

BURY BUILDING CONTROL CONSERVATORIES; PORCHES & GREENHOUSES

This leaflet is intended to provide advice on a particular aspect of the Building Regulations. It is not a statement of law but is intended to help you understand the system. For further information you should contact Bury Building Control on 0161 253 5313.

INTRODUCTION

Not all buildings and extensions are subject to Building Regulations. Works that are exempt from the Building Regulations include, amongst others:

- Conservatories
- Porches; and
- Greenhouses

CONSERVATORIES AND PORCHES

Exemptions

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

- They are built at ground level;
- They are single storey;
- They have a floor area of less than 30 square metres;
- The glazing complies with Part N of the Regulations i.e. protection against impact;
- They do not adversely affect the access arrangements
- The conservatory or porch has thermal separation from the dwelling e.g. doors.
- The heating system of the dwelling is **NOT** extended into the conservatory or porch
- Any heating system has independent temperature and on/off controls.

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.

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

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

However, the owner/builder must ensure that the erection of the conservatory or porch does not cause any danger to health and safety. Their positioning must not affect the fire safety precautions of the existing house by obstructing 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.

However, the erection of a greenhouse must not cause a new or greater contravention of the Building Regulations.

If in doubt contact the Building Control service


ELECTRICAL INSTALLATIONS


Building Regulations relating to domestic electrical installations apply to work carried out in detached buildings and external locations. If the person carrying out the electrical work is not registered with one of the approved Competent Persons scheme it is necessary to apply for Building Regulation Approval (using form EN1).

PLANNING APPROVAL

You are reminded that Building Regulations approval does not imply approval under the Town and Country Planning Act. You should always check if a planning application is required. For more information on Planning Approval please contact:

Development Management
3 Knowsley Place,
Duke Street,
Bury BL9 0EJ

 : 0161 253 5432

 : 0161 253 7373


 : development.control@bury.gov.uk


 : www.bury.gov.uk/planning

FURTHER INFORMATION

Your Local BUILDING CONTROL SERVICE is here to help you. If you are in any doubt over Building Regulation requirements or require any further information, please telephone or call at our office:

Building Control
3 Knowsley Place,
Duke Street,
Bury BL9 0EJ

 : 0161 253 5315

 : -161 253 5290

 : building.control@bury.gov.uk

 : www.bury.gov.uk/buildingcontrol

Whilst every care has been taken to compile the information within this leaflet the publishers and promoters cannot accept any responsibility for incorrect information.

Building Regulations are subject to change and if in doubt you should contact your Local Authority Building Control office to check if the information is still current.

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