



## HIGH PEAK AND STAFFORDSHIRE MOORLANDS BUILDING CONTROL SERVICES

### INFORMATION SHEET - WORKS THAT MAY BE CARRIED OUT WITHOUT THE NEED TO MAKE A BUILDING REGULATIONS APPLICATION

Under the Building Regulations 2010 certain buildings and extensions constructed at ground level can be exempt from the need to make a Building Regulations application if they satisfy the following criteria:

#### CONSERVATORY

- 1 The floor area is less than 30m<sup>2</sup>.
- 2 The conservatory has at least 75% of its roof area and 50% of its wall area constructed of glass or other translucent materials.
- 3 The glazing should comply with the requirements for safety glazing (see safety guidance notes).
- 4 The conservatory should be separated off from the dwelling by doors and windows so that heat from the dwelling is not unnecessarily lost to the conservatory.
- 5 The conservatory should be heated by a system independent from the one heating the house.

#### GARAGE

The garage is detached and the floor area is less than 30m<sup>2</sup> and is to be sited more than 1 metre away from the edge of the land you own unless it is constructed substantially of non-combustible material.

#### SHEDS AND GARDEN STORES

The structure should be less than 15m<sup>2</sup> in floor area

#### PORCH

- 1 The floor area is less than 30m<sup>2</sup>.
- 2 The glazing should comply with the requirements for safety glazing (see guidance overleaf).
- 3 The porch should be separated off from the dwelling by doors and windows so that heat from the dwelling is not unnecessarily lost to the porch.
- 4 The porch should be heated by a system independent from the one heating the house.

**NB.** In all cases the provision of Part P (Electrical Installations) will apply. See Part P Guidance Note.

Compliance with the above criteria **only** exempts the works for Building Regulation purposes and you should check whether Planning Permission is required for the proposal. If the proposal is to be constructed on or adjacent to a public sewer you should contact the relevant Water Company or Building Control can carry this out on your behalf, but there is a charge for this service.

If you are carrying out any other works or for further information please contact High Peak Building Control Services on 0345 129 0210 or Staffordshire Moorlands Building Control Services on 0345 605 3013.