

Building Control Solutions

Homeowner Guide 3

Buildings which do not need permission



Buildings Which Do Not Need Permission

Building control home improvement exemptions

There are some instances when certain building work does not require Building Regulation Approval. This guide gives a summary of the most common type of buildings that are exempt.

Extensions which are exempt from building regulations

An extension at ground level with a floor area of no more than 30 sq. metres (measured internally), which is either:

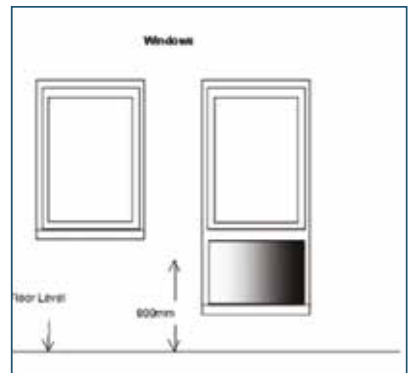
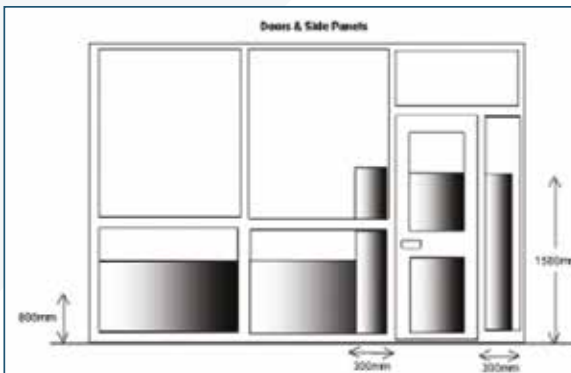
- 1 A covered yard or covered way;
- 2 A carport open on at least two sides;
- 3 A conservatory or porch (please refer to Homeowner Guide 8 for full details).

Please remember.

Irrespective of whether the structure is exempt, any fixed electrical installation should comply with the requirements of Part P for Electrical Safety.

The owner/builder must ensure that the erection of the conservatory or porch does not cause any danger to health and safety. For instance, its positioning must not affect the fire safety precautions of the existing house by jeopardising an escape window.

All shaded areas require safety glazing or protection



Detached buildings which are exempt from building regulations

1. Agricultural Buildings

(including buildings used for horticulture, fruit growing, the growing of plants for seed and fish farming, but not those buildings used for retailing, packing or exhibition), as long as:

- (a) No part of the building is used as a house or flat
- (b) No part of the building is less than one and a half times its height from any part of another building which contains sleeping accommodation
- (c) The building is provided with a fire exit no more than 30 metres from any point within the building

2. Greenhouses

Unless they are used for retailing, packing or exhibiting. They should also comply with items b) and c) above.

3. Temporary Buildings

If it is to be used where it is, for less than 28 days.

4. Mobile Homes

Within the meaning of the Mobile Homes Act 1983.

5. Detached Garages, Sheds and Outbuildings

FLOOR AREA 15-30m²

Provided they are single storey, and

- (a) The building does not contain sleeping areas
- (b) The building has a floor area (measured internally) no larger than 30m²
- (c) No part of the building is less than 1 metre from any boundary or, the building is built substantially of noncombustible materials

or

FLOOR AREA 0-15m²

Provided they are single storey, and (a) The building does not contain sleeping areas;

(b) The building has a floor area (measured internally) no larger than 15m².

Please Note:

In cases 2 and 5, irrespective of whether the structure is exempt, any fixed electrical installation should comply with the requirements of Part P for Electrical Safety.

Providing guidance

Please consult our Building Control Solutions team before making an application. We are here to help clarify requirements or offer advice. This is one of a number of Homeowner Guides to help you through the Building Control process. Copies are available either through our website or by contacting our business support team.

Visit our website

For a wealth of information including application forms, guidance on charges and latest news in the world of Building Control, why not visit our website at: www.bcsolutions.org.uk

Party Wall etc. Act 1996

Advice should be taken from a suitably qualified surveyor or legal expert on the possible implications of the above Act. Our Homeowner Guide 13 offers further advice, it is available from www.bcsolutions.org.uk

Other approvals

In addition to Building Regulation approval, you may also require Planning Permission in certain circumstances.

Please contact the relevant authority's Development Control Team for further advice.

If your proposal includes building over or close to a public sewer, you will require consent from Thames Water Utilities, who can be contacted on 0845 850 2777 or visit: www.thameswater.co.uk



Tel: 0300 790 0580
www.bcsolutions.org.uk

www.rbwm.gov.uk



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