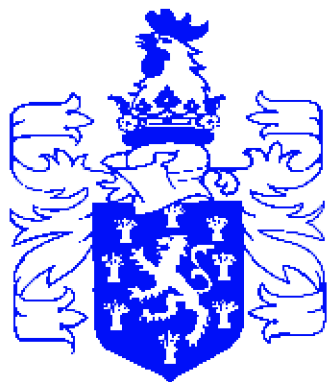


# SOUTH NORTHAMPTONSHIRE COUNCIL

## BUILDING CONTROL



## DOMESTIC GARAGES

## GUIDANCE NOTE 5

## Domestic Garages

For the purposes of the Building Regulations a domestic garage includes a carport and is either attached to or detached from the dwelling.

### ATTACHED GARAGES

Garages that are connected to an existing house are classified as attached regardless of whether there is a doorway connecting them.

### APPLICATION

The erection of any attached garage will need an application to Building Control in the usual manner. See our advice leaflet **Domestic Building Regulation Information**, which gives guidance on making an application.

A fee will be payable.

### DETACHED GARAGES

A detached garage is a garage which is not connected to a dwelling.

An application is **not** required if the garage:

- Is single storey
- Is less than 30m<sup>2</sup>
- Is constructed of substantially non combustible materials
- And does not contain sleeping accommodation
- If the walls are built of combustible material, the garage must be 1m or more from any boundary.

### CARPORT

An application is **not** required if the proposed carport:

- is situated at ground floor level
- has an internal floor area which does not exceed 30 square metres,
- is open on at least two sides.

If the above criteria are not met then an application is required.

## GUIDANCE FOR GARAGE CONSTRUCTION

- Like any other extension, a garage is required to have a proper storm drainage system.

An attached garage is treated in a similar fashion to an extension but

- In the interest of fire safety, if there is a door between a garage and the dwelling it should have 30 minutes fire resistance and be self closing. This opening must incorporate a step of at least 100mm between garage and dwelling floor.
- Windows and other openings will be treated in a similar fashion.

NB For garages and carports that do not require Building Regulation permission,  
an exemption certificate may be obtained on request.

- The positioning of an attached garage must not affect the fire safety precautions of the existing house, e.g. must not jeopardise an escape window either on the ground floor or the first floor. If in doubt contact the Building Control service.

## ELECTRICAL WORKS

Electrical installations in any type of garage where the supply is located within, or shared with a dwelling requires building regulation consent. Please refer to Guidance Note 9.

Issued by Building Control  
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## OTHER APPROVALS

**You are strongly advised to check with Planning whether Planning Permission is required. Please contact the Planning Customer Services Officer on 01327 322132 for assistance in this respect**