



Glenn Thompson
GT BUILDING DESIGN

Chartered Architectural Practice
6 Generals Walk
Donaghadee, BT21 0HT
T: 028 9107 8398 / 07719912695
E: glenn@gtbuildingdesign.co.uk
W: www.gtbuildingdesign.com

Q. Do I need to make a Building Control application to build a detached garage?

No, provided it does not exceed 30m² in floor area and is either built substantially of non-combustible material or is not less than one metre from a dwelling or boundary of the site or a road.

Q. Do I need to make a Building Control application to build an attached garage?

Yes, but a carport, open on at least two sides, or a covered way or similar structure at ground level is exempt, provided it does not exceed 30m² in area.

Q. Do I need to make a Building Control application to convert an attached garage into a room?

Yes, consideration of damp proofing, ventilation, means of escape and fire detection are some of the things that will need to be considered. Professional advice should be sought.

Q. Do I need Building Control Approval for a Small Detached Building

(A) A detached single storey building, having a floor area which does not exceed 30m², which contains no sleeping accommodation and is a building which is either—

- (i) constructed substantially of non-combustible material; or
- (ii) at no point less than 1 m from—
 - (aa) the nearest point of a dwelling;
 - (bb) the nearest part of a road; or
 - (cc) the nearest point of the boundary of the land on which it is to be erected.

(B) A detached single storey building, having a floor area which does not exceed 15m², which contains no sleeping accommodation and is not less than 1 m from a dwelling

