

Building Control Solutions

Homeowner Guide 7

Domestic Garages and Carports



Domestic Garages and Carports

Do I need an application?

There are some instances when certain building work does not require Building Regulation Approval. However, this does not mean that the same proposal does not require Planning Permission. Please contact our planning colleagues to check whether your proposal will require Planning Permission.

Pre-submission advice

It would be advisable to contact both Building Control and Development Control with written details and sketches of your proposals before commencing work. We will then confirm if the work is exempt. You may find it useful to keep our responses with the details of your property for future reference. This can be particularly helpful to speed up any future property transactions.

Do I need Building Regulations?

You may obtain written confirmation whether your proposal requires Building Regulation Approval. Please note a charge is made for this service.

What is a garage?

For the purposes of the Building Regulations, a definition of a domestic garage includes a car port and is either attached to or detached from the dwelling. It is generally recognised that a garage is an area designated for car storage.

Attached garages

Garages which are structurally connected to an existing dwelling, are classified as attached, regardless of whether there is a doorway connecting them. These proposals will always require Building Regulation Approval.

Detached garages

A detached garage is structurally unconnected to a dwelling and is used for the storage of cars. An application is not required, provided the detached garage has:-

FLOOR AREA 0-15m²

Provided they are single storey, and:-

- a) The building does not contain sleeping areas; and
- b) The building has a floor area (measured internally) no larger than 15m²

FLOOR AREA 15-30m²

Provided they are single storey, and:-

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

FLOOR AREA EXCEEDING 30m²

A detached garage with a floor area exceeding 30 sq. metres, will require a Building Regulation Application.

Regulation tips

Some useful Regulation tips to consider when constructing a garage:

- Garages do not have to resist moisture penetration. Consequently, Building Control will not enforce the use of damp proof courses, membranes or other proprietary items for resisting rain penetration
- Similar to extensions, a garage will require a proper storm water drainage system
- In the interest of fire safety, if there is a door between the garage and dwelling, it must have 30 minutes fire resistance and be self-closing. This opening must incorporate either a step of at least 100mm between garage and dwelling floor levels or alternatively the garage floor is laid to fall away from the door to the outside
- The positioning of an attached garage must not affect the fire safety precautions of the existing house e.g., it must not jeopardise an escape window either on the ground floor or the first floor
- Any part of a detached garage that is less than 1 metre from the boundary should be of a non-combustible material

Car Ports

An application will not be required, providing the car port is:-

- Situated at ground floor level, and
- Has an internal floor area which does not exceed 30 sq. metres, and
- Is open on at least two sides.

An application will be required, where any of the above criteria are not met.

Providing guidance

Please consult our Building Control Solutions team prior to making an application. Our service is there to help if you are in any doubts over requirements or require further information. 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.

Site inspections

You will need to contact Building Control at various stages of the work. You and your builder should be clear who will do this. Our Site Inspection Homeowner Guide 17 gives further details on these stages.

Completion certificate

You will require one once the work is complete. We recommend this is obtained before the builder leaves site and before making the final payment. You should retain this for future reference if you sell the property. The sale of your property may be affected if this is not available.

How much will it cost to make an application?

A separate guidance leaflet on Building Control Charges is available and can either be obtained from our website or by contacting our business support team. You can also request a quote on-line.

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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 will give you an outline of the Act.

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 involves building close or over a public sewer, you will require consent from Thames Water Utilities, who can be contacted on 0845 850 2777.



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

www.rbwm.gov.uk



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