

In the interests of fire safety, if there is a door between a garage and the dwelling, it should have 30 minutes' fire resistance and be self-closing. This opening must incorporate a step of at least 100mm between the garage and the dwelling floors.

The position of an attached garage must not affect the fire and safety precautions of the existing house. For example, it must not jeopardise an escape window either on the ground or first floors. If in doubt, please contact the Building Control Unit.

Any part of a detached garage which is less than 1 metre from the boundary should be non-combustible.

**For further advice, please contact:-  
Building Control Unit  
Planning Services  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
Worksop  
Notts  
S80 2AH**

**Telephone: 01909 533292  
Fax: 01909 533400**

**e-mail: [building.control@bassetlaw.gov.uk](mailto:building.control@bassetlaw.gov.uk)**

# DOMESTIC GARAGES AND CARPORTS

## BUILDING CONTROL GUIDANCE NOTE



OF A SERIES



**BASSETLAW**  
DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE



## DOMESTIC GARAGES AND CARPORTS

For the purposes of the Building Regulations, the definition of a domestic garage includes a carport, and is either attached to or from the dwelling. It is generally recognised that a garage is an area designated for car storage.



## ATTACHED GARAGES



Garages which are structurally connected to an existing house are classified as attached, regardless of whether there is a doorway connecting them. The erection of any attached garage will need an application to Building Control in the usual manner. A fee will be payable to the Council.



## DETACHED GARAGES

A detached garage is a garage which is not structurally connected to a dwelling and is used for the storage of cars.

An application is not required if a detached single storey garage, containing no sleeping accommodation, has a floor area not exceeding 30 square metres, and is either:




-  constructed substantially of non-combustible materials, or
-  measured at any point, greater

than 1 metre from any boundary. If the detached garage has a floor area exceeding 30 square metres, then it is necessary to make an application to Building Control.



## CARPORTS

An application is not required if the proposed carport will:

-  be situated at ground floor level
-  have an internal floor area which does not exceed 30 square metres, and
-  be open on at least two sides.

If the above criteria are not met, then an application is required.



## BUILDING REGULATIONS

As with any extension, a garage is required to have a proper drainage system for surface water drainage, and for foul drainage if sanitary appliances are fitted.

An attached garage is treated in a similar way to any domestic extension, but not all the Building Regulations apply, depending on the intended use of the building.

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