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### **Do I need Building Control Approval for a Small Detached Building (Garage)**

(A) A detached single storey building, having a floor area which does not exceed 30m<sup>2</sup>, 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 15 m<sup>2</sup>, which contains no sleeping accommodation and is not less than 1 m from a dwelling

