



Building Control



# Homeowners

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# Guide

Planning permission and Building Regulations can often be confusing when considering building a new addition to your property, but it is important that your investment meets with the relevant approval processes.

In many instances you can add an additional extension to your property under permitted development without planning consent, however this will depend on several factors:

1. Have you already extended your property?
2. Is the addition to be built on the rear, side or front of the property?
3. Is your home in an area of outstanding natural beauty?
4. Is the property listed as being of importance such as grade 1 or grade 2?

Your local planning authority will be able to advise you if planning consent is required, and it is best to check before work begins.

Building regulations are a separate matter to planning permission and are there to ensure that the alteration or addition meet with safety standards, thermal values and the design has been verified that it meets with prevailing legislation. Whilst older type lean-to conservatories were regarded as a greenhouse type structure and exempt from building regulations, modern conservatories with heating elements etc., which are used as an extension from the house do require building regulation approval.

Your home insurance policy requires that extensions to your property meet with building regulations, otherwise they may not be covered by your policy and in addition should you wish to sell your property in the future you will need to provide your Solicitor with a copy of the building regulations final certificate for the sale to proceed.

The June 2022 revisions to the building regulations mean more emphasis on thermal efficiency and thus any changes to `controlled elements` such as roofs or replacing doors/windows for example, will be subject to building regulation compliance.

