

Buildings Which Do Not Need Permission

Homeowner Guide 3

Building control home improvement exemptions

There are some instances when certain building work does not require Building Regulation Approval. This leaflet 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. Our Technical Matters 10 leaflet provides further advice, it is available at: www.wokingham.gov.uk/buildingcontrollibrary

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 glazing or protection

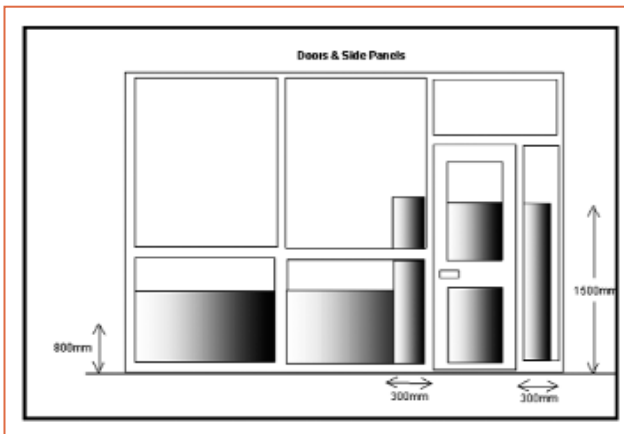


Diagram1

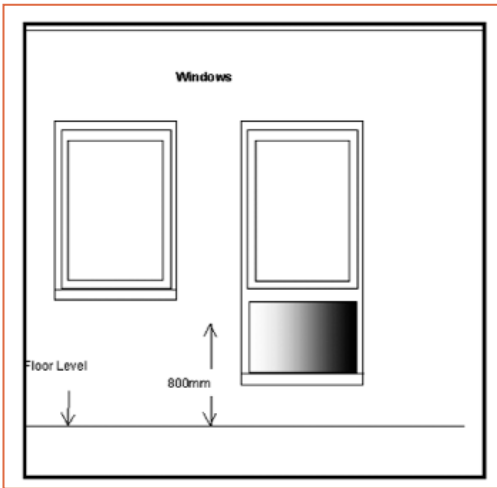


Diagram2

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. 'Our Technical Matters 10 leaflet provides further advice, it is available at: www.wokingham.gov.uk.uk/builder

Providing guidance

Please consult our Building Control team before making an application. We are here to help clarify requirements or offer advice. This is one of a number of Customer Guides to help you through the Building Control process. Copies are available either through our website or by contacting our Building Control 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.buildingcontrolsolutions.co.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.wokingham.gov.uk/buildingcontrollibrary

Other approvals

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

Please contact the relevant Development Control Team (East or West) for further advice on **(0118) 974 6282** or email at: development.control@wokingham.gov.uk

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

Building Control Solutions

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