

Domestic garages

Guidance notes: 10

Under the Building Regulations the term 'domestic garage' includes a carport. The garage or carport can be either attached to or detached from the home.

Detached garages

A detached garage is not connected to a home. The Building Regulations do not apply to a detached domestic garage.

You do not need to apply for permission if a detached garage:

- is single storey;
- contains no sleeping accommodation; and
- has an internal floor area of less than 30 square metres;

and is either:

- built mainly of material that will not burn (for example, brick and block and tiled roof); or
- more than one metre from any boundary line, at every point.

For detached garages with a floor area of more than 30 square metres, you will need to apply to us for approval.

Attached garages

Garages which are connected to an existing home are classed as attached, whether there is a doorway connecting them or not. Attached garages of any size are treated as an extension to the home and you will need to apply to us for approval.

Carport

The Building Regulations do not apply to carports.

You will not need to apply for approval **if** the proposed carport:

- is at ground-floor level;

- has an internal floor area of less than 30 square metres; and
- is open on at least two sides.

If the carport does not meet all the above conditions, you will need to apply for approval.

What is the fee?

For details of fees, see the guidance note on fees. The fees for attached garages are the same as for domestic extensions. There is a set fee of £70 for detached garages with an internal floor area between 30 square metres and 40 square metres. For detached garages with an internal floor area of over 40 square metres the fee is based on the estimated building costs.

Applying for approval

If you are planning to build a garage or carport that the Building Regulations apply to, you can make either a full plans or a building notice application. (See guidance note number 3 on making a domestic full plans application and number 4 on making a building notice application.)

Regulation tips for garages

Garages do not have to be protected against moisture getting inside. So you do not have to use damp-proof courses, membranes or other methods of preventing rain or moisture getting inside.

Like any other extension, a garage must have a proper drainage system for both rainwater and waste water if there is a sink or a toilet in the garage.

If your garage is not heated you do not have to insulate the floor, walls or roof.

An attached garage is treated in a similar way to an extension, but not all the regulations apply, depending on what the building will be used for.

If there is a door between an attached garage and the home, the door should be able to resist a fire for 30 minutes and should close itself. There must be a step of at least 100 mm rise between the garage floor and the floor in the home.

The position of an attached garage must not affect the fire-safety precautions of the existing house, for example it must not obstruct an escape window.