FMB DEVELOPMENTS



THE HOMEOWNER'S ESSENTIAL GUIDE

PLANNING PERMISSION APPROVED?

What happens next.

A clear path from approved drawings to a beautifully finished home.

DESIGN & BUILD / PETERBOROUGH & SURROUNDING AREAS

Your permission is approved. Now it becomes a building project.

The approval is a milestone, but it is not the instruction to start digging. A few decisions made now will protect your budget, timetable and finished result.

START WITH THESE FOUR QUESTIONS

- Are there conditions attached to the approval?
- Are your technical drawings ready?
- Is the full specification agreed?
- Have you allowed for the total project cost?



YOUR FIRST SIX ACTIONS

01 Read the decision notice

Check approved drawings and planning conditions.

02 Resolve the technical details

Structural design, foundations and building control.

03 Agree the specification

Clarify windows, doors, finishes and allowances.

04 Get comparable quotations

Compare the same scope, not just the bottom line.

05 Check legal and practical matters

Boundaries, party walls, access and services.

06 Agree the construction plan

Contract, programme, start date and payments.

ARRANGE YOUR SITE CONSULTATION →

The approvals and checks that matter.

Planning permission and building regulations serve different purposes. Confirm what applies to your property before committing to a start date.

A planning approval does not, on its own, confirm that structural designs, drainage, fire safety or insulation details satisfy building regulations.

01

Planning conditions

Some conditions must be dealt with before works start; review the exact decision notice.

02

Building regulations

Confirm the appropriate application and inspection route, including any required technical drawings.

03

Structural engineering

Steelwork, support details, roof design and foundations may need calculations and design input.

04

Party Wall etc. Act 1996

Works near a neighbour's boundary or affecting a shared wall may require notices and procedures.

05

Existing services and site constraints

Check drainage, utility routes, access, trees and unexpected ground conditions.

06

Insurance and responsibilities

Clarify relevant cover, site safety responsibilities and construction-stage arrangements.

A sensible rule

Get the paperwork, design and scope coordinated before locking in the build programme.

Clarity on costs. Confidence in decisions.

A credible quotation sets out what is included, what is excluded, and what could change. It should be understandable before you sign a contract.



ASK BEFORE YOU ACCEPT A QUOTE

- Which drawings and specification are priced?
- Which products and finishes are allowances?
- Who pays engineer and approval fees?
- How are variations priced and agreed?
- When are staged payments due?

BUILD YOUR REALISTIC BUDGET

01 Construction

Groundworks, shell, roofing and internal work.

02 Design and approvals

Architect, engineer, building control and surveys.

03 Products and finishes

Kitchen, glazing, floor finishes and fittings.

04 External works

Drainage, patios, access and landscaping.

05 Temporary arrangements

Storage, access restrictions or living arrangements.

06 Contingency

A separate allowance for unforeseen issues.

TIP | Compare like for like: low headline prices are less useful than clear, complete scopes and transparent exclusions. If you are financing the work, take independent financial advice.

ARRANGE YOUR SITE CONSULTATION →

A managed build.
A clear point of contact.

We believe a successful extension should feel organised, not overwhelming. Our approach keeps the people, decisions and site programme coordinated.

01 / Site consultation

We review your drawings, priorities and practical site access.

02 / Scope and quotation

A clear proposal based on your drawings and specification.

03 / Pre-start coordination

We plan trades, materials and the site programme.

04 / Build and handover

Coordinated construction, updates and completion review.



COMMUNICATION THAT KEEPS YOU INFORMED

Your dedicated project WhatsApp group

For suitable projects, we create a dedicated group for the homeowner and relevant team members. It is a practical place for progress photographs, site queries and day-to-day updates, so you can follow the build without having to chase multiple trades.

Formal changes to price or scope are still agreed in writing.

ARRANGE YOUR SITE CONSULTATION →

What actually happens on site?

The sequence varies by design and ground conditions, but most residential extensions follow these broad stages.





A TYPICAL CONSTRUCTION JOURNEY

01 Set-up & groundworks

Site protection, access, excavation, drainage and foundations.

02 Structure

Masonry, steelwork, floor structure and roof framing.

03 Weather-tight stage

Roof coverings, windows, external doors and rainwater goods.

04 First fix

Electrics, plumbing, ventilation and other concealed services.

05 Interior finishes

Plastering, joinery, kitchens, flooring and decoration.

06 Checks & handover

Relevant inspections, final items, completion and handover.

Building control inspections are arranged at the relevant stages. Actual programmes depend on the project and approvals.

More space. Better living.

From a modest side addition to a full two-storey extension, good design should feel right for the home, the street and the way you live.



TWO-STOREY EXTENSION



NARROW SIDE ADDITION

Two-storey extensions can deliver a larger kitchen or living space with additional accommodation above. Even a narrow side plot may offer room for a utility, workspace or better entrance layout, subject to design and approvals.





Examples of completed FMB building work

Top images: illustrative design inspiration, not photographs of FMB-completed projects.

The difference is in the details.

You want more than a builder who can put up walls. You want a team that understands the decisions, the work and the responsibility involved in your home.

ONE TEAM. ONE POINT OF CONTACT.

Experience and organisation should give you confidence from the first conversation to the final inspection.

For suitable projects, our dedicated WhatsApp group keeps progress, practical questions and photographs in one place. Financial variations are confirmed separately in writing.

20+ YEARS

Industry experience, with practical understanding of residential construction.

CLEAR COMMUNICATION

Dedicated contact and regular project updates.

COORDINATED TRADES

Professional sequencing of people, materials and work.

TRANSPARENT SCOPE

Quotations aligned with drawings and agreed specifications.

DESIGN & BUILD

Public liability insurance: £5 million. Ask about the applicable project warranty and handover documentation.

ARRANGE YOUR SITE CONSULTATION →

Trust is earned on site.

These extracts are taken from customer reviews on TrustATrader. Reviews are shown independently of the project photographs in this guide.

5.00 / 5

“We recently had a rear extension completed by FMB Developments, and we couldn’t be happier with the result. Communication was excellent throughout the project, and the team were always professional, friendly and easy to deal with.”

TRACEY WILSON / TRUSTATRADER REVIEW

5.00 / 5

“FMB went through every detail with me before building started. Followed plans to the letter. Kept me up dated at every stage.”

MARTIN / TRUSTATRADER REVIEW

5.00 / 5

“Frankie and his team were really friendly - they completed a full extension for us on budget, really happy with the work.”

SALLY / TRUSTATRADER REVIEW

FIND FMB DEVELOPMENTS ON TRUSTATRADER →

FMB DEVELOPMENTS

YOUR NEXT STEP

Your plans are approved.

Let's bring them to life.

Arrange your site consultation with FMB Developments. We will review your drawings, discuss your priorities and explain the practical route towards construction.

ARRANGE YOUR SITE CONSULTATION →

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Consultations arranged by appointment. Available in Peterborough and surrounding areas.