

Electrical Regulations

If the conservatory is to have electricity supplied from a source shared with or located within the dwelling, then the Building Regulations 2010 apply to the electrical works. You will be required to submit a Building Regulation application or employ an electrical contractor registered as a competent person under Part P. Further information on Part P – Electrical Safety is available on request.

Adopted Drains

Should your proposed work either be over or within 3m of a drain adopted by Wessex Water or South West Water you will be required to make an application to this unit as well as reaching an agreement with the relevant Water Utility Company.

You are reminded that a Building Regulation exempt or approval does not imply approval under the Town and Country Planning Act. You should always check whether or not a planning application is required. You are also advised to check your deeds for any restrictions that apply to extending your property.

If you are in any doubt if your conservatory/porch does come under the scope of the Building Regulations 2010 please contact Building Control and seek further guidance.



More information is available from:

✉ Building Control, South Somerset District Council, Brympton Way, Yeovil, Somerset, BA20 2HT

💻 www.southsomerset.gov.uk/buildingcontrol

☎ 01935 462462
(8.45am to 5.15pm Monday to Thursday)
(8.45am to 4.45pm Friday)

💻 buildingcontrol@southsomerset.gov.uk



Version 5, dated 13th December 2012

If you would like this document translated into other languages or into Braille, large print, audio tape or CD, please contact:

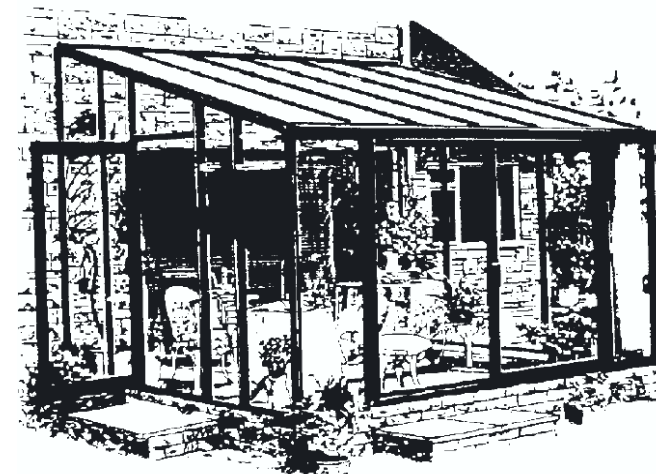
☎ **01935 462462**

Dokument ten jest na życzenie udostępniany w językowych polskim.

Este documento encontra-se disponível em Português, a pedido.

Building Control Services

Domestic Porches and Conservatories



Guidance Leaflet - 7



Introduction

Conservatories and porches, meeting the following listed conditions will not require the submission of a Building Regulation application:

1. Be at ground floor level
2. Have an internal floor area of less than 30m²
3. The glazing of the conservatory or porch must meet the requirements for critical location safety glazing.
4. Must maintain existing external quality door to thermally separate from dwelling
5. Any heating in the porch or conservatory must be independent of the heating system in the dwelling

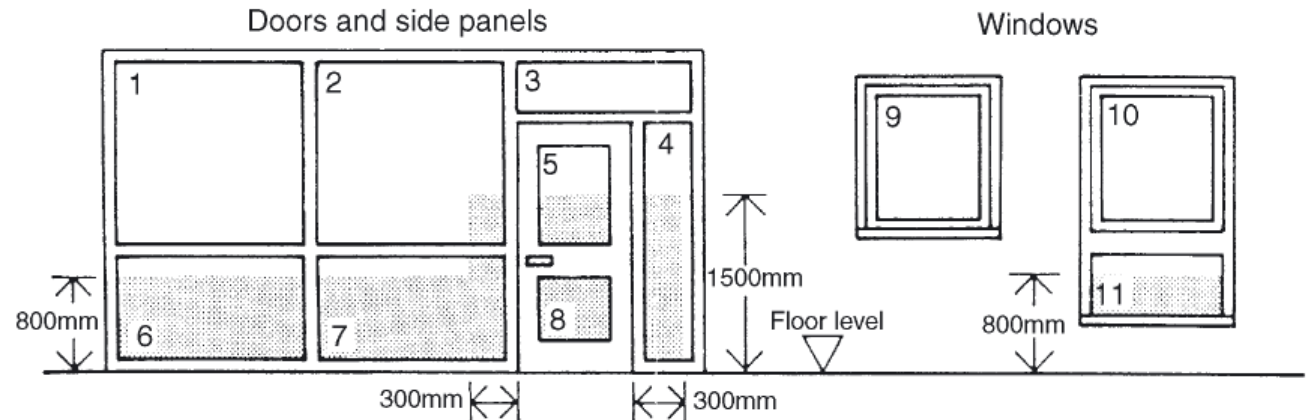
The conservatory/porch must also meet the following criteria;

- It is a 'Material Alteration' requiring the submission of a Building Regulation application, if the works you are undertaking make access to or access into the dwelling any worse than it is now. So be careful that the new doors do not have clear opening widths less than the existing doors, that thresholds are provided where none existed previously, (particularly with UPVC doors), and that the manoeuvring room into the dwelling is sufficient to allow a wheel chaired person to gain access.
- The conservatory/porch must not obstruct access pathways up to the main dwelling entrance doors.
- Should you alter an existing opening (width or height) you will be required to make a Building Regulation application as this constitutes building work.

- Approved Document L1b of the Building Regulations a conservatory is defined as having not less than three-quarters of the area of its roof and not less than one-half of the area of its external walls made of translucent material.
- It is advisable that the porch or conservatory is constructed so as not restrict access to any habitable room escape windows.

Critical locations and safety glazing requirements.

Glazing in 'Critical Locations' should break safely. To comply with the Building Regulation glazing requirements to 'Critical Locations' there should be safety glass or guards to protect people from injury. The most likely locations for accidental impacts, which could lead to cutting and piercing injuries are in doors, door side panels and low level glass in walls and partitions.



Please note:

- Ordinary wired glass is not safety glass.
- For double-glazing the rules apply to both panes.
- All safety glazing should be permanently marked in accordance with EN12600 & EN12150. The markings should be still visible after the glass has been fitted and the beading and pointing has been completed.