

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

These rules do not apply to Planning Permission and you are advised to contact the Planning Office for further information.

The conditions are:

1. The internal floor area of the conservatory or porch must not be more than 30 m².
2. For conservatories, the walls and roof must be substantially glazed with transparent or translucent material. Substantially glazed is assumed to be not less than three quarters of its roof area and not less than one half of its external wall made from translucent material.
3. Glazing must meet the requirements for critical location safety glazing (see below).
4. The door between the dwelling and conservatory or porch must remain in-situ.

Please note –

- **Should you have to widen an existing opening to form a door opening, which will require the provision of new structural lintels - this alone will require a Building Regulation application.**
- **It is advisable that the porch or conservatory is constructed so as not restrict access to any habitable room escape windows, including loft escape windows.**
- **You are advised to check your deeds for any restrictions that apply to extending your property.**
- **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 u.p.v.c doors), and that the manoeuvring room into the dwelling is sufficient to allow a wheel chaired person to gain access.**
- **The porch or conservatory must not obstruct access to the main dwelling entrance doors.**
- **You are also advised to provide an independent temperature and on/off controls to any heating system that is provided to reduce wasting energy.**

ELECTRICAL REGULATIONS.

If the conservatory is to have electricity supplied from a source shared with or located within the dwelling, then the Building Regulations apply to the electrical works. You will be required to submit a Building Regulation application. (Refer to Guide Note 20 for further details).

CRITICAL LOCATIONS AND SAFETY GLASS REQUIREMENTS.

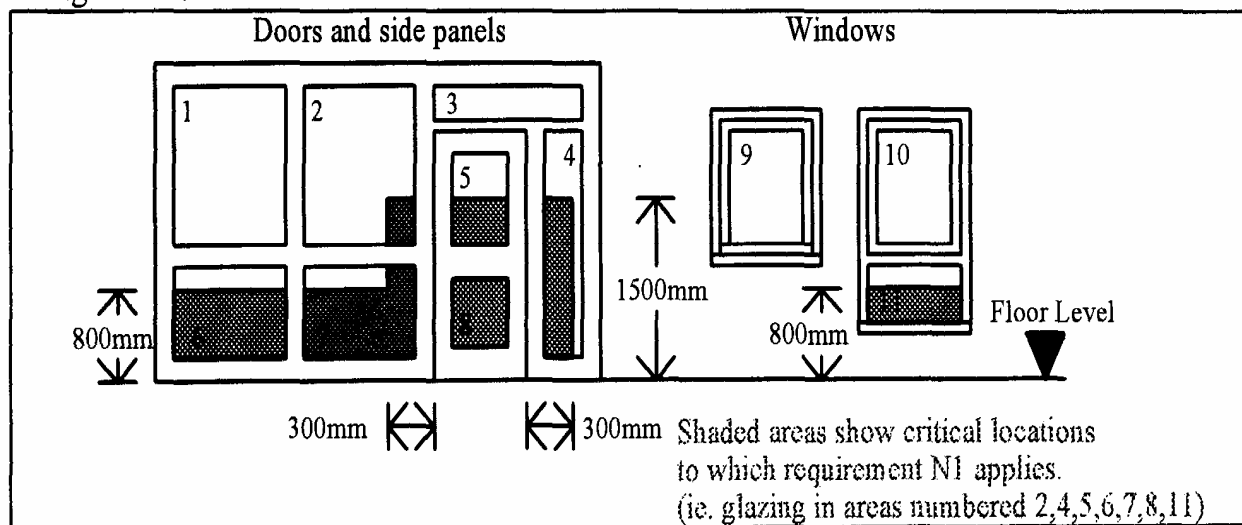
To comply with the Building Regulation glazing requirements to 'Critical Locations' (as indicated below) there should be safety glass or guards to protect people from injury.

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.

Critical Locations are considered to be:

1. **Glazing in doors** – wholly or partially within 1500mm from floor level.
2. **Glazing adjacent to doors** – wholly or partially within 300mm of the edge of a door and which is also wholly or partially within 1500mm from floor level.
3. **Low Level Glazing** – not covered in (1) OR (2) ABOVE - glazing that is wholly or partially within 800mm from floor level.

Diagram 1 Critical locations in internal and external walls



Glazing in 'Critical Locations' should break safely, i.e. laminated or toughened Class C safety glass complying with BS6206. Or if it is installed in a door or in a door side panel and has a pane exceeding 900mm it should be Class B of BS 6206.

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 BS6206. The markings should be still visible after the glass has been fitted and the beading and pointing has been completed.

PLANNING APPROVAL

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.