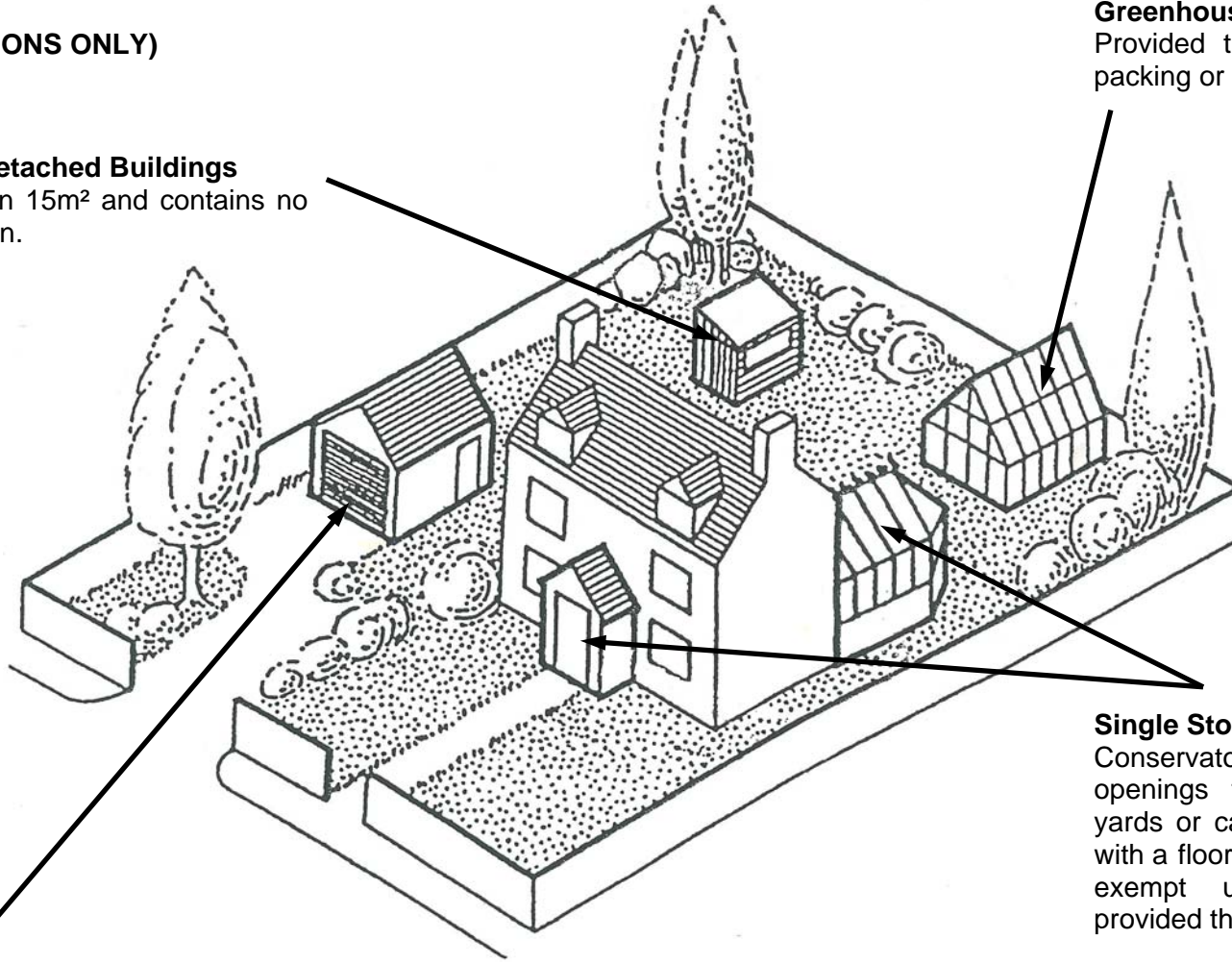


**EXEMPT BUILDINGS  
(BUILDING REGULATIONS ONLY)**

**Small Single Storey Detached Buildings**

If floor area is less than 15m<sup>2</sup> and contains no sleeping accommodation.



**Greenhouses**

Provided they are not used for retailing, packing or exhibiting.

**Detached Single Storey Buildings**

If floor area is less than 30m<sup>2</sup>, with tiled or felted roof, and contains no sleeping accommodation and either:

1. Has brick or concrete walls, or
2. Is more than 1m from the boundary

**Single Storey Additions**

Conservatories / porches (without permanent openings from the main dwelling), covered yards or carports (open on at least two sides) with a floor area less than 30m<sup>2</sup> are considered exempt under the Building Regulations, provided that:

In the case of a conservatory or porch it is thermally separated from the dwelling by walls, windows and doors with the same thermal value and draught stripping provisions as provided elsewhere in the dwelling and the heating system of the dwelling is not extended into the conservatory or porch. The definition of a conservatory is that it must have not less than  $\frac{3}{4}$  of its roof area and not less than  $\frac{1}{2}$  of its external wall area made from translucent material.

## ELECTRICAL SAFETY

The exemption from the requirement to submit an application under the Building Regulations for these works does not extend to electrical installations. Either an electrician who is a member of a competent person's scheme approved by the Government must carry out the electrical work, or an application must be submitted under the Building Regulations. Please see our Electrical Safety leaflet for further details.

**These notes are for domestic property only and are not intended to be a full or binding list of the statutory exemptions. They refer only to exempt buildings under the Building Regulations.**

## Note

Persons proposing to carry out building work are reminded that Planning Permission or Listed Building Consent may also be required, and you are advised to contact Development Control for guidance (01983 823552).



Further advice can be obtained from :

Planning Services  
Building Control Section  
Seaclose Offices  
Fairlee Road  
NEWPORT  
Isle of Wight  
PO30 2QS

☎: 01983 823580

E-mail: [building.control@iow.gov.uk](mailto:building.control@iow.gov.uk)

Website: [www.iwight.com/buildingcontrol](http://www.iwight.com/buildingcontrol)

Last updated September 2010

## BUILDING CONTROL

ADVISORY NOTE BC10

# EXEMPT BUILDINGS



PLANNING SERVICES