



Herefordshire & Worcestershire Building Control Partnership is the premier building control service in the two counties.

The authorities of Bromsgrove, Herefordshire, Malvern Hills, Redditch, Wychavon and Wyre Forest work together to provide a consistent approach to the Building Control function.

For further information about the services that we provide please contact your local office.

Bromsgrove District Council
01527 881347

Herefordshire Council
01432 261940

Malvern Hills District Council
01684 892397

Redditch Borough Council
01527 64252

Worcester City Council
01905 722539

Wychavon District Council
01386 565000

Wyre Forest District Council
01562 732531

LABC

Local Authority Building Control (LABC) is dedicated to maintaining the highest standards in building design and construction. It is based on a publicly accountable and independent service, ensuring that buildings comply with relevant legal requirements for health and safety. We aim to assist you in producing high quality buildings in a time scale which keeps your costs to a minimum by providing a fast, efficient and cost effective building control service



Advice Leaflet 2

Domestic Exempt Structures

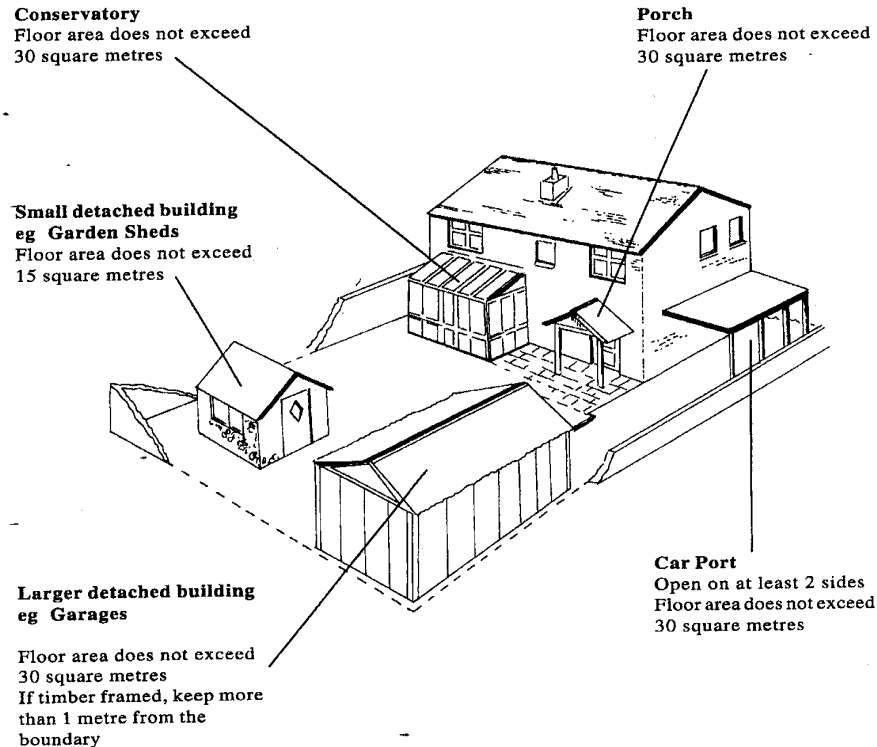


Introduction

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

- ◆ Porches
- ◆ Conservatories
- ◆ Small Detached Buildings
- ◆ Larger Detached Buildings
- ◆ Car ports

Separate guidance should be obtained as to whether the development will require planning permission



Porches

Domestic porches are exempt from Building Regulations provided that:

- ◆ It has a floor area not exceeding 30 square metres
- ◆ It is an extension to a dwelling at ground level
- ◆ The glazing complies with Approved Document N of the Building Regulations i.e. Protection against impact

NB Approved Document N requires glazing with which people might collide to be such that the risk of being cut is limited.

Small Detached Buildings

Detached buildings which have a floor area not exceeding 15 square metres (e.g. sheds and greenhouses) do not need an application to be made under the Building Regulations 2000.

Car Ports

Car ports are exempt from the Building Regulations provided that they are open on at least 2 sides and have a floor area which does not exceed 30 square metres.

Conservatories

Conservatories are exempt from the Building Regulations provided that

- ★ They have a floor area less than 30m²;
- ★ They are constructed at ground level;
- ★ The roof and walls are substantially glazed with a translucent material;

The glazing complies with Approved Document N of the building regulations i.e. Protection against impact;

Large Detached Buildings

Large detached buildings which have a floor area exceeding 15 square metres, but not more than 30 square metres, are exempt from the Building Regulations provided that they are at least 1 metre away from the boundary. Alternatively the structure should be constructed entirely of non combustible materials.

For further information relating to Approved Document N of the Building Regulations: Glazing - safety in relation to impact, opening and cleaning refer to Advice Leaflet 3