

HOME IMPROVEMENT

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10 THINGS YOU NEED TO KNOW ABOUT EXTENDING

Adding on to any home is a big move, so it's worth being aware of every conceivable possibility before committing to a sizeable financial plunge

Adding an extension can be a cost effective way of achieving the square footage you need in a location you are happily living. But before you start planning, here are some factors you should consider . . .

10 things you should know before extending

- 1. Why do I Want to Extend?** Assess the space you have and ask yourself how you can best enhance it. Do you need a larger kitchen or do you want a larger family area?
- 2. Where Can I Accommodate an Extension?** Will you lose some or most of your garden? What will you actually achieve in terms of square footage?
- 3. What Design/Style Do I Want?** Consider size proportion, orientation, integration with existing property style/finish and current planning legislation in your area.
- 4. Do I Need an Architect?** Early discussions with an architect will help steer your project in the right direction and help establish a realistic perspective of what is possible.
- 5. Do I Need Planning Permission?** In ROI you are allowed to extend your house at the rear by up to 40m² if it is detached or just 12m² if it is semi-detached/terraced. However the floor area of any existing extension built since 1964 is also taken into account.
- 6. How Much Can I Afford to Spend?** You must consider the cost of professional fees, actual construction, fit-out (eg. new kitchen, flooring and general decoration), insurance and additional loan repayments.
- 7. Should I Appoint a Contractor?** Cutting corners can often end in disaster so plan your project well in advance. Appointing a contractor or having your architect tender the project will certainly alleviate some stress.
- 8. What Construction Materials Will I Choose?** Whatever materials you choose, make sure you have considered the impact on your Building Energy Rating (BER) which is required if your rent/sell your property from January 2009.
- 9. Where Will I Live During Works?** If your project is small, you may be able to live at home while work is ongoing. However if your extension is substan-



tial, then finding short term accommodation nearby may be the answer.

10. Have I Allowed Budget for the Garden? There will be some costs associated with correcting your garden once the extension has been built, such as landscaping or paving if you have taken up any part of your garden.

Anthea Savage is editor of *Decorate, Extend and Renovate*. For more information on home improvements, see www.decorateireland.ie



- 1. This large open plan living area has a high ceiling to the underside of the roof showing sanded and sealed tie-beams. The large windows and French doors provide access to the garden and a plentiful supply of natural light into the room. Architect design by Extend.**
- 2. This infill development of two modern houses respects the building form of its neighbours whilst also adding a modern slant to the facade.**
- 3. A modern extension to the**

side of a house with flat roof and zinc-clad dormer window. Above extension projects were designed by Extend, the house extension professionals, www.extend.ie.

4. This house in County Dublin

was project managed by INTEGER Ireland and combines energy efficiency, low environmental impact with modern design and cutting edge technology. All photographs by Richard Hatch.