



PLANNING PERMISSION AND BUILDING REGS

PLANNING PERMISSION BASIC GUIDELINES FOR GARDEN BUILDINGS

- If the building is situated **WITHIN** 2 meters of an existing boundary it cannot exceed 2.5 meters in height from the highest point of **LAND** closest to the building
- If the building is situated 2 or more meters **AWAY** from an existing boundary it cannot exceed 4 meters in height
- The building cannot exceed 30 square meters in footprint
- The building must not exceed more than 50% of the garden
- The building cannot be situated past your principal elevation (front of your house)
- If the building is situated on **DESIGNATED LAND** (National Parks, Areas of outstanding beauty, Conservation Areas and World Heritage Sites) regulations can differ

BUILDING REGULATIONS BASIC GUIDELINES FOR GARDEN BUILDING

- Buildings 15 square meters and below are building regulations exempt
- Buildings with sleeping accommodation **WILL** require building regulation compliance
- If the floor area of the building is between 15 and 30 square meters, you will not normally be required to apply for building regulations approval providing that the building contains **NO** sleeping accommodation and is **EITHER** at least one meter from any boundary **OR** it is constructed substantially of non-combustible materials
- Height and footprint size restrictions also apply as per planning regulations

Buildings fitted directly to the house and car ports may differ in planning and building regulations restrictions - **PLEASE CHECK WITH LOCAL AUTHORITY**

PLEASE NOTE - Atkinsons Fencing LTD cannot accept liability for any dispute between customers and local planning authorities, as the responsibility for obtaining planning permission and ensuring building regulations compliance lies solely with the purchaser.

The above is a basic guideline and is not legal advice.

WE ALWAYS RECOMMENDED CUSTOMERS TO CONSULT THEIR LOCAL PLANNING AUTHORITY REGARDING THEIR PLANS IF UNSURE.