



BUILDING REGULATIONS

Whilst Planning Permission will be at the forefront of your mind, you also need to consider whether your build needs to comply with Building Regulations.

Building Regulations ensure that a building is built to the highest standards and is safe for occupation and is energy efficient.

The Planning Portal says that:

“Building regulations will not normally apply if the floor area of the building is less than 15 square meters and contains NO sleeping accommodation. If the floor area of the building is between 15 square meters 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 of substantially non-combustible materials”

In many cases a garden room can be built without the need to apply for Building Regulations, but if you plan to sleep in it – even only occasionally - you will need to apply for Building Regulations.

On an elaborate garden room design, which includes a kitchen and/or shower room, it's important that these elements are installed to Building Regulation standards.

Have the Building Regulations to mind when designing your garden room; work out the footprint of your proposed building to see how it fits with the rule above. Siting the building more than a meter from the boundary is worth considering.

The one element of Building Regulations that every garden room needs to comply with is the electrics – a certified electrician must install these.

If you do need to apply for Building Regulations, for instance if you are building tight to the boundary, you may find that you have to choose different materials from the standard spec to comply, for instance Building Control can insist that you change the exterior cladding from wood to a non-combustible material. In these cases professional garden room designers use materials such as Cedral weatherboard which is a cement based cladding.



There are fees involved in complying with Building Regulations. It's difficult to predict them for you because they are based on the size of the building and its value, but you can expect it to be in the hundreds of pounds.

