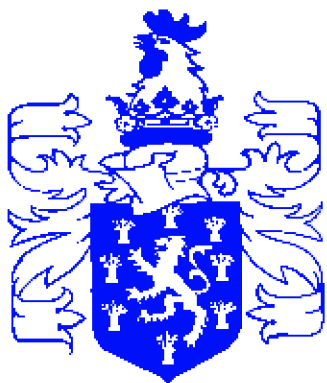


SOUTH NORTHAMPTONSHIRE COUNCIL

BUILDING CONTROL



EXEMPT BUILDINGS FORM & GUIDANCE NOTE

GUIDANCE NOTE 6

Building Control Services

We are here to help. If you are in any doubt about Building Regulations requirements or need more information please call **01327 322240**

Aims of this leaflet

This leaflet is designed to illustrate some of the more common types of buildings such as small garages, conservatories, porches, sheds, greenhouses and carports that do not require Building Regulations approval. This leaflet describes the buildings concerned and includes a form so that you may have the exempt status of the building recorded for the future. This free service has proved useful to many people, especially when the time comes to sell the home

If you wish to take advantage of the service just fill in the request on the back of this leaflet. We will complete it, register it, and return it for your records.

Other considerations

We hope the information in this leaflet helps you. Remember that you may need approval under the Town and Country Planning Act for the building, or you may need Building Regulations Approval for some associated work such as a new door opening into a conservatory.

Please note that there are other categories of building such as those used for temporary purposes, housing of plant, agriculture as well as ancillary structures, which are also exempt. Please contact **01327 322240** if you require further details

The following categories of building do not require consent under the Building Regulations

Carports and domestic garages, sheds and greenhouses

1. Carport open on at least two sides provided it does not exceed 30m² floor area **or:-**
2. Detached garage, shed or greenhouse with a floor area less than 15m² built of any construction **or:-**
3. Detached garage, shed or greenhouse with a floor area not exceeding 30m² which is sited at least 1 metre from the boundary of the property **or:-**
4. Detached garage, shed or greenhouse with a floor area not exceeding 30m² which is within 1 metre of the boundary but constructed of substantially non-combustible materials.

(See opposite for details of construction considered substantially non-combustible)*

***What does substantially non-combustible material mean?**

You may use any combination of the following construction for the roof and wall of the garage.

Roofs

- Pitched or flat roof of non-combustible sheets on steel trusses.
- Pitched or flat roof of tiles/slates on timber rafters and purlins or trusses
- Flat roof of deck with built up felt finish

Walls

- Pre-cast concrete slabs
- Brickwork
- Blockwork
- Non-combustible sheets on a steel frame

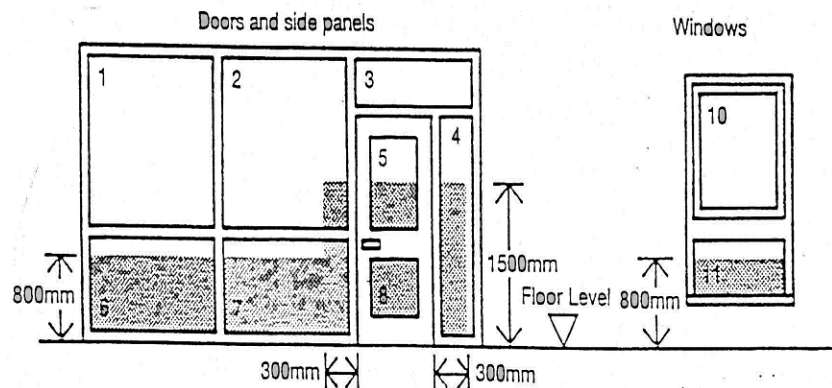
If you wish to use any other construction please call the helpline for advice

Conservatories and porches

5. The conservatory floor area must be no more than 30m². The roof must have no less than three quarters of its roof and no less than half of its external walls made of translucent materials **and:-**

6. The porch floor area must be no more than 30m² **and:**
The new room should be used as a conservatory or porch and be separated from the house **and:-**

All glazing in the areas shaded in the drawing below must be safety glazing.



ELECTRICAL WORKS

Electrical installations and alterations where the supply is located within, or shared with a dwelling requires building regulation consent. Please refer to Guidance Note 9.

Note: Building Regulation Approval does not imply approval under the Town and Country Planning Act. Please check whether or not a Planning Application is required. Please contact the Planning Customer Services Officer on 01327 322132

Notice (**Please complete this form if you wish to have the exempt status of your building recorded, there is no charge.**)

I wish to erect a building described in category 1/2/3/4/5/6*
(* Please circle as appropriate)

I understand that any electrical works will require either installation by a Registered Part P Electrical Installer, or inspection and testing by a building control body (for which an additional charge is payable)

At: _____

Signed: _____ Date: _____

Name (Capitals please) _____

Telephone: _____

Confirmation: The building described above does not require an application under Building Regulations.

This Confirmation excludes consent for any electrical works

Signed: _____ Date: _____

Building Control Manager

Ref: _____

SOUTH NORTHAMPTONSHIRE COUNCIL,
SPRINGFIELDS TOWCESTER NN12 6AE

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