

**For further advice, please contact:-
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CONSERVATORIES, PORCHES AND GREENHOUSES

BUILDING CONTROL GUIDANCE NOTE






OF A SERIES



BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE







CONSERVATORIES, PORCHES AND GREENHOUSES

Not all buildings and extensions are subject to the provisions of the Building Regulations. Among the works that are exempt from the Building Regulations are:

-  conservatories
-  porches
-  greenhouses




CONSERVATORIES AND PORCHES

All domestic conservatories and porches are exempt from the Building Regulations, provided that:

-  they are built at ground level
-  they are single-storey
-  they have a floor area less than 30 square metres
-  the glazing complies with Part N of the Regulations (protection against impact).
-  they are separated from the dwelling by a door of external quality
-  heating is not linked to the main system for the dwelling.

Please note: Part N requires glazing with which people might collide to be such that the risk of being cut is limited.

Glazing should:

-  break safely, if it breaks, or
-  be robust or in small panes, or
-  be permanently protected.

Your local Building Control service will be able to advise on what materials are suitable.

These exemptions mean that an application for approval of the work need not be made to Building Control.

However, the owner/builder must ensure that the erection of the conservatory or porch does not cause any danger to health and safety, and that its position does not affect the fire safety precautions of the existing house by jeopardising an escape window.

GREENHOUSES

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

The erection of a greenhouse must not cause a contravention of the Building Regulations, or make existing contraventions worse.