

**CONSERVATORIES, PORCHES,
DOMESTIC GARAGES AND SMALL
DETACHED BUILDINGS**

This leaflet is intended to provide you with information about the construction of conservatories, porches, domestic garages and other small extensions and buildings.

When you propose to erect or extend a building it is necessary for you to tell the Local Authority Building Control Service. This is to enable them to ensure that the work is carried out to satisfy the Building Regulations.

The Building Regulations are applied throughout England and Wales. They are standards that must be met to ensure the health and safety of people in or around buildings.

However there are certain buildings that the Department of the Environment consider can be exempt from these requirements. These are generally those types of buildings where the application of the regulations would be unduly onerous and in such cases you may build without Building Regulation approval.

**Even though your proposals may be exempt from the Building Regulations you may still require Planning Permission. This has to be applied for separately and advice can be obtained from the Development Control Service
Tel: (01494) 421539.**

The examples shown in this leaflet are for illustration purposes only. It is necessary before proceeding to notify the Local Authority (both Building Control and Planning services) with written details and sketches of your proposals. They will then confirm if the work is exempt and you could keep that with the details of your property for future reference in the event of proof being required upon the sale of your property or for any other reason.



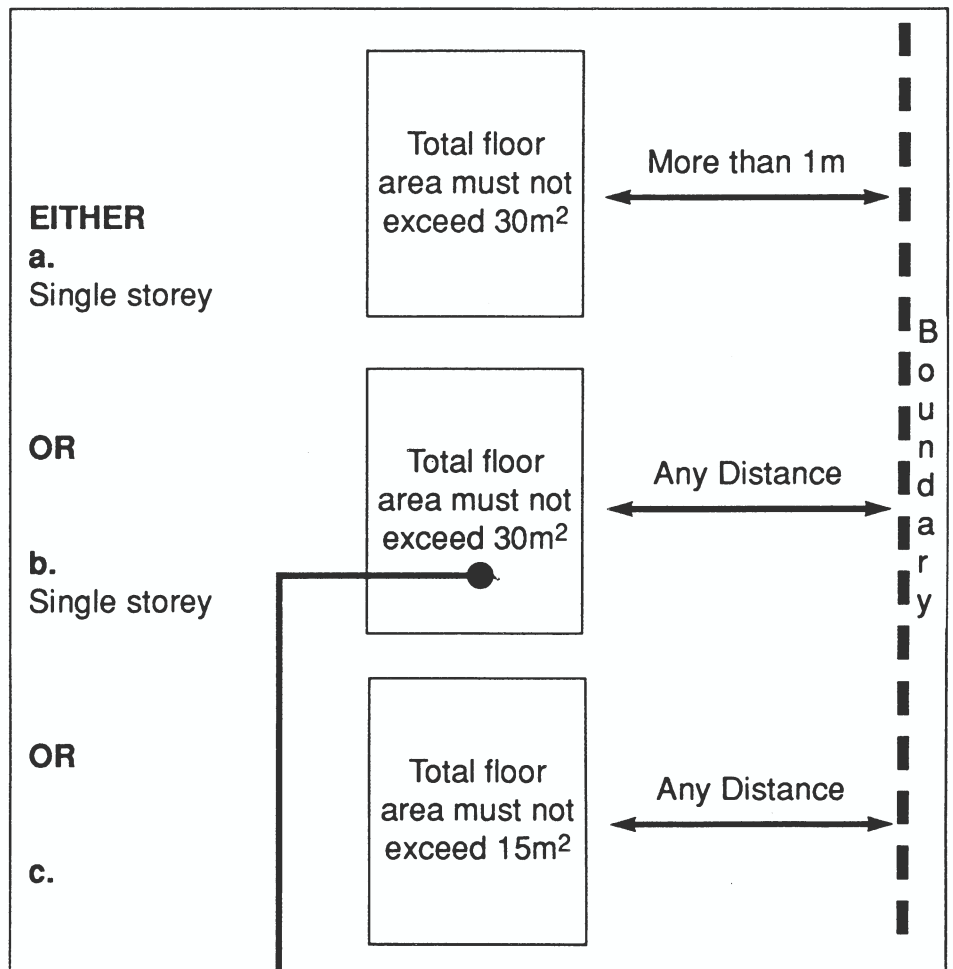
**A
GUIDE TO EXEMPT
BUILDINGS**



GUIDANCE NOTE 4

EXAMPLES OF EXEMPT BUILDINGS

A. SMALL DETACHED BUILDING WHICH CONTAINS NO SLEEPING ACCOMMODATION



**Must be constructed substantially of
non-combustible materials**



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BUILDING CONTROL SERVICES

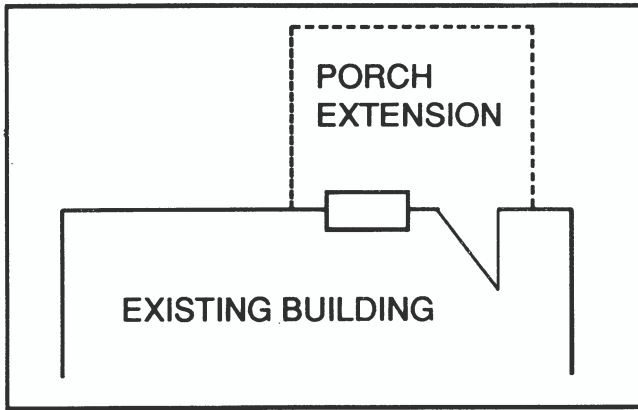


INVESTOR IN PEOPLE

B. EXTENSIONS

e.g. certain porches, conservatories, carports etc.

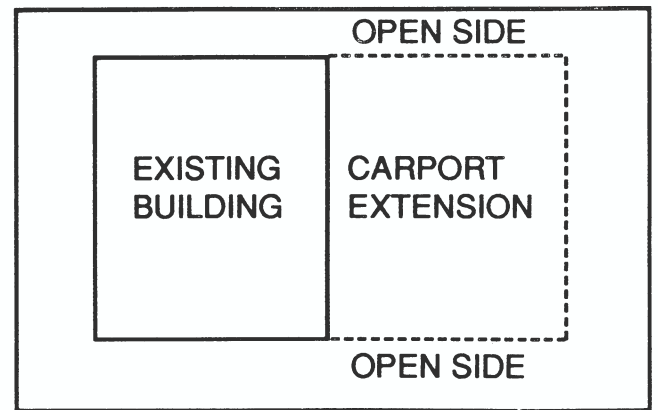
1. PORCHES



In order to be exempt your porch extension must satisfy the following criteria:-

- Must be at ground floor level only.
- Internal floor area must not exceed 30m²
- Must not be used for any other purposes (e.g. Toilets or living/sleeping accommodation).
- Existing external entrance doors and/or windows must be retained
- Must comply with Building Regulation N. (Glazing - safety in relation to impact, opening and cleaning)

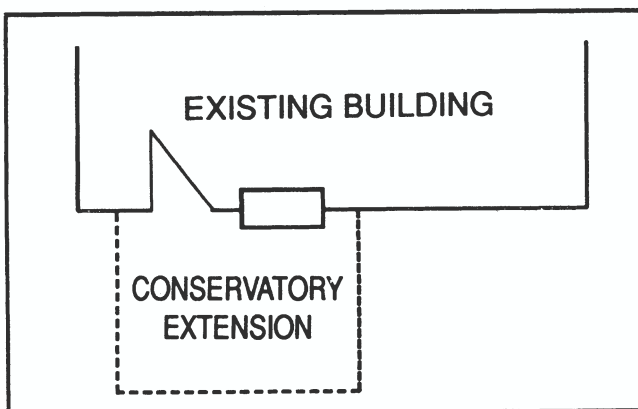
2. CARPORTS



In order to be exempt your carport must satisfy the following criteria:-

- Must be at ground floor level only.
- Internal floor area must not exceed 30m²
- The carport must be open on at least two sides.

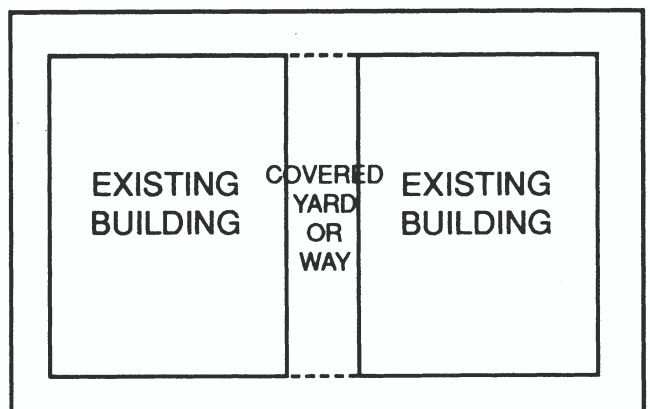
3. CONSERVATORY



In order to be exempt your conservatory extension must satisfy the following criteria:

- Must be at ground floor level only.
- Internal floor area must not exceed 30m²
- Must not be used for any other purposes (e.g. Kitchen or living/sleeping accommodation).
- Existing external entrance doors and/or windows must be retained
- Must comply with Building Regulation N. (Glazing - safety in relation to impact, opening and cleaning)
- Must not be forming or increasing opening from existing building

4. COVERED YARD OR COVERED WAY



In order to be exempt your covered way must satisfy the following criteria:

- Must be at ground floor level only
- Internal floor area must not exceed 30m²
- Must not be used for any other purposes (e.g. Toilets or living/sleeping accommodation).
- Existing external entrance doors and/or windows must be retained.

GLAZING AND MATERIALS PROTECTION

ALL SHADED AREAS REQUIRE SAFETY GLAZING OR SHIELDING

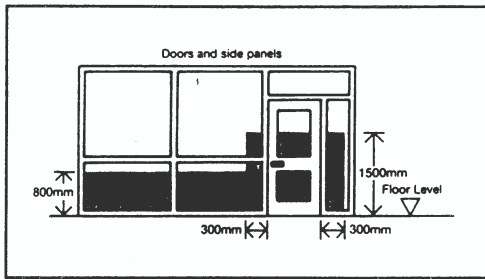


Diagram 1

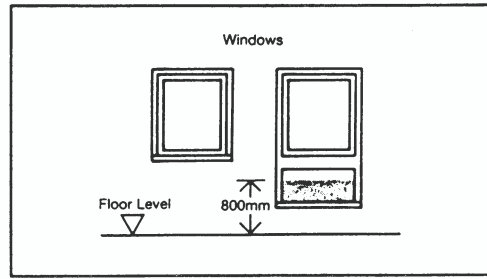
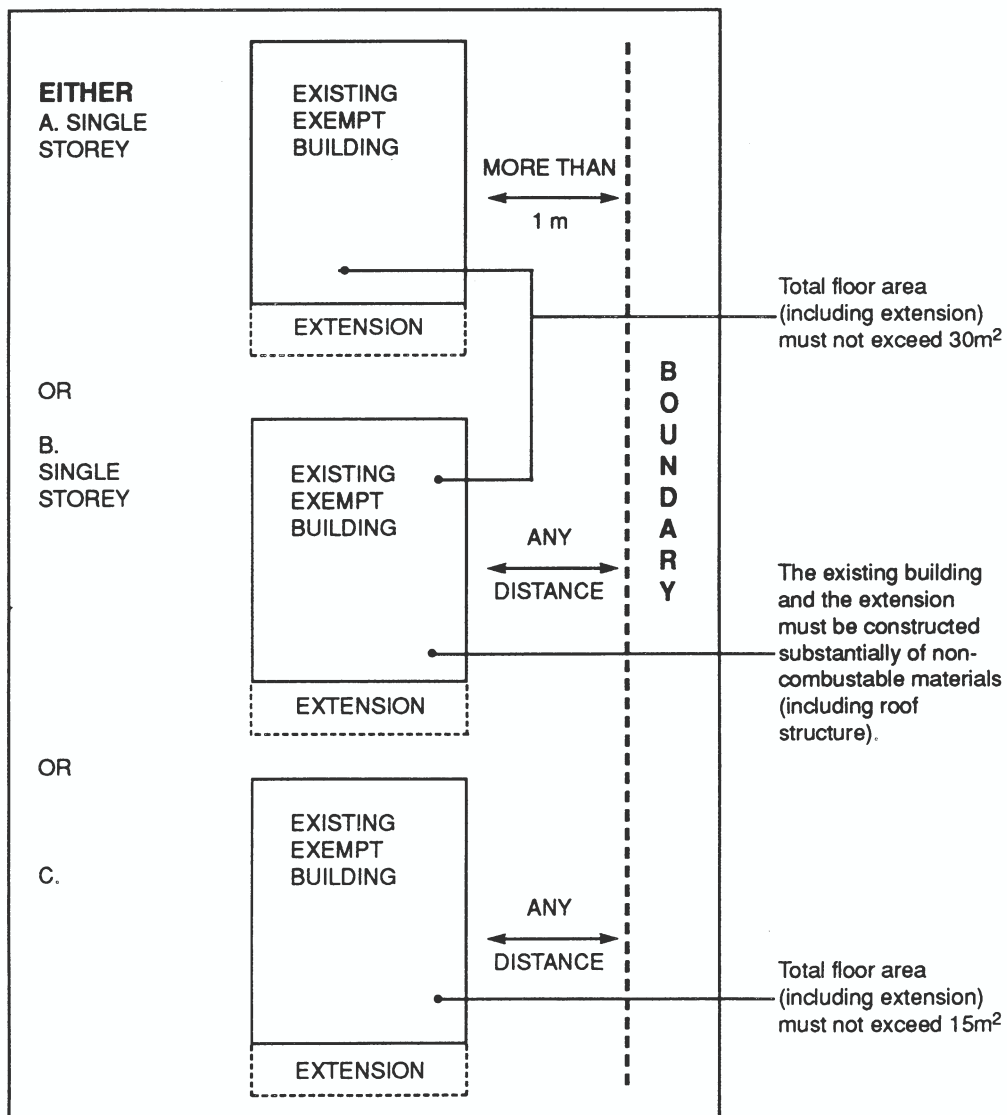


Diagram 2

C. EXTENSIONS OR ALTERATIONS TO AN EXISTING EXEMPT BUILDING

e.g. garages, sheds, greenhouses



N.B. The Gas Safety Regulations may be relevant where your exempt extension will enclose a balanced flue outlet and British Gas must be notified in these cases.



SUMMARY

DETACHED BUILDING (SHED ETC.)

No sleeping accommodation... Not exceeding 30 square metres in floor area. More than 1 metre from any boundary or substantially non-combustible. Can be any distance from boundary if not exceeding 15 square metres floor area.

GREENHOUSE/CONSERVATORY

A conservatory must be single storey, attached to the house and not exceeding 30 square metres in floor area. Existing entrance doors and/or windows must be retained. Must be used for no other purpose. Glazing must comply with Building Regulation N (Glazing - safety in relation to impact, opening and cleaning) see diagrams 1 & 2. Your Building Control Officer can advise you if in doubt.

GARAGE

Detached. Not exceeding 30 square metres in floor area. More than 1 metre from any boundary or substantially non-combustible. Can be any distance from boundary if not exceeding 15 square metres floor area. Single storey. Your Building Control Officer can advise you if in doubt.

PORCH

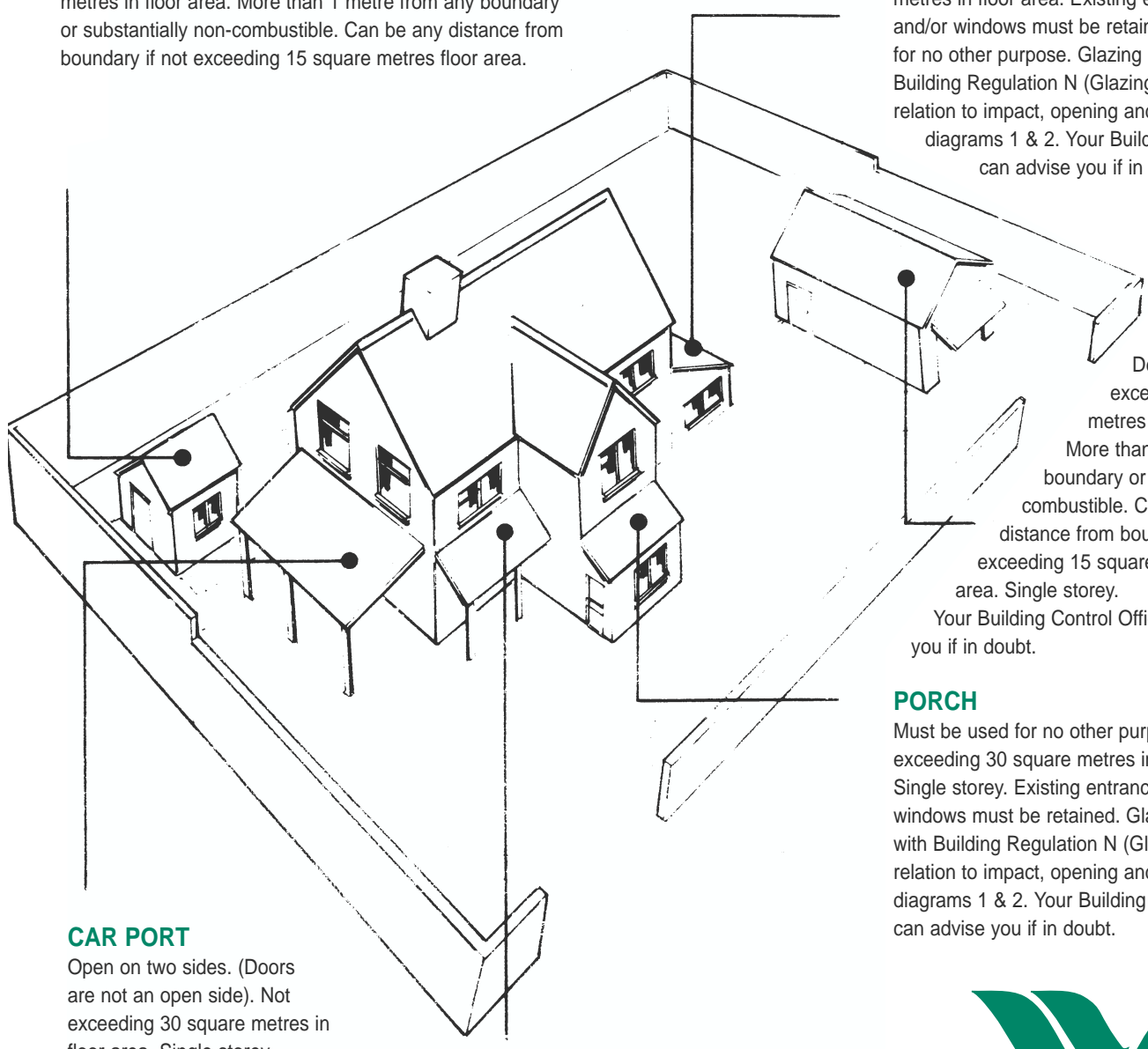
Must be used for no other purpose. Not exceeding 30 square metres in floor area. Single storey. Existing entrance doors and or windows must be retained. Glazing must comply with Building Regulation N (Glazing - safety in relation to impact, opening and cleaning) see diagrams 1 & 2. Your Building Control Officer can advise you if in doubt.

CAR PORT

Open on two sides. (Doors are not an open side). Not exceeding 30 square metres in floor area. Single storey.

COVERED WAY/YARD

Attached to house and not exceeding 30 square metres in floor area. Single storey.



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