

6 THINGS TO KNOW BEFORE EXTENDING YOUR HOME

*Practical Tips From Your Local
Architectural Design Experts*



**BOOK YOUR FREE
CONSULTATION
TODAY**



Thinking about extending your home? Whether it's a bigger kitchen, a new bedroom, or an open-plan living space, an extension is one of the best ways to add space and value. But where do you start?

At **Daking Designs Ltd**, we specialise in residential architectural design across Suffolk and Essex. From Ipswich to Colchester and beyond, we've helped homeowners transform their spaces with thoughtful, practical designs. This guide offers simple advice to help you plan your extension with confidence.



TIP #1

Know Whether You Need Planning Permission



Many small extensions fall under **Permitted Development Rights** – but not always.

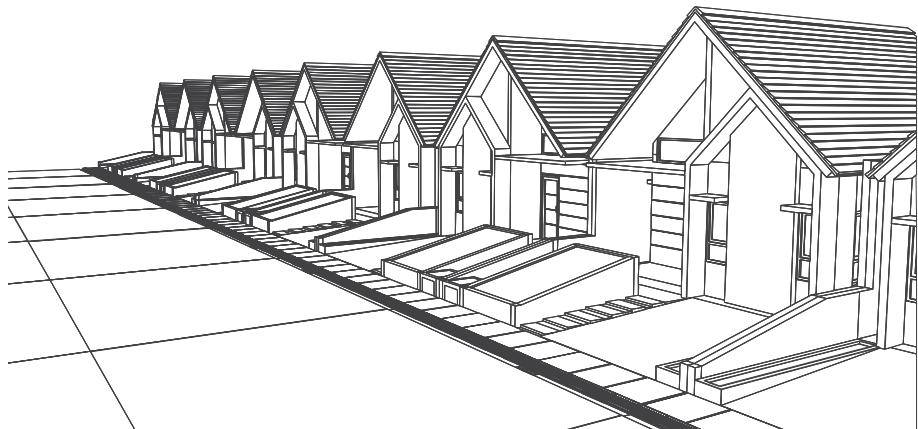


If your house is in a **Conservation Area** or is **Listed**, rules are stricter.



Planning permission typically takes around 8 weeks from submission.

We help clients assess whether planning permission is needed, handle the applications, and ensure the process is smooth.



TIP #2

If Planning Permission Isn't Required, You Still Need Building Regulations

What Are Building Regulations?

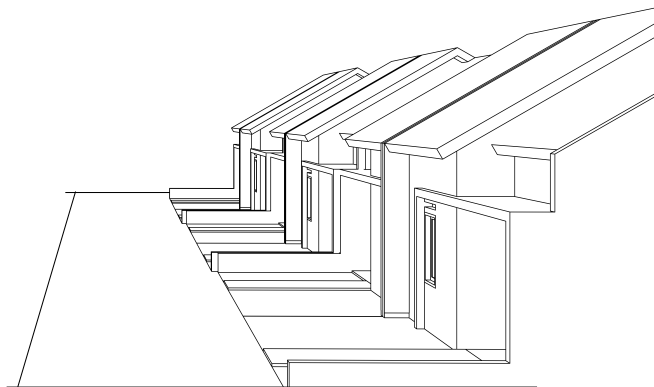
Building Regulations are standards for the design and construction of buildings in the UK. They protect the health and safety of people in or around buildings, and include other requirements such as accessibility for disabled people.

- *Building Regulations approval relates to how a building should be constructed.*
- *Planning permission relates to whether a development is allowed to go ahead.*

What Happens If I Don't Apply or Comply?

If you fail to apply for Building Regulations approval, or your building does not comply with the latest standards, you could be served with an enforcement notice for non-compliance.

At **Daking Designs Ltd**, we prepare Building Regulation drawings and guide clients through the approval process, ensuring your project is compliant and safe.



TIP #3

Budget Realistically



Costs vary depending on size, finish, and complexity.



In East Anglia, small extensions often start from £1,800–£2,500 per m² (build cost, not including design and fees).



Allow 10–15% contingency for unexpected costs.



Garage conversions typically cost around £12,000 and can be a quick way to create habitable space.



Loft conversions are usually around £40,000 and are often a more cost-effective way of making more space compared to extending outwards.

We provide early cost guidance so you can set a realistic budget.



TIP #4

Think About Design & Function, **Not Just Space**



Don't just "add a box" — think about flow, light, and how rooms connect.

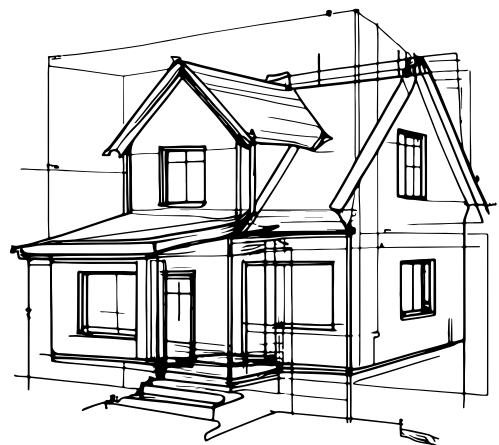


Consider future-proofing (home office, accessibility, energy efficiency).



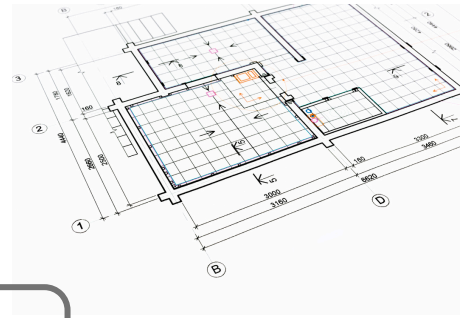
We offer unlimited free design changes to your plans to make sure the design is exactly what you want.

Our designs focus on making homes more enjoyable as well as more spacious



TIP #5

Understand the Process & Timeline



- 1 Initial consultation
- 2 Measured survey & design drawings
- 3 Planning application (if needed) – ~8 weeks
- 4 Building Regulations approval
- 5 Tendering to builders
- 6 Construction (varies: 3–6+ months)

We guide clients through every stage so there are no surprises.

TIP #6

Choose the **Right Team**



Check references and insurance.



Good builders get booked up months in advance — plan early



An experienced architectural designer / architect helps coordinate everything

We work closely with trusted local contractors and can recommend the right people for your project.



Checklist for Homeowners

- 1 Have I checked if I need planning permission?
- 2 Do I know my rough budget and contingency?
- 3 Have I thought about light, layout, and function?
- 4 Do I understand the likely timescale?
- 5 Have I spoken to a professional designer / architect?

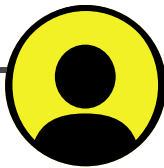
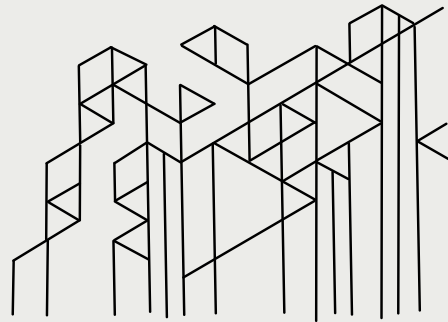


About Daking Designs Ltd

At **Daking Designs Ltd**, we specialise in residential projects across Suffolk and Essex — from extensions and loft conversions to new homes. Based in Hadleigh, we've helped dozens of homeowners create more space, add value, and enjoy their homes.

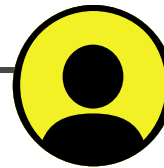
Our Services Include:

- Planning Application Drawings
- Building Regulation Drawings
- Feasibility Studies
- Single & Two Storey Extensions
- Garage & Loft Conversions
- New Dwellings
- Permitted Development & HMO
- Outbuildings
- Porches



"The service we received from Daking Designs has been excellent, from initial advice right through to receiving approval, couldn't ask for anymore."

— **Karen Squirrell, Ipswich**



"From the very first meeting, Daking Designs have been attentive, responsive and delivered everything they promised, within the timescales agreed. We cannot recommend Daking Designs highly enough. Thank you."

— **Sam Seager, Colchester**

Extra Benefits

- **Unlimited free design changes to ensure the plans** meet your needs.
- **Planning permission typically takes 8 weeks from submission,** and we handle the process for you.
- **Building Regulations approval** is required even if planning permission is not, to ensure safety and compliance, we handle the process for you.
- **3D design service available** so you can see your project come to life before construction begins.

Let's talk about your project.



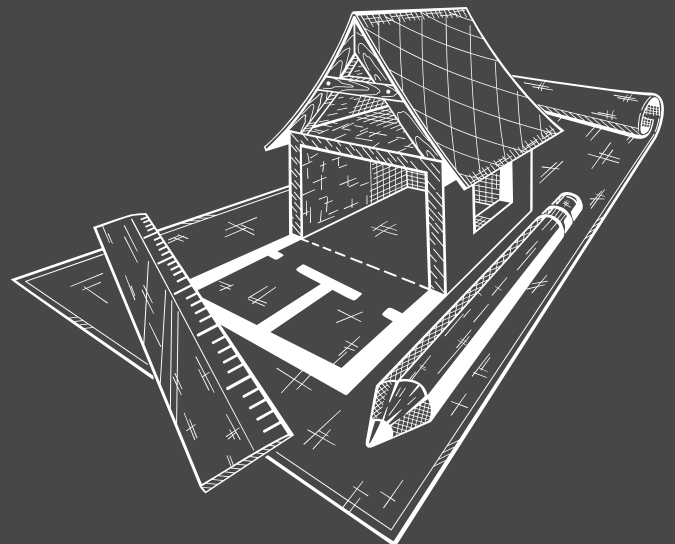
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