

Thinking about adding an extension to your home in 2026? Whether it's to create that extra living space, a home office, or a new kitchen-diner, understanding the costs upfront is crucial. In this article, we'll delve into the **average house extension cost UK** as reported by **MyJobQuote**, explore the difference between single-storey and two-storey extensions, and consider how factors like location—particularly Rugby and the wider Midlands versus London—affect pricing. Along the way, we'll touch on important planning considerations such as *permitted development rights*, planning permission, and the Lawful Development Certificate process via *Rugby Borough Council*.

MyJobQuote Extension Pricing: The 2026 Landscape

MyJobQuote, a well-regarded platform for trade and project estimates, provides a useful benchmark for homeowners crunching numbers for their home improvements. According to MyJobQuote's latest data for 2026, the **average house extension cost UK** sits at approximately **£52,000**. This figure reflects a broad sample of projects ranging across the country and various property types, with notable regional disparities.

Extension Type	Average Cost	Cost per Square Metre	Notes
Single-Storey Extension	£35,000 - £70,000	£1,500 - £2,500	Popular for ground floor kitchen & living space
Two-Storey Extension	£70,000 - £130,000	£1,800 - £2,800	Provides additional bedrooms and bathrooms

Note: Prices typically **exclude VAT**, so always double-check your quotes for this. Builders sometimes omit this in early discussions.

Understanding Per-Square-Metre Pricing and What Influences Costs

From my 12 years estimating extensions in the Midlands, I always tell homeowners to look at the price per square metre, not just the lump sum. This helps avoid surprises when measuring actual usable space vs. advertised size.

In 2026, expect to pay anywhere between **£1,500 and £2,800 per square metre**, depending mainly on:

- **Extension type:** Single-storey tends to be cheaper per square metre than two-storey, due to simpler structural requirements.
- **Materials and finishes:** Kitchen extensions with high-end appliances or luxury bathrooms push the price north.
- **Groundworks complexity:** Sloping sites, tree roots, drainage, and access issues can all raise costs.
- **Location:** Midlands enjoys a labour cost advantage over London, but distances add transport costs.

Single-Storey vs Two-Storey Extensions: Tradeoffs to Consider

Choosing between a single-storey and a two-storey extension is one of the biggest cost and design decisions you'll face.

Single-Storey Extensions

The single-storey extension remains a reliable choice for adding more ground floor space, such as expanding the kitchen, creating an open-plan living area, or adding a family room. At £1,500–£2,500 per square metre, it's often more affordable upfront.

- **Pros:** Easier planning in many cases due to permitted development rights; quicker to build; lower structural complexity.
- **Cons:** Requires enough garden or side access space, which can be tight for interwar or postwar semis common in Rugby; less space added than a two-storey option.

Two-Storey Extensions

If you need more bedrooms or additional bathrooms, a two-storey extension might be the way to go. Expect costs to rise, typically £1,800–£2,800 per square metre, thanks to the added structural engineering and finishes on two floors.

- **Pros:** Maximises space on small plots; adds significant value; preserves garden space.
- **Cons:** More rigorous planning permission requirements; potential party wall complications; higher disruption during construction.

Labour and Location: Midlands vs London Pricing

Anyone familiar with the UK building trade knows that labour costs vary heavily by region. From my experience working around Rugby and rugbyobserver.co.uk the Midlands, builders here tend to charge significantly less than their London counterparts. This isn't about skimping on quality but reflects wage differences and overheads.

Homeowners in Rugby and the wider Midlands often get better value for money, with skilled tradespeople available at roughly 15-25% less than London rates for similar work.

For example:

- A kitchen extension that costs £60,000 in London might cost around £48,000–£52,000 in Rugby.
- Two-storey extensions enjoy similar cost savings, although materials and subcontractor costs level the playing field somewhat.

Remember, transport and supply chain issues can impact pricing too; however, local sourcing tends to mitigate those costs in the Midlands.

Planning Permission, Permitted Development, and Lawful Development Certificates in Rugby

Before you get carried away with design and budget, it's critical to nail down your planning requirements. Many homeowners underestimate the time and cost impacts caused by planning delays or refusals.

Permitted Development Rights (PDR)

For many single-storey extensions, especially those that don't exceed specific limits (like 3m depth for attached properties), you can avoid full planning permission by relying on permitted development rights. This can speed up your project and save hundreds in fees.



However, note:

- If your property is within a *conservation area*, or if you live in a listed building, permitted development rights are usually restricted.
- Extensions extending beyond PDR limits will require full planning permission.

Planning Permission in Rugby Borough

Rugby Borough Council maintains straightforward guidance about what requires planning approval. Keeping your extension design sympathetic to the local character—especially in interwar and postwar semis—helps smooth this process.



Lawful Development Certificates: Why They Matter

If you're uncertain whether your project falls within permitted development, applying for a **Lawful Development Certificate (LDC)** through Rugby Borough Council can grant peace of mind. It provides formal confirmation that your extension is lawful under planning rules, reducing future risks of enforcement.

Pro tip: I always advise clients to factor the cost (£100-£200) and application time of an LDC into their contingency.

Using the HomeOwners Alliance Cost of Moving Calculator in Your Decision

If you're considering whether to extend your home or move to a larger property, the HomeOwners Alliance (HOA) cost of moving calculator is an excellent tool. It helps quantify all the financial factors involved in selling and buying a new home versus investing in your current property.

- Remember that moving costs can add up: solicitor fees, estate agent commissions, surveys, stamp duty, and the inconvenience.
- If your extension costs approach (or exceed) these moving costs, staying and improving might be the smarter long-term investment.
- Conversely, if a larger property is available within your budget, the calculator offers clarity on the best choice for your lifestyle and finances.

Final Thoughts and Recommendations

To summarise:

1. MyJobQuote's 2026 data shows the **average extension cost in the UK is around £52,000**, but be ready for significant variation depending on your extension type, size, and finish.
2. Labour cost advantages in Rugby and the Midlands provide better value than London, but always ask whether quotes include VAT and get detailed stage breakdowns—builders quoting verbal lump sums are a red flag.
3. Single-storey extensions are generally more affordable and quicker but require sufficient side or back access, which can be tricky for postwar semis common in the Midlands.
4. Two-storey extensions provide more space but cost more and need stricter planning approvals.
5. Understand your planning rights: consult Rugby Borough Council's resources, consider applying for a Lawful Development Certificate if in doubt, and check if your project falls within permitted development.
6. Use the HomeOwners Alliance cost of moving calculator to help decide whether to extend or relocate.
7. Keep a tight contingency and avoid spending it in week one—groundworks and surprise costs (hidden drainage, tree root protection, underpinning) will always crop up.

Armed with this knowledge, you'll be better prepared to make informed decisions about extending your home and budgeting realistically for your 2026 project.

If you'd like personalised advice or a detailed estimate breakdown, feel free to reach out to local Rugby and Midlands specialists who can provide staged, VAT-inclusive quotes with clear groundworks allowances.