

If you need to contact us

Building Control
East Hampshire District Council
Penns Place
Petersfield GU31 4EX

Tel: (01730) 234207
Fax: (01730) 234210

Other leaflets are available on the following

- Conservatories, porches and greenhouses
- Smoke detectors in dwellings
- Roofspace conversions
- Regularisation certificates
- Energy ratings
- Do I need approval?



Domestic Garages

Advisory leaflet 1

building regulations

Domestic Garages

For the purposes of the Building Regulations a definition of a domestic garage includes a carport and is either attached to or detached from the dwelling. It is generally recognised that a garage is an area designated for car storage.

Attached Garages

Garages which are structurally connected to an existing house are classified as attached regardless of whether there is a doorway connecting them.

The erection of any attached garage will need an application to Building Control. Please contact the Building Control Surveyors who will be pleased to advise you further. Please note that a fee will be payable which will be dependent on the size of the garage.

Detached Garages

A detached garage is structurally unconnected to a dwelling and is used for the storage of cars.

An application is not required if the detached (single storey) garage, which contains no sleeping accommodation, has an internal floor area not exceeding 30m² and is either :

- constructed substantially of non combustible material, or
- if no point is less than 1m from any boundary.

If the detached garage has a floor area exceeding 30m² then it is necessary to make an application to Building Control.

Carport

An application is not required if the proposed carport

- is situated at ground floor level
- has an internal floor area which does not exceed 30m²
- is open on at least two sides

If the above criteria are not met then an application is required.

Regulation Tips for Garages

- Garages do not have to resist moisture penetration. Consequently, Building Control will not enforce the use of damp proof courses, membranes or other proprietary items for resisting rain penetration.
- Like any other extension, a garage is required to have a proper drainage system for both storm drainage; and foul drainage

if sanitary appliances are fitted in the garage.

An attached garage is treated in a similar fashion to an extension but

- not all the Regulations apply, depending on the intended use of the building:
- in the interest of fire safety, if there is a door between a garage and the dwelling it should have 30 minutes fire resistance and be self closing. This opening must incorporate a non combustible step of at least 100mm.
- the positioning of an attached garage must not affect the fire safety precautions of the existing house, eg must not jeopardise an escape window either on the ground floor or the first floor. If in doubt please contact us.
- any part of a detached garage that is less than 1m from the boundary should be non-combustible.
- for garages and car ports over 40m², additional requirements apply.

For further information please contact us on:

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