

# Building Control Guidance Leaflet 4

## Types of garage and carport exempt from Building Regulations

### Planning and Transport

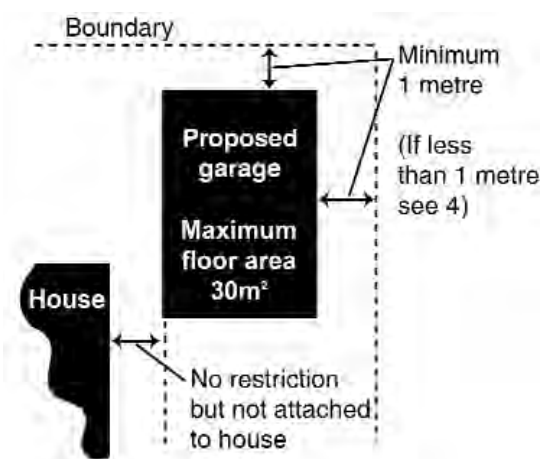
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#### Garages and carports

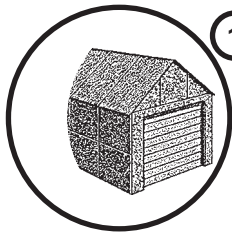
Under the Building Regulations most types of building work must be inspected and approved by Building Control Officers for reasons of public health and safety. However, there are exceptions to this and certain types of car port or detached domestic garage are exempt from requiring consent under the Building Regulations.

In order not to require consent, carports and detached domestic garages must meet the conditions outlined in the four categories listed below. Garages which are not detached always require consent.

- 1 Carports which are open on at least two sides do not require approval under Building Regulations provided that the ground area they cover does not exceed 30m<sup>2</sup>.
- 2 Detached garages of any type of construction which have a floor area of less than 15m<sup>2</sup> are wholly exempt from requiring approval under the Building Regulations.
- 3 Detached garages of any type of construction which have a floor area of 30m<sup>2</sup> or less and which are sited a minimum of one metre from the boundary of a property are also exempt from requiring consent.



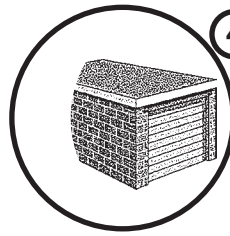
- 4 If a detached garage is sited less than one metre from the boundary of a property it must be constructed substantially of non-combustible materials and have a floor area not exceeding 30m<sup>2</sup> to be exempt.



**1** **Roof** Non-combustible sheets on mild steel trusses.

**Walls** Pre-cast concrete panels.

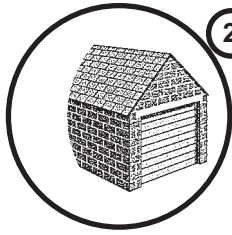
**Floor** Concrete slab.



**4** **Roof** Timber joists and deck. Layered felt finished with limestone chippings.

**Walls** Brick or blockwork

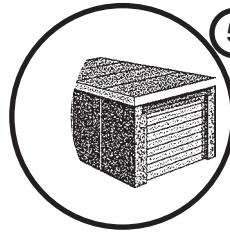
**Floor** Concrete slab



**2** **Roof** Tiles or slates on timber trussed rafters or purlins.

**Walls** Brick or blockwork.

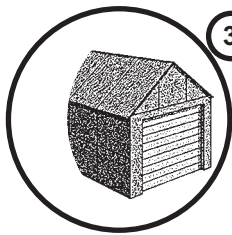
**Floor** Concrete slab.



**5** **Roof** Non-combustible sheets on mild steel support.

**Walls** Pre-cast concrete panels.

**Floor** Concrete slab



**3** **Roof** Non-combustible sheets on mild steel trusses.

**Walls** Non-combustible sheets on steel frames.

**Floor** Concrete slab.

Whilst the structure of the garage or carport may not need Building Regulation approval, certain controlled services and fittings that you might want in connection with it may need approval.

You may need to get Building Regulation approval if:

- You intend to alter or extend the drains serving the house.
- You want to install a toilet or sink unit for example.
- You intend to install a boiler in the building.

Also, any electrical installation in connection with the building must comply with Electrical safety requirement and an application may be required for that work.

## **Building Control**

You are reminded that Building Regulations approval does not imply approval under the Town and Country Planning Act. You should always check whether or not a planning application is required.

This leaflet provides advice on a particular aspect of the Building Regulations. It is not a statement of law, but is intended to help you to understand the system.

Building Regulations are changed from time to time. If you did not receive this leaflet directly from Wigan Council's Planning and Transport Department, you must check that the information is still current.

We are here to help. If you are in any doubt over the requirements of the Building Regulations, or if you need further information, please telephone or write to us at:.

**Postal address: Wigan Council, PO Box 100, Wigan, WN1 3DS.**

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