InteractiveHouseWales

Single-storey extensions

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

This guide offers a visual walk-through of those limits and conditions that **apply in Wales**.

1) House within designated land – Cladding and side extensions
On designated land*, cladding of any part of the exterior of a dwelling (and including extensions/ conservatories) with stone, artificial stone, pebble dash, render, timber, plastic, metal or tiles is not permitted development. External wall insulation is also not permitted development.
On designated land single storey side extensions are only permitted if they project less than three metres and are set back from the principal elevation by at least one metre.

2) Area permitted
Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house*.
Sheds, proposed or existing extensions, and other outbuildings* must be included when calculating the 50% limit. The area covered by the original house is not included when calculating the 50% limit.

3) Principal elevation
Extensions cannot be built forward of the principal elevation.*

4) Materials
Materials used in exterior work are to be similar in appearance to those of the exterior of the existing house. This condition does not apply when the extension is a conservatory.
Any external wall insulation must not project more than 16cm from that part of the which it is affixed.



5. Side extension width and height
Single-storey side extensions must not have a width greater than half the width of the original house*, and must not exceed a height of four metres.
Single-storey side extensions must be at least 10.5 metres from the highway, or cannot be closer than any wall in the existing side elevation of the house, whichever is nearest the highway.
Where it fronts a highway, the extension cannot be built on a side elevation if any point of the extension is closer to the highway than the existing wall, or within five metres of the highway.

6. Rear extension depth and height
Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than four metres.
Single-storey rear extensions must not exceed a height of four metres.

7. Eaves and roof height
Maximum eaves height and overall height of the extension should be no higher than the eaves height and roof height of the existing house.
For parts of the extension within two metres of a boundary, maximum eaves height should be no higher than three metres and overall height no higher than four metres to be permitted development.

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Two-storey extensions

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

This guide offers a visual walk-through of those limits and conditions that **apply in Wales**.



1) House within designated land
On designated land* extensions of more than one storey are not permitted development.

2) Area permitted
Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house*.
Sheds, proposed or existing extensions, and other outbuildings must be included when calculating the 50% limit. The area covered by the original house is not included when calculating the 50% limit.

3) Eaves, roof height, depth and pitch
Maximum eaves height and overall height of the extension should be no higher than the eaves height and roof height of the existing house.
For parts of the extension within two metres of a boundary, maximum eaves height should be no higher than three metres and overall height no higher than four metres to be permitted development.
The roof pitch of extensions higher than one storey should match that of the existing house, as far as is practicable.

4) Materials
Materials used in exterior work should be similar in appearance to those of the exterior of the existing house.

5) Side windows
Any upper-floor windows in a wall or roof slope of a side elevation must be obscure-glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.existing house.

6. Balconies
Balconies, roof terraces, raised platforms or verandas are not permitted development.
Juliette balconies on the rear or side of the property which project from the extension by under 0.3 metres and are not within 10.5 metres of the side boundary are permitted.

7. Principal elevation
Extensions cannot be built forward of the principal elevation.*

8. Rear extension width and height
For two-storey rear extensions, the lower storey should not project more than four metres, and the upper storey should not project more than three metres from the rear wall of the original house*. The extension must be sited at least 10.5 metres away from the rear boundary.

9. Side extension width and height
Two-storey side extensions must be set back more than one metre from the principal elevation.*
Two-storey side extensions must be sited at least 10.5 metres away from the side boundary of the house.
The extension must not have a width greater than half the width of the original house.*

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Important information



Building regulations
Most extensions of properties require approval under the building regulations. Read more on the Welsh Government website.

Definitions of terms used
Original house: The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

Designated land: Designated land includes Article 1(5) areas such as national parks, Areas of Outstanding Natural Beauty, and conservation areas, and also includes World Heritage Sites.

Principal elevation: The most visible or prominent side of a structure, typically facing a street or public area. While also considered the 'front' elevation of the building (with sides and rear determined accordingly), it may not always contain the main entrance.

Important

- The permitted development allowances described here apply to houses, not flats, maisonettes or other buildings.
- This guidance relates to the planning regime for Wales. Policy in England may differ. Contact your local planning authority for further information.
- You should check with your local planning authority whether permitted development rights apply – they may have been removed by what is known as an Article 4 Direction. Other consents may be required if your house is listed or in a designated area.

Disclaimer
This is an introductory guide and is not a definitive source of legal information.
Read full disclaimer.

If you are in any doubt you should contact your local authority before undertaking any work.

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Estyniad un llawr

Mae estyniad neu ychwanegiad at eich tŷ yn cael ei ystyried yn ddatblygiad a ganiateir, heb fod angen gwneud cais am ganiatâd cynllunio, ar yr amod bod terfynau ac amodau penodol yn cael eu bodloni.

Mae'r canllaw hwn yn cynnig trosolwg gweledol o'r terfynau ac amodau hynnys**y'n berthnasol yng Nghymru..**

1) Tŷ ar dir dynodedig – Cladin ac estyniadau ochr
Ar dir dynodedig*, nid yw cladin unrhyw ran o du allan annedd (gan gynnwys estyniadau/ ystafelloedd haul) â charreg, carreg artiffisial, graean, rendro, pren, plastig, metel neu deils yn ddatblygiad a ganiateir. Nid yw inswleiddio waliau allanol ychwaith yn ddatblygiad a ganiateir.
Ar dir dynodedig, dim ond os ydynt yn ymwthio llai na thri metr ac wedi'u gosod yn ôl o'r brif elevation o leiaf un metr y caniateir estyniadau ochr unllawr.

2) Ardal a ganiateir
Ni ddylai estyniadau (gan gynnwys estyniadau blaenorol) ac adeiladau eraill fod yn fwy na 50% o gyfanswm ardal y tir o amgylch y tŷ gwreiddiol*. Rhaid cynnwys siediau, estyniadau arfaethedig neu bresennol, ac adeiladau allanol eraill* wrth gyfrifo'r terfyn 50%. Nid yw'r ardal a gwmpesir gan y tŷ gwreiddiol yn cael ei chynnwys wrth gyfrifo'r terfyn 50%.

3) Wynebu prifforddd
Ni ellir adeiladu estyniadau o flaen y brif elevation.*

4) Deunyddiau
Rhaid i ddeunyddiau a ddefnyddir mewn gwaith allanol fod yn debyg o ran ymddangosiad i rai tu allan y tŷ presennol. Nid yw'r amod hwn yn berthnasol pan fo'r estyniad yn ystafell wydr.
Ni chaiff unrhyw inswleiddiad wal allanol ymwthio mwy na 16cm o'r rhan y mae wedi'i osod arni.



5. Lled ac uchder estyniad ochr
Ni chaiff estyniadau ochr unllawr fod yn lletach na hanner lled y tŷ gwreiddiol*, ac ni allant fod yn uwch na phedwar metr.
Rhaid i estyniadau ochr unllawr fod o leiaf 10.5 metr i ffwrdd o'r briffordd, neu ni allant fod yn nes na unrhyw wal yn nrychiad ochr presennol y tŷ, pa un bynnag sydd agosaf at y briffordd.

6. Dyfnder ac uchder estyniad cefn
Ni chaiff estyniadau cefn unllawr ymestyn mwy na phedwar metr y tu hwnt i wal gefn y tŷ gwreiddiol*. Ni chaiff estyniadau cefn unllawr fod yn uwch na phedwar metr.

7. Uchder y bondo a'r to
Ni ddylai uchder mwyaf y bondo ac uchder cyffredinol yr estyniad fod yn uwch nag uchder bondo ac uchder to y tŷ presennol.
Ar gyfer rhannau o'r estyniad sydd o fewn dau fetr i ffin, ni ddylai uchder mwyaf y bondo fod yn uwch na thri metr ac ni ddylai'r uchder cyffredinol fod yn uwch na phedwar metr er mwyn iddo gael ei ystyried yn ddatblygiad a ganiateir.

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Estyniad deulawr

Mae estyniad neu ychwanegiad at eich tŷ yn cael ei ystyried yn ddatblygiad a ganiateir, heb fod angen gwneud cais am ganiatâd cynllunio, ar yr amod bod terfynau ac amodau penodol yn cael eu bodloni.

Mae'r canllaw hwn yn cynnig trosolwg gweledol o'r terfynau ac amodau hynny **sy'n berthnasol yng Nghymru.**



1) Tŷ ar dir dynodedig
Ar dir dynodedig*, nid yw estyniadau mwy nag un llawr yn ddatblygiad a ganiateir.

2) Ardal a ganiateir
Ni ddylai estyniadau (gan gynnwys estyniadau blaenorol) ac adeiladau eraill fod yn fwy na 50% o gyfanswm ardal y tir o amgylch y tŷ gwreiddiol*. Rhaid cynnwys siediau, estyniadau arfaethedig neu bresennol, ac adeiladau allanol eraill wrth gyfrifo'r terfyn 50%. Nid yw'r ardal a ddefnyddir gan y tŷ gwreiddiol yn cael ei chynnwys wrth gyfrifo'r terfyn 50%.

3) Efo, uchder y to, dyfnder a chlaer y to
Ni ddylai uchder mwyaf y bondo ac uchder cyffredinol yr estyniad fod yn uwch nag uchder bondo ac uchder to y tŷ presennol.
Ar gyfer rhannau o'r estyniad sydd o fewn dau fetr i ffin, ni ddylai uchder mwyaf y bondo fod yn uwch na thri metr ac ni ddylai'r uchder cyffredinol fod yn uwch na phedwar metr er mwyn iddo gael ei ystyried yn ddatblygiad a ganiateir.
Dylai claer to estyniadau sy'n uwch nag un llawr gyd-fynd â tho'r tŷ presennol, cyn belled ag y bo modd.

4) Deunyddiau
Dylai'r deunyddiau a ddefnyddir mewn gwaith allanol fod yn debyg o ran ymddangosiad i rai allanol y tŷ presennol.

5) Ffenestri ochr
Rhaid i unrhyw ffenestri llawr uchaf mewn wal neu lethr to ar ochr yr adeilad fod â gwydr aneglur ac na ellir eu hagor, oni bai bod y rhannau y gellir eu hagor yn fwy na 1.7 metr uwchben llawr yr ystafell y maent wedi'u gosod ynddi.

6. Balconi
Nid yw balconïau, terasau to, llwyfannau uchel neu ferandas yn ddatblygiad a ganiateir.
Mae balconïau Juliette ar gefn neu ochr yr eiddo sy'n ymwthio allan o'r estyniad llai na 0.3 metr ac nad ydynt o fewn 10.5 metr i'r ffin ochr yn cael eu caniatáu.

7. Wynebu prifforddd
Ni ellir adeiladu estyniadau o flaen y brif elevation.*

8. Lled ac uchder estyniad cefn
Ar gyfer estyniadau cefn deulawr, ni ddylai'r llawr isaf ymwthio mwy na phedwar metr ac ni ddylai'r llawr uchaf ymwthio mwy na thri metr o wal gefn y tŷ gwreiddiol*.
Rhaid i'r estyniad gael ei leoli o leiaf 10.5 metr i ffwrdd o'r ffin gefn.

9. Lled ac uchder estyniad ochr
Rhaid i estyniadau ochr deulawr gael eu gosod yn ôl mwy nag un metr o'r brif flaen.*
Rhaid i estyniadau ochr deulawr gael eu lleoli o leiaf 10.5 metr i ffwrdd o derfyn ochr y tŷ.
Ni chaiff yr estyniad fod yn lletach na hanner lled y tŷ gwreiddiol.*

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Gwybodaeth bwysig



Rheoliadau adeiladu
Mae angen cymeradwyaeth o dan y rheoliadau adeiladu ar gyfer y rhan fwyaf o estyniadau i eiddo. Darllenwch fwy ar wefan Llywodraeth Cymru.

Diffiniadau o'r termau a ddefnyddir
Tŷ gwreiddiol: Mae'r term "tŷ gwreiddiol" yn golygu'r tŷ fel yr oedd pan gafodd ei adeiladu gyntaf, neu fel yr oedd ar 1 Gorffennaf 1948 (os cafodd ei adeiladu cyn y dyddiad hwnnw). Er efallai na wnaethoch chi adeiladu estyniad i'r tŷ, efallai bod perchennog blaenorol wedi gwneud hynny.

Tir dynodedig: Mae tir dynodedig yn cynnwys ardaloedd o dan Erthygl 1(5), megis parciau cenedlaethol, Ardaloedd o Harddwch Naturiol Eithriadol ac ardaloedd cadwraeth, yn ogystal â Safleoedd Treftadaeth y Byd.

Elevation bennaf: Yr ochr fwyaf gweladwy neu amlwg o strwythur, sydd fel arfer yn wynebu stryd neu ardal gyhoeddus. Er ei fod hefyd yn cael ei ystyried yn elevation 'blaen' yr adeilad (gyda'r ochrau a'r cefn yn cael eu pennu yn unol â hynny), efallai na fydd bob amser yn cynnwys y brif fynedfa.

Pwysig

- Mae'r hawliau datblygu a ganiateir a ddisgrifir yma yn berthnasol i dai, nid fflatiau, fflatiau deulawr nac adeiladau eraill.
- Mae'r canllawiau hyn yn ymwneud â'r drefn gynllunio ar gyfer Cymru. Gall polisi yn Lloegr fod yn wahanol. Cysylltwch â'ch awdurdod cynllunio lleol am ragor o wybodaeth.
- Dylech wirio gyda'ch awdurdod cynllunio lleol a yw hawliau datblygu a ganiateir yn berthnasol – efallai eu bod wedi'u dileu gan yr hyn a elwir yn Gyfarwyddyd Erthygl 4. Efallai y bydd angen caniatâd arall os yw'ch tŷ wedi'i restru neu mewn ardal ddynodedig.

Ymwadiad
Canllaw cyflwyniadol yw hwn ac nid yw'n ffynhonnell derfynol o wybodaeth gyfreithiol. Darllenwch yr ymwadiad llawn.

Os oes gennych unrhyw amheuaeth, dylech gysylltu â'ch awdurdod lleol cyn ymgymryd ag unrhyw waith.

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