

## **Conservatories, sun lounges, porches and greenhouses**

### ***Guidance notes: 8***

**The Building Regulations do not apply to conservatories and porches, so you do not need to apply for Building Regulations approval for these as long as:**

- they are built at ground level;
- they have an internal floor area less than 30 square metres;
- the glazing meets part 'V' of the regulations (safety standards); and
- they are separated from your home by standard outside doors.

However, you must make sure that the new conservatory or porch meets the conditions of the Building Regulations, for example, their position must not affect the fire-safety precautions of the existing house by blocking access to an escape window, and it must not reduce the ventilation to existing rooms.

### **Open-plan conservatories**

If you want to have a conservatory that is open-plan to the kitchen or another room, then it becomes an extension of your home and you will need to apply for Building Regulations approval. You must also consider heat loss from large areas of glass in extensions.

### **Sun lounges**

Under the Building Regulations, a conservatory is a structure where two-thirds of the roof and half of the walls are translucent (let in the light). If you want to build a 'conservatory' with a roof that is mainly solid (flat or pitched with tiles or slates), it will not meet this definition and you will need to apply for approval.

Sun lounges with a lot of glass in the walls but with a solid, often slated roof are becoming more popular. These are extensions to a property and you need to apply to us for approval.

### **Greenhouses**

The Building Regulations do not apply to greenhouses as long as they are not used for business purposes. However, if you build a greenhouse you must make sure that it meets all the conditions of the Building Regulations where they would apply.