

Other approvals

Greenhouses, irrespective of their size are exempt from the Building Regulations. This exemption does not apply to greenhouses used for retailing, packaging or exhibiting.

NOTE

- The exemptions overleaf refer only to domestic porches and conservatories. In commercial property, exemption is less clear cut and the Building Control team should *always* be consulted.
- If you intend to provide electrical installations to any exempt buildings, which in either case receives its electricity from a source shared with or located inside a dwelling, then a Building Regulations application is required for the electrical work.
- The exemptions overleaf relate to Building Regulations. These should not be confused with Planning Permission. The Planning Division will advise on exemptions under the Planning Act. Please *always* check with the Planning Division before commencing any work.

Planning enquiry line: 01263 516158

Building Control



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Building Control team

The Building Control Surveyors usually carry out site inspections in the mornings and are available for contact in the afternoons.

A Duty Officer is available from 2pm to 5pm, Monday to Thursday, and 2pm to 4.30pm on Friday. Please call 01263 516345.

For queries concerning Building Regulation charges contact Nichola Ransome on 01263 516023.

The Building Control team is committed to maintaining standards in building based on a professional and publicly accountable service. We have a wealth of local knowledge, experience and, can respond quickly to your needs.

If you would like this information in large print, audio, Braille, alternative format or in a different language please contact Nichola Ransome on.

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Building Control



The Building Regulations 2010
Guidance Note



Conservatories, Porches and Greenhouses

Buildings exempt
from Building
Regulations

Conservatories, Porches and Greenhouses

Not all buildings and extensions are subject to the Building Regulations. Among the works exempted from Building Regulations are:

- Conservatories
- Porches
- Greenhouses

What is a conservatory?

A conservatory is traditionally for growing tender plants in a semi domestic environment. A conservatory should therefore be predominantly translucent and under the energy conservation requirements, is defined as having a roof at least 75% translucent and walls at least 50% translucent.

Other uses

It is often easier to say what a conservatory or porch is not. For example, conservatories cannot be used as kitchens or utility rooms with plumbed in appliances. In these and many other examples of domestic usage, porches and conservatories become domestic extensions for which Building Regulations approval will be required.

Separation from the dwelling

Both porches and conservatories must be separated from the house by closable, external quality windows and doors. This is to prevent excessive heat loss in winter and corresponding thermal gain in the summer. Without this separation these extensions would lose their exemption, and thermal or energy performance calculations would normally be required to justify the over-glazed extension.

Heating

To be exempt, conservatories and porches should be unheated or heated in such a way that the heating system can be isolated from the rest of the dwelling. Once again this is to avoid excessive heat loss in structures which may have little, if any, insulation and excessive glazing.

Glazing

Glass in doors and sidelights and low level glass (below 800mm from internal floor or external ground) must be toughened or laminated to prevent accidental injury.

Summary

Conservatories are exempt if:

- they are used for the purposes of a conservatory;
- the roof is at least 75% translucent and the walls at least 50%;
- they are separated from the dwelling;
- they are unheated or their heating can be isolated;
- they are at ground level and single storey;
- they have a floor area not exceeding 30m²;
- all vulnerable glass is toughened or laminated.

Porches are exempt if:

- they are used as a porch, ie, a covered approach to an entrance;
- they are separated from the dwelling;
- they are unheated or their heating can be isolated;
- they are at ground level and single storey;
- they have a floor area not exceeding 30m².

