

## Guidance Notes for Exempt Buildings

- 1) These notes are applicable to domestic property only. They are for guidance only and are not intended to be a comprehensive list of the requirements. There may be alternative ways of meeting the requirements of the Building Regulations.
- 2) For Planning permission please consult the Development Control Section of this Council.
- 3) If a critical Public Sewer (i.e. drain diameter exceeds 225mm) is found to be within 3 meters of the proposal then Southern Water Services Ltd. will be contacted and it is likely that Building Regulation approval may be refused until a legal agreement has been made with S.W.S Ltd.
- 4) To meet the requirements of the European Community directive which came into force on 1st January 1995 measurements must be in metric units. You may include imperial units alongside metric units if you wish to do so.

### Do I Need Building Regulations Approval?

The building and works shown **do not** require a Building Regulations submission:

#### Small Detached Buildings (i.e. Garden Sheds) \*

If the floor area is less than 15m<sup>2</sup> and contains no sleeping accommodation

#### Detached Buildings (i.e. Garages) \*

If the floor area is less than 30m<sup>2</sup>, with tiled or felted roof, and contains no sleeping accommodation and either:

- i) Has brick or concrete walls, or
- ii) Is more than 1m from the boundary

\* Attached Single Story Additional at ground level  
(porches conservatories, carports, covered ways)

The extension of a building by the addition at ground level of:

- i) conservatory, porch, covered yard or covered way; \*
- ii) a car port on at least two sides  
where the floor area of that extension does not exceed 30m<sup>2</sup>, provided as is the case of a conservatory or porch which is wholly or partly glazed, the glazing satisfies the requirements of Part N of the building regulations and where the existing property remains separated from such an extension.

\* Fixed electrical installation must apply with Part P of the Approved Document (registered electrician)

## Contact details

If you are uncertain as to whether you need approval, please phone

**(023) 9244 6571/3**

and ask to speak to a Building Control Surveyor.

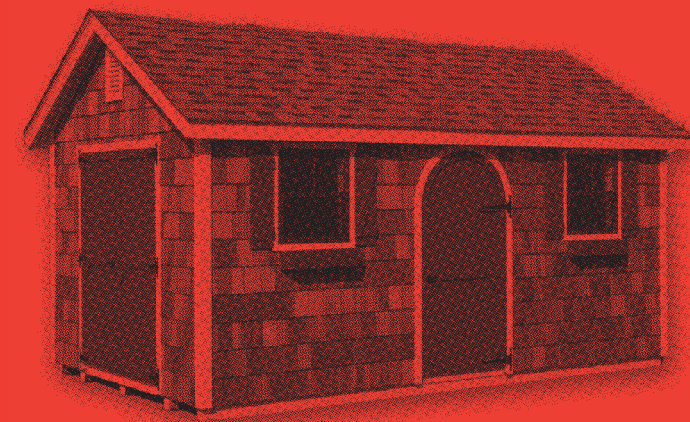
Please note any of the above works may require planning permission for planning advice please phone

**(023) 9247 4174**

and ask to speak to the Duty Planning Officer.

# BUILDING CONTROL 4

## Guidance Notes for Exempt Buildings



# Do I Need Building Regulations Approval?

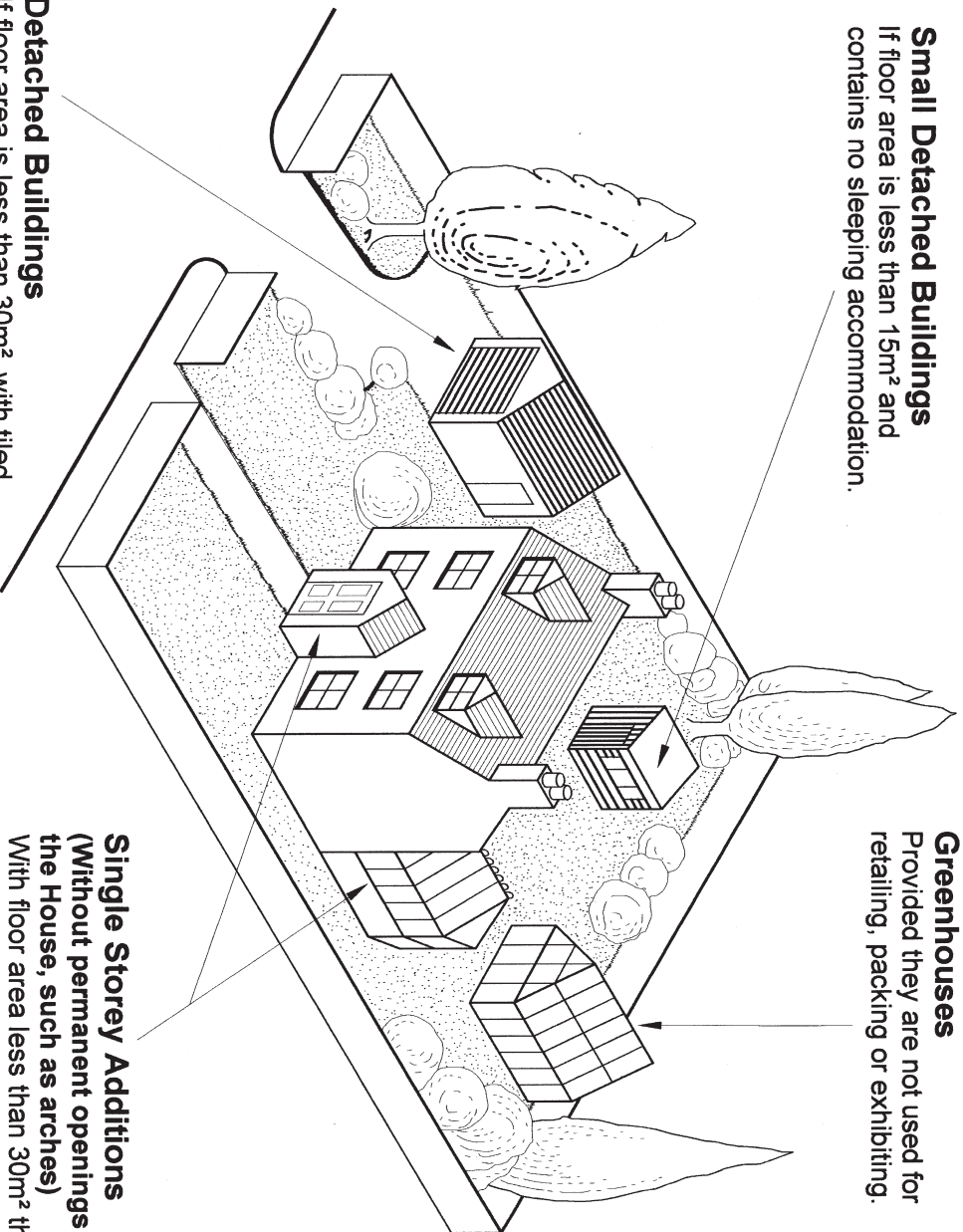
The building and works shown do not require a Building Regulations submission:

## Small Detached Buildings

If floor area is less than 15m<sup>2</sup> and contains no sleeping accommodation.

## Greenhouses

Provided they are not used for retailing, packing or exhibiting.



## Detached Buildings

If floor area is less than 30m<sup>2</sup>, with tiled or felted roof and contains no sleeping accommodation and either:

- i) Has brick or concrete wall, or
- ii) Is more than 1m from the boundary.

## Single Storey Additions

(Without permanent openings from the House, such as arches)

With floor area less than 30m<sup>2</sup> that are conservatories, greenhouses, porches, covered yards or carports open on at least 2 sides. **N.B.** Conservatories must have fully glazed roofs and glazing must comply with Part N of the Approved Documents (i.e. safety glazing where appropriate).

- If you are uncertain as to whether you need approval, please phone (023) 9244 6573 and ask to speak to a **Building Control Officer**.

- **Please Note:** Any of the above works may require planning permission; for planning advice, please phone (023) 9247 4174 and ask to speak to the **Duty Planning Officer**.