

Small works which require Building Regulations approval

Some of the works requiring Building Regulations approval are shown in the drawing inside this leaflet. Remember that these include such minor works as

- internal alterations to form openings
- building up walls
- forming rooms in roofs
- installing rooflights
- altering or installing heating appliances such as boilers and wood-burning stoves
- installing sanitary fittings and altering drains to form shower rooms, provide basins in bedrooms etc
- erecting small detached outbuildings of combustible construction and close to boundaries
- re-covering roofs with heavier or lighter coverings
- replacement windows and doors
- work on more than 25% of a thermal element forming the envelope of a building

This list is by no means exhaustive and advice should always be sought prior to carrying out any alterations or additions to a building.

The Party Wall Etc Act 1996

Although separate from the Building Regulations, this Act provides owners of buildings with new rights and obligations to adjacent property owners in relation to party walls and similar structures. It is designed to protect the interests of all parties sharing walls or boundaries. You are advised to check whether the provisions of this Act apply to your proposed building work.



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)

📧 building.control@southsomerset.gov.uk



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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

Do I need Permission or Approval?



Guidance Leaflet - 1



Do I need to apply for planning permission?

Building control staff are frequently asked this question. Often the answer is 'possibly not – but you will require Building Regulations approval'.

Few people appreciate that applications for planning permission and Building Regulations approval are entirely separate matters which are dealt with by different units of the council.

The two types of application are governed by different Acts of Parliament. They are processed by staff who are trained and qualified in their respective subjects and who have only a peripheral knowledge of each other's legislation. The two sets of legislation have different aims and different rules of exemption. So both should be consulted before work starts.

The Building Regulations 2010

The main purpose of these Regulations is to ensure the health and safety of people in and around a building. They are also concerned with energy conservation and access for disabled people to facilities in buildings. The Regulations could be regarded as 'constructional legislation', governed by statutory regulations, approved documents, British Standards etc.

Although there are exemptions from the Building Regulations, it is often not realised that many minor works are controlled. Some of these are shown below and on the next page.

The Town and Country Planning Act 1990

The main aim of planning control is to ensure that future development is in sympathy with the character of its surroundings and does not have an adverse effect on the occupiers of adjacent properties.

A major consideration is how a proposed scheme will fit into the environment. The council's planning staff will be happy to give you detailed advice and – if permissions or consents are necessary – to provide you with the application forms and explanatory notes.

Remember - you may not need planning permission but you will probably need Building Regulations approval.

