

Aztech Architecture Your Guide to Buildings exempt from Building Regulations & building near or over a public sewer

Building works exempt from Building Regulations control for which an application is NOT required include certain conservatories, detached garages, carports, sheds, porches and covered ways as follows:



Welcome

Here at Aztech we enable homeowners like you to add **space and value** to your home without the need for building regulation approval.

On average you can add 75% more space and 30% in value to your home without the need for planning permission or building regulation approval.

“Although you may be exempt from both planning permission and building regulation approval if your new extension is built within close proximity, normally 3 metres of a public sewer or public surface water sewer then you still need to make an application to your Local Water and Sewerage provider to build near their services.”

You would be surprised how many householders build conservatories and extensions without this approval and it would make your property very difficult to sell in the future if this approval is not in place.

There was a change in law back in October 1st 2011 where previous private sewers are now classed as public sewers, be careful !



Exempt Conservatories:

An exempt conservatory is an extension where the roof and walls are substantially glazed with translucent or transparent material, intended for growing plants, but often used as occasional living space (but not as a kitchen, bathroom or as sleeping accommodation).

- The conservatory must be single storey at ground floor level only
- The internal floor area must be less than 30m²
- External quality doors and windows must remain between the existing property and the conservatory. (To avoid excessive heat loss and energy use during the winter)
- At least three quarters of the roof area and at least half of the wall area of the conservatory should be glazed or made of translucent material (e.g. polycarbonate sheet).
- Any glazing below 800mm from the floor and glazing in or adjacent to doors, must be safety glass (toughened or laminated glass)

Exempt Garages:

An exempt garage is a building which is to be used for the storage of vehicles and/or gardening and household items and not used as sleeping accommodation. In addition it should meet the following criteria:

- The garage must be detached and single storey at ground floor level only
- The internal floor area must be less than 30m²
- The garage must be constructed of substantially non-combustible materials (e.g. bricks/blocks or pre-fabricated concrete panels), or, sited more than 1 metre from any boundary

Exempt Carports:

An exempt carport should meet the following criteria:

- The carport must be single storey at ground floor level only
- The internal floor area must be less than 30m²
- The carport must be open on at least two sides

Exempt Sheds:

An exempt shed is considered to be for the storage of gardening and household items and NOT used as sleeping accommodation. In addition it should meet the following criteria:

- The shed must be detached, single storey and at ground floor level only
- The internal floor area must be less than 15m²
If larger than 15m²;
- The floor area must be less than 30m² and the shed constructed of substantially non-combustible materials (e.g. bricks/blocks or pre-fabricated concrete panels), or sited more than 1 metre from any boundary

Exempt Porches or Covered Ways:

An exempt porch is erected over an access door and used primarily as a wind shelter and for the storage of coats, shoes, umbrellas and the like. An exempt covered way usually provides a covered route of travel used primarily as a wind shelter and for limited household storage.

- The porch or covered way must be single storey at ground floor level only
- The internal floor area must be less than 30m²
- External quality doors and windows must remain between the existing property and the porch or covered way
- Any glazing below 800mm from the floor and glazing in or adjacent to doors, must be safety glass (toughened or laminated glass)

Note:

If any of the above criteria are not met, then a Building Regulations application is required. If you have any doubt please contact Aztech or Building Control for specific advice.

The above list is not exhaustive and if there is any doubt as to whether work is exempt from control, reference should be made to Schedule 2A of the Building Regulations 2000 (as amended).

Before starting work consideration should also be given as to whether or not Planning Permission is required, owner's/landlord's consent is necessary, and/or whether requirements under the Party Wall etc. Act 1996 apply.

If the work involves a new electrical circuit then Part P of the Building Regulations will apply to the electrical installation.

However, if the electrician is a member of a Competent Persons Self-Certification Scheme then a Building Regulation application for the new electrical work is not required. See separate guidance on Competent Persons Schemes.