

## If you need to contact us

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Tel: (01730) 234207  
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Other leaflets are available on the following

- Domestic garages
- Smoke detectors in dwellings
- Roofspace Conversions
- Regularisation certificates
- Energy ratings
- Do I need approval?



## Conservatories, porches and greenhouses

Works that are exempt from  
the Building Regulations

Advisory leaflet 2

Revised Feb 02

*building regulations*

Not all buildings and extensions are subject to the Building Regulations. Amongst the works that are exempt from Building Regulations

# Conservatories, porches and greenhouses

## Conservatories & Porches

All conservatories and porches are exempt from the regulations provided that:-

- They are built at ground level
- They are single storey
- They have a floor area of less than 30m<sup>2</sup>
- The glazing complies with Part N of the Building Regulations, ie protection against impact.

NB Part N requires glazing with which people might collide to be such that the risk of being injured is limited.

Glazing should:-

- break safely, if it breaks, or
- be robust or in small panes, or
- be permanently protected

Our Building Control Surveyors are able to advise you on suitable materials.

These exemptions mean that you do not need to make a Building Regulations application.

However, the owner/builder must ensure that the erection of the conservatory or porch does not cause any danger to health and safety, their positioning must not affect the fire safety precautions of the existing house by jeopardising an escape window or obstructing a boiler flue etc.

## Greenhouses

Greenhouses, irrespective of their size are exempt from the Building Regulations. This exemption does not apply to a greenhouse used for retailing, packaging or exhibiting.

However, the erection of the greenhouse must not cause a new or greater contravention of the Building Regulations.

For further information please contact us on:

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