Case No.:

Building Regulations 2010

Exempt Buildings Pro-forma

# Small Detached Buildings

This form has been designed so that the Council may decide whether an application under the Building Regulations will be required for the erection of the small detached building.

|  |  |
| --- | --- |
| Owners Name: |  |
| Address of Proposal: |  |
| Telephone Number: |  |
| E-mail address: |  |

Wall Construction

Roof Construction

metres

metres

metres

metres

metres

=

=

=

=

=

A

B

C

D

E

Length

Height

Width

Distance to closest boundary

Distance to house

C

House

E

D

D

Boundaries

B

A

Side View

Plan View

Building

I confirm that the dimensions and information I have given on this form are accurate, and that I believe the proposed detached building is exempt from the requirements of the Building Regulations 2000. I also understand that the information contained within this form may be shared with other sections of the Council, Gloucestershire County Council, utility companies and consultants working on behalf of the Council.

|  |  |
| --- | --- |
| Signed…. |  |

## The Regulations

A small building is exempt from the **Building Regulations** providing that it meets with the following criteria:

* it is detached;
* it has a floor area of less than 30m2;
* it is single storey;
* it contains no sleeping accommodation.

AND

* will be sited at least 1 metre from **any** boundary

OR

* will be built substantially of non-combustible materials

## Note

**Buildings attached to any other building are NOT exempt from the Building Regulations, and as such an application must be made.** Application forms can be obtained from the above address or by telephoning 01285 623093/94.

## Planning Permission

Please be aware that Planning Permission and Building Regulation Approval are two entirely separate issues. Regardless of whether permission under the Building Regulations is required, you are advised to contact the Authority’s Development Control Section to discuss whether Planning Permission will be needed for this or any other work you propose.

Correspondence regarding Planning Permission should be addressed to The Development Control Section, Directorate of Development and Heritage, Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

Once complete please return to **Building Control Section, Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX**

In return you will be sent either a letter of confirmation, exempting the building from the provisions of the Building Regulations, or a set of application forms and a covering letter.