



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. Our surveyors have wide technical expertise, extensive knowledge of materials and construction methods as well as access to very valuable local records. Discussions at an early stage with our building control surveyors can help identify problems, provide cost saving innovative solutions whilst guaranteeing that confidentiality will always be maintained.

LABC Surveyors have established links with other local authority services. Development Teams with members from other services e.g. planning, building control, and highways for example, can usually be brought together to give a streamlined service with only one point of contact – most often a building control surveyor. The emphasis is on avoiding difficulties.

LABC has the experience and technical skill to ease you through the building process. With the assurance of the highest quality and standards you can trust, at a speed and cost to meet your schedule and budget.

For further details about LABC services and Value Added Products please contact your Local Authority

Building Control in Herefordshire & Worcestershire

The authorities of Herefordshire, North Worcestershire and South Worcestershire, work closely 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.

North Worcestershire Building Control
01527 881402

Herefordshire Council
01432 261940

South Worcestershire Building Control Partnership
01684 862328



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

Conservatory
Floor area does not exceed 30 square metres

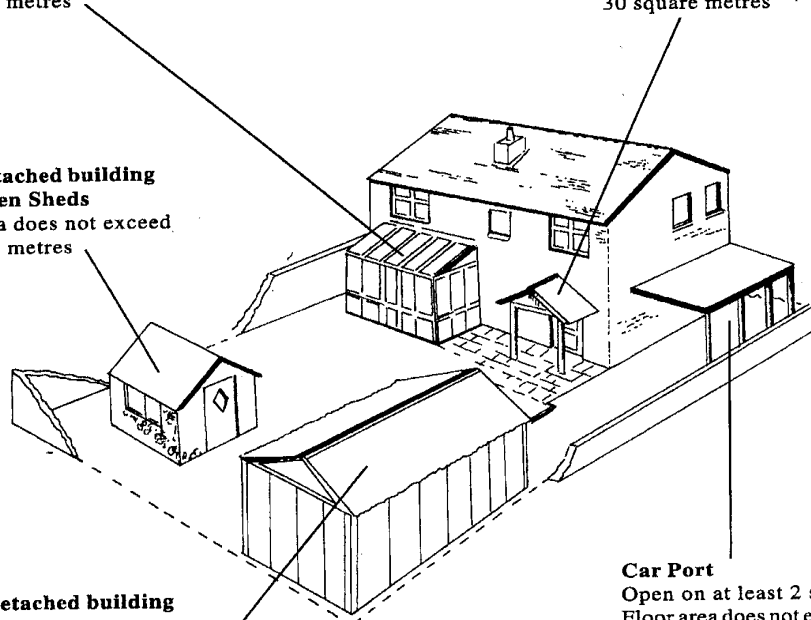
Porch
Floor area does not exceed 30 square metres

Small detached building
eg Garden Sheds
Floor area does not exceed 15 square metres

Larger detached building
eg Garages

Floor area does not exceed 30 square metres
If timber framed, keep more than 1 metre from the boundary

Car Port
Open on at least 2 sides
Floor area does not exceed 30 square metres



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.

Covered Ways/Yards

Covered ways / yards are exempt so long as they have an internal floor area less than 30m²

Conservatories

Conservatories are exempt from the Building Regulations provided that

- They have a floor area less than 30m²;
- They are constructed at ground level;
- At least 75% of the roof and 50% of the walls are glazed with a translucent material;
- The existing walls, windows and doors separating the conservatory from the existing house must be retained, and no additional openings created;
- 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