Guidance Note 4:

Conservatories and Porches

You do not need Building Regulations approval providing the conservatory or porch:

i. built at ground level and does not exceed 30 square metres in floor area.
ii. separated from the house by external quality walls, doors or windows.
iii. has an independent heating system.
iv. constructed of glazing that complies with Part K of the Building Regulations (i.e. toughened or laminated safety glass in critical locations)
v. any fixed electrical installations comply with Part P of the Building Regulations.
vi. constructed with a transparent or translucent roof (for conservatories only)

If the conservatory or porch does not meet all of these requirements you will need to apply for Building Regulation approval.

Please complete and return exempt conservatories or porch form and we can then confirm whether it is exempt or not.

For further information please read our Guidance Note 3 "Exempt Buildings", or phone us on 01895 837296 for advice.

You should also contact South Bucks’ Development Management section on 01895 837210 or Chiltern’s Development Management section on 01494 732050 to find out if you need planning permission.

Your attention is also drawn to the rights of adjoining owners under the Party Wall Act 1996. This may include:

- work on an existing wall shared with another property.
- building on the boundary with a neighbouring property.
- excavating near a neighbouring property.