

## GREENHOUSES AND AGRICULTURAL BUILDINGS

Provided that the use is not for retailing, packing or exhibiting and:

- a - It is used as a greenhouse, or
- b - is used for agriculture or is principally used for the keeping of animals, provided that
  - i) no part of the building is less than one and a half times its height from any point of a building which contains sleeping accommodation; and
  - ii) the building is provided with a fire exit which is not more than 30 metres from any point in the building.

## TEMPORARY BUILDINGS

A building which is not intended to remain where it is erected for more than 28 days.

## PLANNING PERMISSION

Planning Permission and Building Regulation approval are not the same. Building Regulations will often apply when Planning Permission is unnecessary, and vice-versa. You should always check with the Development Control Section of the Council to find out if your proposal needs Planning Permission.



# Your Local Building Control Service



The Building Control Service is here to help, if you are in any doubt over Building Regulation requirements or require further information, please telephone or call at your local Building Control Office.

Whilst every care has been taken in compiling this information leaflet and the statements contained herein the publishers and promoters cannot accept responsibility for any inaccuracies. Building Regulations are changed from time to time, if you did not receive this leaflet directly from your Local Building Control Authority, check with them that the information here is still current.

For further advice on this subject or any other Building Control matter please contact your Local Authority office as detailed below.

Blackburn with Darwen  
Borough Council  
01254 585747  
Blackpool Borough Council  
01253 476219  
Burnley Borough Council  
01282 425011  
Chorley Borough Council  
01257 515245  
Fylde Borough Council  
01772 671488  
Hyndburn Borough Council  
01254 388111  
Lancaster City Council  
01524 582369

Borough of Pendle  
01282 661722  
Preston Borough Council  
01772 906574  
Borough of Rossendale  
01706 874333  
South Ribble Borough Council  
01772 625521  
Ribble Valley Borough Council  
01200 425111  
West Lancashire District Council  
01695 585136  
Borough of Wyre  
01253 887242

## BUILDING REGULATIONS

### Information Leaflet No.2

# Exemptions from Building Regulations Consent

Local Authority  
BUILDING  
CONTROL

**DISTRICT  
SURVEYORS  
ASSOCIATION**  
Lancashire District



## AIMS OF THE LEAFLET

This leaflet is intended to provide advice on a particular aspect of the Building Regulations. It is not a statement of the law but is intended to help you to understand the system. For further information you should contact your Local Building Control Office.

## INTRODUCTION

Some buildings are exempt from the need to apply for Building Regulations consent. The more common examples are as follows:-

## CONSERVATORIES AND PORCHES

Extensions at ground level for use as a conservatory or porch which meet certain conditions.

### The conditions are

1. The floor area of the conservatory or porch must not exceed 30m<sup>2</sup>
2. The walls and roof of a conservatory must be substantially glazed with a transparent or translucent material. (i.e. roof 75%, walls 50% glazed)
3. The glazing in the conservatory/porch meets the requirements for safety glazing, (see below)
4. The conservatory/porch must be separated from the existing property by a wall/door or glazed screen.

## REQUIREMENTS FOR SAFETY GLAZING

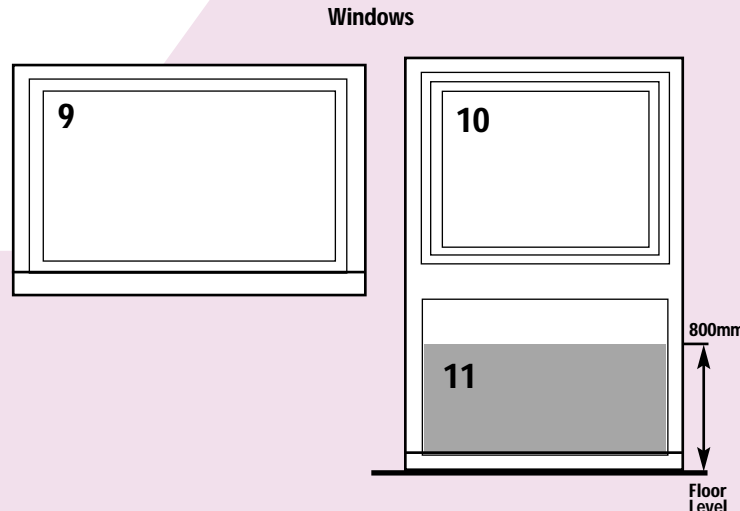
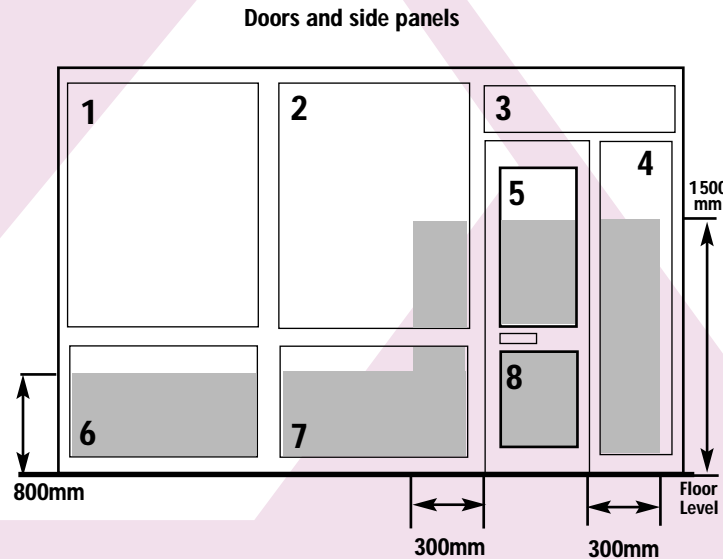
The Building Regulations require glazing in critical locations to either:-

- a. break in a way unlikely to cause injury
- b. resist impact without breaking, or
3. be shielded or protected from impact.

In practice this will mean using toughened or laminated glass (shielding must protect both the inside and the outside of the glass).

## CRITICAL LOCATIONS IN INTERNAL AND EXTERNAL WALLS

If any part of a pane falls within the shaded zone the whole pane must be laminated or toughened glass (i.e. glazing to which this requirement of the Building Regulations applies is in panes numbered 2,4,5,6,7,8,11).



## Note

- a. You may require approval for any associated structural works to the house that you intend to carry out.
- b. It is advisable to ensure that a conservatory is not constructed so that it restricts ladder access to means of escape windows on upper floors.

## DOMESTIC GARAGES/CARPORTS AND SMALL DETACHED BUILDINGS

1. Detached garages/buildings not containing sleeping accommodation with a floor area not exceeding 30m<sup>2</sup> situated:-

- a) at least one metre from the boundary of the property, or
- b) less than one metre from the boundary of the property and constructed substantially of non combustible materials, i.e.

**Walls** - brick/block or concrete panels.

**Roof** - tiles, non combustible sheets or built up felt.

2. Detached sheds/buildings with a floor area less than 15m<sup>2</sup> and of any construction.
3. Extension forming a carport open on at least two sides provided the carport does not exceed 30m<sup>2</sup>.

## BUILDINGS NOT FREQUENTED BY PEOPLE

A detached building providing that people enter only intermittently and then only for the purpose of inspecting and maintaining fixed plant or machinery. The building will not be exempt if it is less than one and a half times its height from:

1. any building into which people go; or
2. the nearest point of the boundary of the curtilage to that building.