

Building Regulations

Building regulations will generally apply if you want to build an extension to your home. However, conservatories are normally exempt from building regulations when:

1. They are built at ground level and are less than 30 square metres in floor area.
2. The conservatory is separated from the house by external quality walls, doors or windows.
3. There should be an independent heating system with separate temperature and on/off controls.
4. Glazing and any fixed electrical installations comply with the applicable building regulations requirements.

You are advised not to construct conservatories where they will restrict ladder access to windows serving rooms in roof or loft conversions, particularly if any of the windows are intended to help escape or rescue if there is a fire.

Any new structural opening between the conservatory and the existing house will require building regulations approval, even if the conservatory itself is an exempt structure.

Advice given on this page is only general, formal specific advice can only be given following a site visit and survey. [Contact us](#) to book a site survey.