Guidance Note No. 6

Do I need Building Regulations Application?
The buildings and work shown on this page do not need a building regulation application.

However a Building Regulations Application may be required for Electrical Installations in the Locations listed below and for outdoor installations including lighting and pumps etc.

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.

You may need planning permission for any of the work shown on this page. For planning advice please contact your relevant office.

Greenhouses
As long as you do not use them for any business purposes

Conservatory, Green Houses, Porches or Covered Yards and Car Ports
If the floor area is less than 30m². Car ports must be open on at least 2 sides. A conservatory must have at least 75% of its roof and 50% of its outside walls made of a translucent material & separated by doors or brickwork from the dwelling.

Small Detached Buildings
(such as Shed)
If the Floor Area is less than 15m², does not contain any sleeping accommodation

Small Detached Buildings
(such as a garage)
If the floor area is less than 30m² and does not contain any sleeping accommodation and has either:-
1. Substantially non combustible walls
2. Is more than 1m from the boundary

If you are in any doubt about any of the points above or require any further information please contact your Building Control Surveyor at the relevant address given on the next page.
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.