up to 6 percent.

This procedure would continue with an approved development and planning permission. In latest years, the government has eased extension planning regulations. The modifications have been made easier for owners to renovate and boost the value of their properties. If prior to this change, they could build without planning permission a single-story extension of up to 3 metres in depth to an attached property and up to 4 metres in depth to a detached home, these measurements have now been doubled. However, regardless of whether planning approval is required, all renovations must follow to building codes. The homeowner must guarantee that the contractor is capable of self-certification or will cooperate with the local Building Control Officers to have the work certified. In the event that the standards are not met, the property owners may be served with a notice to demolish the extension, and it may be difficult to sell the property without the appropriate certificates from the Building Regulations.

Employing an architect or professional designer is an ideal solution in this circumstance since they collaborate with all required specialists prior to the beginning of the project, including builders, engineers, surveyors, Building Officer, and can guide the homeowner through the process. Even if it is not required to have an architect for construction projects, some clients find it more convenient to have a professional prepare the drawings and plans. By engaging a professional, the output will be of a higher quality; nevertheless, the homeowner must also consider that this expert's costs are normally 15 percent of the total project cost. Aside from that, it is simple to get captivated with design ideas, but one of the first stages and most difficult is to be financially realistic. Consequently, the property's owner may anticipate to pay between £900 to £3,000 per square metre, or even more, depending on the living area, specifications and dimensions. According to a survey of 1,000 homeowners conducted by Zopa, the average cost for an extension is £19,750. However, the average return on investment in this case is 71% and the average profit made is £14,000. In addition to the previously mentioned financial and regulatory considerations, a strong general rule is to correctly integrate the extension into the existing home's style. The primary issue is the effect on the existing layout and how the connection is formed to give the house an aesthetic appeal.

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