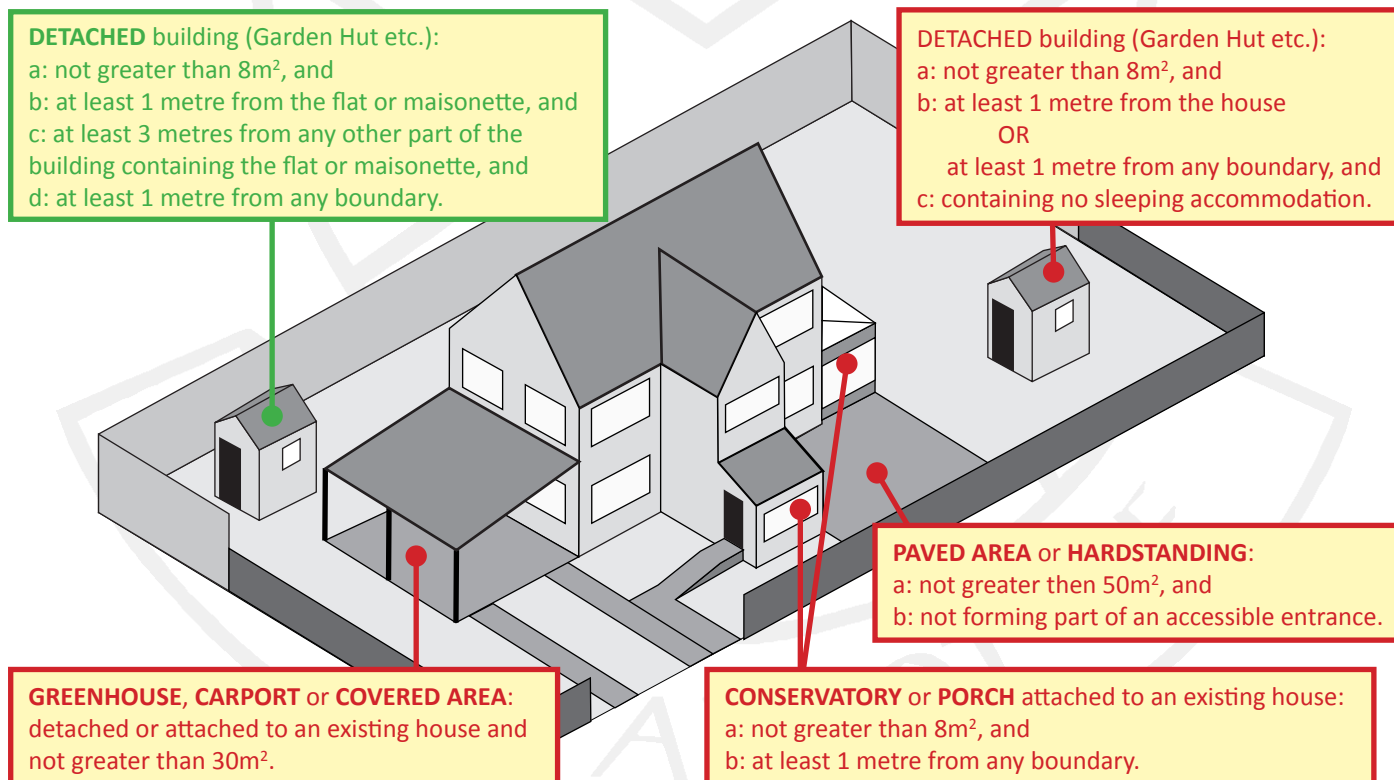


NOTES

- 1) Any building or extension must be ancillary to the dwelling and within the boundary of the land on which the dwelling is located.
- 2) Any building or extension containing a flue, a fixed combustion appliance installation (such as a boiler etc.) or sanitary facility shall require building warrant approval.
- 3) Any multi-storey building or extension shall require building warrant approval.
- 4) All areas shall be measured internally where possible. (Please note that areas are measured externally for Planning purposes!)
- 5) Any neighbouring footpath must be kept free of building debris and related materials.
- 6) **Red text relates only to houses.**
- 7) **Green text relates only to flats and maisonettes.**
- 8) **This list is not exhaustive.** When in doubt please call **Building Standards** for assistance. **(01259 450 000)**
- 9) **An application for planning permission may be required.** Please contact the Development Control section for advice.

DEFINITIONS

- Accessible Entrance:** Means a level or ramped route to a door of a dwelling.
- Boundary:** Means a line between land on which the building is situated and land in different occupation, and in relation to any road, river, canal or common land it should be taken to be the centre line thereof.
- Carport:** Means a roofed building for vehicle storage which is open on at least two sides except for roof supports.
- Conservatory:** Means a building attached to a dwelling with a door, and any other building elements, dividing it thermally from that dwelling and having translucent glazing forming not less than either:
a: 75% of its roof area and 50% of its external wall area; or
b: 95% of its roof area and 35% of its external wall area.
- Covered area:** Means a roofed building which is open on at least two sides except for roof supports.
- Flat:** Means a dwelling on one storey, forming part of a building from some other part of which it is divided horizontally, and includes a dwelling of which the main entrance door and associated hall are on a different storey from the remainder of the dwelling.
- Greenhouse:** Means a building, either detached from the dwelling or attached to but not entered from the dwelling, used mainly for growing plants.
- Maisonette:** Means a dwelling on more than one storey, forming part of a building from some other part of which it is divided horizontally.
- Mullion:** Means a vertical element between two windows or parts of a window.
- Porch:** Means a building attached to and providing a covered entrance to a dwelling.



Exempt work may require that alterations are made to an existing building in order to maintain the level of compliance with the building regulations (for example; where it is intended to construct a porch over an accessible entrance then a new accessible entrance is required). In some circumstances (for example; where a new opening is formed between a dwelling and an exempt conservatory) a building warrant shall be required.

DOMESTIC WORKS WHICH DO NOT REQUIRE A BUILDING WARRANT

It is the owner's responsibility to ensure that the works below meet any standards required by the building regulations!

NOTES

With the exception of note 2, all notes overleaf are applicable to these works.

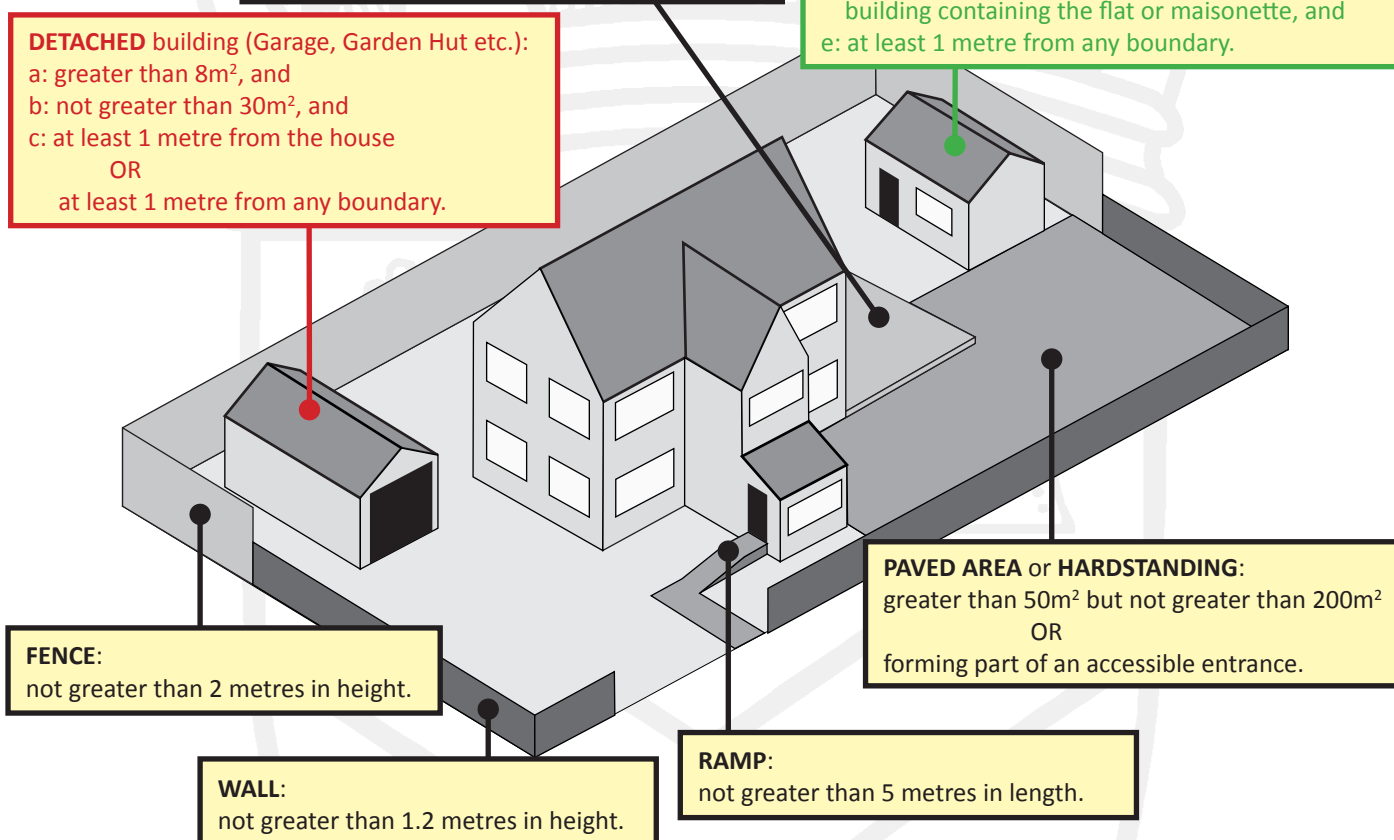
Any building or extension containing a fixed combustion appliance installation (such as a boiler etc.) or sanitary facility shall require building warrant approval.

All definitions overleaf are applicable to these works

Open raised external DECKING:
a: not greater than 1.2 metres in height, and
b: not forming part of an accessible entrance.

DETACHED building (Garage, Garden Hut etc.):
a: greater than 8m², and
b: not greater than 30m², and
c: at least 1 metre from the house
OR
at least 1 metre from any boundary.

DETACHED building (Garage, Garden Hut etc.):
a: greater than 8m², and
b: not greater than 30m², and
c: at least 1 metre from the flat or maisonette, and
d: at least 3 metres from any other part of the building containing the flat or maisonette, and
e: at least 1 metre from any boundary.



ALSO NOT REQUIRING A BUILDING WARRANT ARE (see note 8 overleaf):

- a) Erection, demolition or alteration of internal non-loadbearing walls, (other then separating walls) where every storey in the house is at a height no greater then 4.5 metres.
- b) Provision of any sanitary facility, together with any relevant drainage (other then where this involves a change to the general method of wastewater discharge) where every storey in the house is at a height not greater then 4.5 metres.
- c) Any electrical work or work associated with a central heating system (other then where this affects a separating wall) where every storey in the house is at a height not greater then 4.5 metres.
- d) Provision of a single washbasin, sink, bath or shower, together with any relevant branch pipe.
- e) Relocation within the same room of any sanitary facility together with relevant branch pipe.
- f) Provision of an extract fan.
- g) Any work associated with a stair lift.
- h) Any work associated with thermal insulating material to or within a wall, ceiling, roof or floor except to the outer surface of an external wall.
- i) Work to a door, window or rooflight which includes replacing the frame. Note, however that removal of any associated element of structure (such as a masonry mullion) does require a building warrant.

It is the owner's responsibility to ensure that the works below are to a standard no worse than at present!

- j) Any whole or partial replacement of a fitting, by another of the same general type, except any door, window, rooflight, oil firing or gas boiler (this does, however include a sanitary facility and relevant branch pipe, rainwater gutter or downpipe, solid fuel combustion appliance, electrical fixture, ventilation fan, chimney or flue outlet fitting or terminal, kitchen fittings or other fitted furniture or ironmongery).
- k) Any whole or partial replacement of flooring, lining, cladding, covering or rendering, either internally or externally, by material of the same general type.
- l) Work to a door, window or rooflight which is not a complete replacement.