

Assess whether your home is suitable for a safe, legal, and cost-effective loft conversion.

Before spending money on design or drawings, use this checklist to evaluate whether a loft conversion is realistically achievable in your home - and what approvals you'll need to move forward.

## 1. Design & Planning Considerations

- Permitted Development or Full Planning?**  
Most lofts with rear dormers fall under Permitted Development - but you'll need:
  - Lawful Development Certificate (for legal protection)
  - Full planning if in conservation area or if PD rights removed
- Dormer Size Within Allowance**  
Max 40m<sup>3</sup> (terraced) or 50m<sup>3</sup> (semi/detached) - including any previous roof additions
- No Extension Beyond Roof Plane (Front)**  
PD doesn't allow front dormers or raised ridgelines
- Windows ≥1.7m Above Floor (if side-facing)**  
To avoid overlooking neighbours - required for PD compliance
- Building in a Conservation Area / AONB / Listed Property**  
Will need planning approval - additional heritage rules apply

## 2. Structural & Building Control Requirements

- Structural Engineer's Calculations**  
Needed for new floor structure, load-bearing walls, and steel beams
- Building Regulations Application**  
Via Full Plans or Building Notice route
- Insulation Compliance (Part L)**  
Floor, wall, and roof insulation must meet thermal targets
- Fire Safety Compliance (Part B)**
  - Fire-rated doors on stairs
  - Escape window or protected stair route
  - Linked mains smoke alarms
- Sound Insulation (Part E)**  
Required between loft room and floor below
- Ventilation (Part F)**  
Adequate background and extract ventilation needed

**TIP:** Use this checklist to prep for your builder, architect, or consultant. At DARK Construction Solutions, we offer project planning packs and document support to ensure nothing gets missed - and your project starts right.

### 3. Additional Practical Checks

- Planning Conditions from Previous Approvals**  
Check for any restrictive covenants or withdrawn PD rights
- Party Wall Agreements**  
Required if working on a shared wall or beam insertion
- Mains Drainage Access (for loft en-suites)**  
Is drainage route possible without major disruption?
- Roof Condition**  
Are the rafters, tiles and underlay in good enough condition to retain or reuse?
- Budget Feasibility**  
Average loft conversion starts from £45-£75K+, depending on size, dormers, bathrooms, finishes, and structure

### Want a full feasibility review?

At DARK Construction Solutions, we assess your home, arrange surveys, advise on planning & regs, and build a clear step-by-step plan tailored to your goals.

**DM or visit our site to book your loft consultation today.**

[GET IN TOUCH](#)

[REQUEST A CALL BACK](#)



[darkconstructionsolutions.com](https://darkconstructionsolutions.com)

The checklists provided by DARK Construction Solutions are intended as helpful, general guidance only, based on current UK industry best practices and regulations at the time of publication. While every effort has been made to ensure accuracy and completeness, building regulations, planning policies, and product standards can change - sometimes without notice. DARK Construction Solutions does not accept liability for any loss, damage, or delay arising from reliance on these documents. We always recommend seeking tailored advice from qualified professionals and consulting your local authority or building control officer where applicable. For personalised support or full project oversight, please contact us directly.