

Building Control



LINCS BUILDING
CONSULTANCY

Guidance Note No. 4

Are you considering a
new Conservatory?

Building Regulation applications are separate from planning applications. The following information will show you whether the regulations are likely to affect your proposal.

Exemptions

Conservatories do not require a Building Regulations application provided that they meet all the following criteria:

1. It is built onto a domestic dwelling at ground level;
2. Not less than 75% of the roof area, and not less than 50% of the area of the external walls are made of a translucent material (i.e. glass or plastic sheeting);
3. It does not have a floor area exceeding 30 sq. Metres;
4. It is fitted with safety glass in accordance with Approved Document N
5. And it is divided from the rest of the house by an external grade door or doors. (within an existing opening and that a new opening is not formed);

If any of these requirements are not met then a Building Regulations application will be required.

A Building Regulations Application may also be required for any electrical installations in the conservatory.

All electrical works are required to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that Part P has been complied with. This may require and appropriate BS 7671 Electrical Installation Certificate to be issued for the work by a person competent to do so.

Good Practice

Should there be no requirement under the Building Regulations for the conservatory, consideration of the following points is sensible:

1. It is advisable to ensure that ladder access to windows serving a room in the roof or an inner room is not restricted, particularly if that window is needed as an emergency means of escape in the event of a fire;
2. It is advisable to consult your neighbours before installing the conservatory to maintain friendly relationships;
3. The conservatory should not interfere with any sewer or drain. If the conservatory is to be constructed over or within 3m of a Public Sewer, Anglian Water should be contacted;
4. If the conservatory is close to a balanced flue, the Gas Safety Regulations (1984) SI/1984 No. 1358 may be relevant and the flue may have to be re-sited. If the flue is to be covered by the conservatory, then the flue will have to be re-sited to discharge to external air and building regulations approval may be required.

Building Regulations Application

If a Building Regulations application is required, then this department must be contacted. The application will be dealt with by one of our Building Control Surveyors. This service requires a fee to be paid to cover both the plan checking and the subsequent site inspections by Building Control. It is important to point out that if an application is required, the conservatory will be classed as a domestic extension, and the full requirements of the Approved Documents will apply.

Approved Document B

If part of an extension is situated within 1m of a boundary, materials of limited combustibility must be used. Only 1 sq. metre of glazing or combustible material can be allowed. The area of combustible material allowed increases as the distance to the boundary increases.

Approved Document L

The area of glazing within the extension should not exceed 25% of its floor area (this includes glazing to both the walls and roof, doorways and patio doors). The average u-value of the windows, doors and roof-lights should not exceed 2.0 W/m²K if in timber or PVC frames and 2.2 W/m²K if in metal frames.

Remember – you must check with the relevant Authorities Development Control Officers to establish if planning permission is required.



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If you would like to receive this information in another language or in another format, such as large print, Braille or on an audio tape, please contact Administration at either of the offices shown above.

Please note that these guidance notes are for advice only and may not cover all situations. It is your responsibility to ensure that they are appropriate for use in your particular circumstances.