

SMALL DETACHED BUILDINGS

Some small detached buildings are exempt from the requirements of the regulations. Three exemptions exist within this category:

1. A building that is single storey with a floor area not exceeding 30m² and contains no sleeping accommodation,

and is either;

- No less than one metre from the boundary of its curtilage, or
 - Is constructed substantially of non-combustible material.
2. A detached building, irrespective of construction, having a floor area that does not exceed 15m² and contains no sleeping accommodation.
 3. A detached building designed and intended to shelter people from the effects of nuclear, chemical or conventional weapons, and not used for any other purpose, if:
 - Its floor area does not exceed 30m², and
 - The excavation for the building is no closer to any exposed part of another building or structure than a distance equal to the depth of the excavation plus one metre.

IMPORTANT

Whilst these structures may be exempt from the provisions of the Building Regulations any electrical installation associated with them is not. It is suggested that the services of a fully qualified electrical contractor be employed who is registered on a self-certification scheme for Part P

of the regulations (electrical safety) and is able to provide you with an electrical certificate which confirms the design, installation and testing of the system is in accordance with the requirements of the regulations and BS:7671 and compliant with the Building Regulations.

PLEASE NOTE

Building work may require other permissions including Planning Permission, even when exempt from the Building Regulations.

Ask for our ONE STOP SHOP leaflet and enquiry form – a simple way to find out which permissions you may need.

For further information:

Website:
www.oadby-wigston.gov.uk

Telephone:
(0116) 257 2657

Fax:
(0116) 257 2707

E-mail:
buildingcontrol@oadby-wigston.gov.uk

or write to:
Building Control Section,
Oadby & Wigston Borough Council,
Council Offices,
Station Road,
WIGSTON,
Leicestershire,
LE18 2DR.



Borough of Oadby & Wigston



Building Control

Building Regulations 2010

Exempt Domestic Buildings

Conservatories, Porches, Greenhouses, Carports, Domestic Garages and Small Detached Buildings

Not all buildings and extensions are subject to the Building Regulations. Certain works are exempt from the requirements of the Building Regulations and therefore do not require an application to be made, amongst the works that may be exempt are:

- Conservatories
- Porches
- Greenhouses
- Detached Garages
- Carports
- Small Detached Buildings

The exemptions from Building Regulations are subject to certain criteria being met.

GREENHOUSES

Greenhouses, irrespective of their size, are exempt from the Building Regulations and therefore an application will not be required. This exemption does not apply to Commercial greenhouses used for retailing, packaging or exhibiting.

CARPORTS

Carports are exempt from the requirements of the Building Regulations provided that:

- They are built at ground floor level,
- Have an internal floor area which does not exceed 30m², and
- Is open on at least two sides.

If the above criteria are not met than an application will be required.

CONSERVATORIES AND PORCHES

All conservatories and porches are exempt from the regulations provided:

- They are built at ground level,
- They are single storey,
- They have a floor area of less than 30m²,
- The glazing complies with Part N of the Regulations,
- Separation between the existing building and the new proposal must be maintained. i.e. The doors, walls and windows are to be retained, and
- The heating system of the dwelling is not to be extended into the conservatory or porch.

To comply with Part N glazing should be safety glazing to BS:6206 in critical locations, critical locations are:

- Windows below 800mm from the floor,
- Doors and windows adjacent to doors.

These exemptions mean that an application need not be made to Building Control for the work.

However, the erection of the conservatory or porch must not affect the fire safety precautions of the existing house by jeopardising any escape window.

DOMESTIC GARAGES

For the purposes of the Building Regulations a definition of a domestic garage includes a carport and is either attached to or detached from the dwelling. It is generally recognised that a garage is an area designated for car storage.

Attached Garages

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

The erection of any attached garage will require an application to be made to Building Control.

Detached Garages

A detached garage is a garage which is structurally unconnected to a dwelling and is used for the storage of motor vehicles.

An application will not be required if the detached (single storey) garage has a floor area not exceeding 30m² and is either:

- Constructed substantially of non-combustible material, or
- Sited at any point, more than 1 metre from any boundary.

If the detached garage has a floor area exceeding 30m² then it is necessary to make an application to Building Control.