Loft Conversion & Home Extension Planning Checklist

Step-by-step Warrington homeowner checklist from Permitted Development to final sign-off

Converting your loft or extending your home in Warrington (WA1–WA13) is one of the highest-value ways to add living space. Tick off each milestone below to ensure smooth planning, structural safety, and full Building Control certification.

FREE CHECKLIST

1. Planning Permission & Building Control (Warrington Borough Council)

- [ ] Check if your project falls under Permitted Development rights or requires Full Planning Permission
- [ ] Confirm if your property is in a Conservation Area (e.g. Lymm, Stockton Heath, Grappenhall)
- [ ] Submit a Building Regulations application (Full Plans or Building Notice) before structural work starts
- [ ] Check if a Party Wall Agreement is required with adjoining semi-detached or terraced neighbours
- [ ] Check if a United Utilities Build-Over Agreement is needed for public sewers within 3 metres

2. Vetting Your Builder & Structural Quotes

- [ ] Obtain at least 3 itemised written quotes specifying structural steel (RSJ), insulation, and roofing specs
- [ ] Verify Public Liability (£2m–£5m) and Employers Liability Insurance certificates
- [ ] Confirm FMB (Federation of Master Builders) or TrustMark accreditation on Warrington Tradesmen
- [ ] Agree a staged payment schedule tied to Building Control inspection milestones (never pay 100% upfront)

3. Fire Safety, Insulation & Final Sign-Off

- [ ] Ensure FD30 fire doors and interlinked mains smoke/heat alarms are specified for loft conversions
- [ ] Collect Part P electrical and Gas Safe certificates from qualified sub-contractors
- [ ] Receive your official Building Regulations Completion Certificate before releasing the final retention payment

Top Tip:
Never release the final payment until your Warrington Borough Council or Approved Inspector Building Control Completion Certificate has been issued.

Compare vetted Warrington builders & loft specialists at WarringtonTradesmen.co.uk