

**Bracknell Forest Council Building Control**  
**POLICY GUIDANCE**  
**CONSERVATORIES**  
**THE BUILDING REGULATIONS 2000**  
**Regulation 9, Schedule 2, ClassVII : Extensions**



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A Building Regulation application will be required for a conservatory in the following situations:-

- a) If the conservatory is to be located in a position that will obstruct access by ladder to an escape window e.g. first floor inner room, second floor alternative escape window, etc. (Regulation 3 (2) material alteration affecting B1 – Means of escape).
- b) If the conservatory is likely to obstruct access or facilities for the Fire Service (Regulation 3 (2) material alteration affecting B5 – Access and facilities for the fire service).
- c) If the conservatory is likely to affect access or facilities for disable people (Regulation 3 (2) material alteration affecting Part M – Access and facilities for disabled people).
- d) If the position of the conservatory is likely to impair the air flow across a balanced flue and subsequently the correct functioning of a boiler (Regulation 3 (2) material alteration affecting a controlled fitting).

**If the above items (a) to (d) are met, a conservatory will be exempt from the requirements of the Building Regulations providing:-**

- 1) It is a single storey ground floor extension.
- 2) Has a floor area which does not exceed 30m<sup>2</sup>.
- 3) Has at least 75% of its roof and 50% of its exterior walls made of translucent material.
- 4) Has glazing that satisfies Part N of Schedule 1 of the Building Regulations 2000.
- 5) It is separated from the dwelling by existing doors or windows.
- 6) In the interest of energy conservation the conservatory should be unheated, but if fixed heating installations are proposed, they should have their own separate temperature and on/off controls.

From the 1<sup>st</sup> January 2005 any electrical work within the conservatory (the source of which is located within or shared with the dwelling) should be either:

- Carried out by a person registered under a 'Competent Person Self-Certification Scheme', or
- An application will need to be made to the Local Authority to cover the electrical works

**This guidance related to the Building Regulations only and a separate enquiry should be made the the Planning Department.**