

Brighton & Hove

EXEMPT DOMESTIC BUILDINGS

The majority of garden buildings and certain other structures such as conservatories and porches are exempt from the requirements of the Building Regulations.

It is important though that the work is still carried out safely and properly, and there is no reason why the standards contained in the regulations should not be used in relation to the work.

Conservatories or porches should be positioned so as not to cover a balanced flue boiler outlet or under a window which is designed to be a fire escape route. There should be separation between the conservatory or porch and the dwelling. Where there is no separation, the Building Regulations apply and an application would be required.

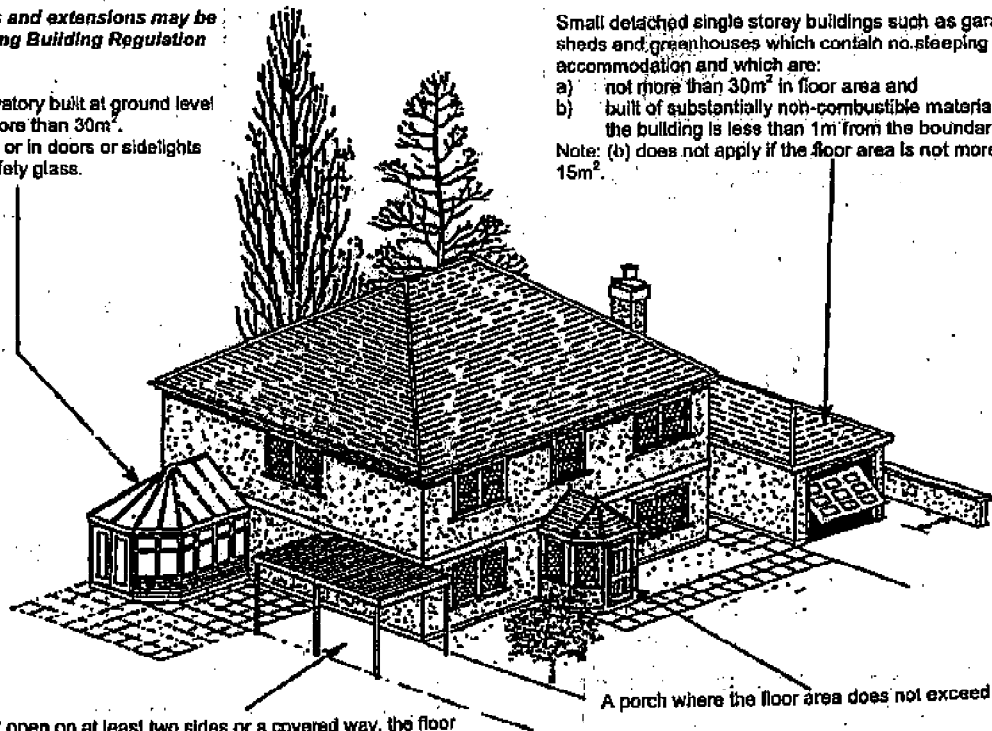
The following buildings and extensions may be erected without obtaining Building Regulation Approval.

A greenhouse or conservatory built at ground level with a floor area of not more than 30m².
Note: glazing at low level or in doors or sidelights must be carried out in safety glass.

Small detached single storey buildings such as garages, sheds and greenhouses which contain no sleeping accommodation and which are:

- a) not more than 30m² in floor area and
- b) built of substantially non-combustible materials if the building is less than 1m from the boundary.

Note: (b) does not apply if the floor area is not more than 15m².



A carport open on at least two sides or a covered way, the floor area of which does not exceed 30m².

A porch where the floor area does not exceed 30m².

An independent surveyor can be employed to check the job both during and after completion to ensure that the work is satisfactory.

The buildings and extensions indicated in the diagram on the previous page may be erected without obtaining Building Regulation approval, but remember to check whether consent is required under the Town and Country Planning Acts.

NB.

Safety glass is required in walls up to 800mm above the floor and in doors up to 1500mm above the floor where glass is provided. It is also required in side panels which are within 300mm of a door.