

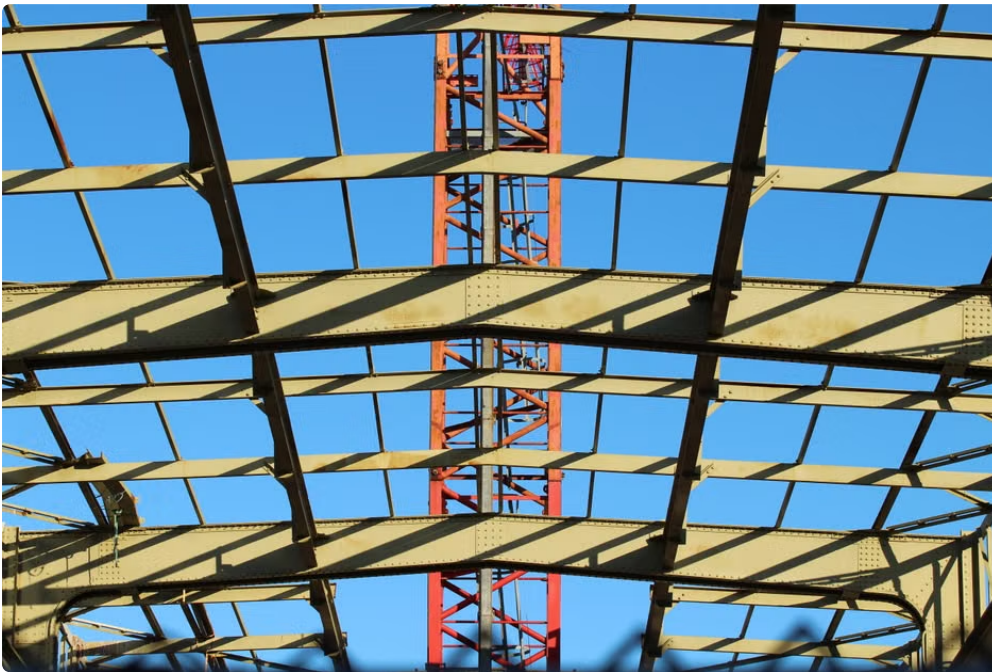
Extending your home in 2026 means juggling a handful of moving parts—planning, permissions, contractors, and above all, budget. One of the trickiest budget questions I get as a former residential estimator is: *how much of an extension budget should go toward windows, doors, and roofing?* Whether you're planning a single-storey rear extension or a two-storey side extension in Rugby or anywhere across the Midlands, it pays to have a clear handle on where your money is going.

In this post, I'll break down the typical share of costs that glazing, doors, and roofing take up in your overall extension budget—usually around **15% to 20%**. I'll also cover 2026 pricing trends, explain the tradeoffs between single-storey and two-storey builds, and touch on important local nuances including Rugby's labour cost advantage compared to London, plus how planning permission and permitted development rules impact your project.

2026 Extension Costs & Per-Square-Metre Pricing

Before diving into windows, doors, and roofing costs, let's frame the overall picture. The HomeOwners Alliance cost of moving calculator offers a solid benchmark for extension costs and can help you estimate budget against the size of your home.

Here in the Midlands, typical extension prices in 2026 range between **£1,500 and £2,300 per square metre**, depending on build complexity, specification, and finishing details. The Rugby area skews toward the lower end of that spectrum compared to London—a crucial cost-saving consideration thanks to lower labour and site overheads.



Region Average Price per m² (2026) Labour Cost Consideration Rugby & Midlands £1,500 - £2,000 Lower labour costs, availability of local trades London & South East £2,000 - £2,300+ Higher labour costs, premium materials

For context, a 30m² single-storey extension might cost around £45,000 at £1,500/m², whereas a two-storey extension—due to foundation and structural requirements—could push prices above £60,000 for the same footprint.

Windows, Doors, and Roofing: The 15% to 20% Budget Slice

The big-ticket elements that often make or break both budget and quality are windows, doors, and roofing. These are where your home's energy efficiency, aesthetics, and weather protection come into sharp focus. From my experience managing dozens of Midlands extensions, a good rule of thumb is:

- **15% to 20%** of the total extension budget is typically spent on windows, exterior doors, and roofing combined.
- Within this, roofing costs generally take up a little over half, due to materials, insulation layers, and labour.
- Glazing and doors often make up 30% to 40% of this subset, especially if you opt for premium or bespoke units.

This breakdown helps me stop clients from being caught off-guard when the price of Skylight glazing or bi-fold doors slices deeper than their initial design budget.

Typical Roofing Costs on Extensions

The roofing on an extension isn't just tiles and slates—it's a [single storey extension cost](#) multi-layered system including:

1. Roof structure and framing
2. Insulation—vital for building regulations
3. Underlay membranes
4. Tiles, slates, or metal cladding
5. Flashings and gutters

In 2026, **roofing costs for extensions** tend to range from **£150 to £250 per square metre**, varying by roof pitch, complexity (hipped vs gable), and choice of materials.



For example, a simple single-storey extension with a pitched tiled roof might cost around £4,500 to £7,500 for a 30m² roof area. More intricate roofing features or use of slate—often preferred for period homes common in Rugby—push prices higher.

Glazing and Exterior Doors

Windows and doors are where style meets energy performance and security. The glazing ratio—how much glass you want relative to wall area—has a big impact:

- **Standard PVCu double-glazed windows** typically cost between £300 and £500 per window unit installed.
- **Aluminium or timber-clad units** with advanced thermal performance, triple glazing, or bespoke sizes can hit £700 to £1,200.
- Exterior doors vary widely—from basic composite doors (£600–£1,000) to grand bi-fold or sliding patio doors (£1,500 to £3,000+).

All told, glazing and doors can make up 6% to 8% of your overall extension budget, sometimes more if you're favouring a sleek, glass-walled garden room vibe.

The Single-Storey vs Two-Storey Tradeoff

When weighing single-storey against two-storey extensions, costs and design choices influence your glazing, door, and roofing requirements:

- **Single-storey** extensions tend to have a higher roof-to-floor area ratio, so roofing costs can be proportionally larger. They also offer more flexibility in installing wide, floor-to-ceiling glazing like bi-folds.
- **Two-storey**
- Planning considerations also differ, with two-storey extensions more likely to require formal permissions—especially in conservation areas or tight-access properties common around Rugby.

Planning Permission and Permitted Development

Pertinent to cost and design is whether your project falls under Rugby Borough Council's planning permission requirements or qualifies as permitted development (PD). Here's what to keep in mind:

- **Permitted Development rights** allow certain extensions without applying for planning permission—subject to size limits, neighbour considerations, and impact. Most single-storey extensions up to 6 metres for semi-detached homes can fall under PD.
- Two-storey extensions often require full planning permission, especially if they exceed the permitted development criteria.
- If your home is in a **conservation area** or subject to Article 4 Directions (common in parts of Rugby and Midlands towns), PD rights may not apply, and detailed planning submission is essential.
- The lawful development certificate process through Rugby Borough Council can help verify if your extension meets PD rules, avoiding enforcement issues later.

Navigating these rules early on influences your windows and doors choices too—some council areas have glazing or door design restrictions to maintain the character of older semis or interwar houses.

Local Labour Cost Advantage in Rugby and The Midlands

Because I've spent over a decade covering residential extensions across Midlands towns like Rugby, Stratford, and Nuneaton, I've seen how local labour rates can help edge your roofing and glazing costs down compared to London or the South East.

- Labour pricing for specialized trades like roofers and glaziers can be 15% to 25% cheaper in Rugby due to less pressure on daily rates and a denser network of skilled workers.

- On-site logistics tend to be simpler as the region generally has less impact from city congestion, lowering mobilisation charges.
- This regional discount gives homeowners more budget flexibility to upgrade glazing to triple-glazed units or select premium roofing materials without breaking the bank.

VAT Considerations and Budget Transparency

One key thing I always ask clients before starting any quoting or design talk is: *“Does the quote include VAT?”* It’s a pain when builders factor it in after the fact or slip it into contingency figures. Remember that standard VAT at 20% applies to most home improvements unless you qualify for zero-rating with certain energy-saving materials.

I also hate lump-sum quotes with no stage breakdown—knowing how much is allocated to roofing, glazing, foundations, and finishes helps prevent nasty surprises mid-build.

Summary: Budgeting Your Extension Windows, Doors, and Roofing in 2026

Component	Typical % of Extension Budget	2026 Cost Range	Key Notes
Roofing	10% - 12%	£150–£250/m ² of roof area	Includes insulation, tiles/slates, structure
Windows & Glazing	5% - 7%	£300–£1,200/window unit	Depends on frame material & glazing spec
Exterior Doors	2% - 3%	£600–£3,000 per door	Composite, bi-folds, sliding types vary

Altogether, expect these key elements to consume about **15% to 20%** of your total extension budget. Taking advantage of Rugby’s lower labour costs and understanding permitted development rules helps you stretch your pound further and steer clear of regulatory pitfalls.

Finally, always insist on detailed, VAT-inclusive quotes with stage breakdowns to keep your project on track. And remember my mental checklist for unexpected groundworks surprises—because the last thing any homeowner needs is budget blowouts from hidden costs.

Planning your extension budget carefully upfront—especially roofing, windows, and doors—paves the way for a successful, stress-free build that adds lasting value and comfort to your Midlands home.