

Notifiable Exempt Buildings

Conservatories & Sun Lounges

Will be exempt if attached to a dwelling;

1. They have a floor area no more than 20m²
2. The glazing is safety glass
3. The roof water is directed 5m away from any structure
4. The extension is separated from the dwelling by a door
5. They are sited at ground level
6. The extension does not affect the ventilation of the existing building, and
7. It is not intended for use as sleeping accommodation

Porches & Single storey glass houses

Will be exempt if;

1. They have a floor area no more than 20m²
2. The glazing is safety glass
3. The roof water is directed 5m away from any structure
4. The extension does not affect the ventilation of the existing building, and
5. It is not intended for use as sleeping accommodation

Carports

Will be exempt if;

1. Open on at least 2 sides
2. It has a floor area no more than 20m²
3. The roof water is directed 5m away from any structure
4. The carport does not affect the ventilation of the existing building
5. Any glazing is safety glass, and
6. It is not intended for use as sleeping accommodation

Small Detached Buildings over 8m²

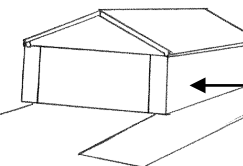
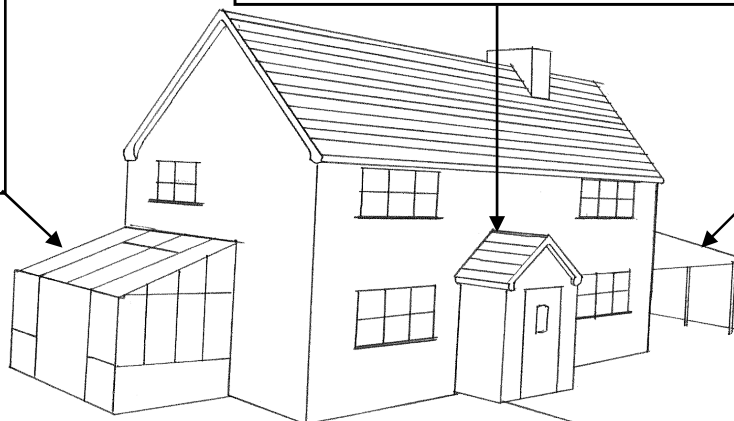
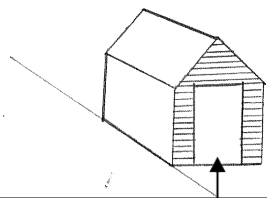
Will be exempt if;

1. There is no sleeping accommodation
2. It has a floor area no more than 20m²
3. It is single storey
4. Is more than 1m from any boundary, or
5. Built of non-combustible materials

Small detached buildings built on the boundary

Will be **non-notifiable** with a floor area of 8m² or less.

(see separate guidance note for non-notifiable work)



This guidance note is intended to provide guidance to designers, developers and members of the public, to inform, promote good practice and encourage consistency of interpretation of the Regulations, if further guidance is required please do not hesitate in contacting us.



States of Alderney

PO Box 1001, Alderney GY9 3AA
planning@alderney.gov.gg
+44 1481 820031

Please be advised that this guidance note relates only to the situation with regard to Building Regulations and that separate planning permission may be required in respect of your proposal. You are advised to seek separate, appropriate advice with regard to the position under planning. Development should not be commenced until and unless all necessary statutory consents have been obtained.

Garden walls will be exempt if;

1. It is free standing up to 1800mm in height
2. It is founded on suitable material to support the wall
3. It is central to the foundation and the foundation width is equal to the wall thickness plus 300mm
4. Meets or exceeds the wall thicknesses below

Wall Height (mm)	Min Wall Thickness (mm)
Up to 450	95
451 to 750	145
751 to 1800	220

Types of glass which comply with the requirement for safety glazing include:

- Laminated glass
- Toughened glass
- Certain small or thick panes of glass
- Polycarbonate
- 'Georgian wired' safety glass

Additional exemptions

Glasshouses will be exempt if;

1. Used solely for the purposes of horticulture
2. The glasshouse does not contain any controlled service or fittings
3. Roof water is directed 5m away from any structure

Temporary Buildings will be exempt if, they are only in place for 28 days or less and does not include any sleeping accommodation

Ancillary Buildings will be exempt if it is a building on a site, for use in connection with;

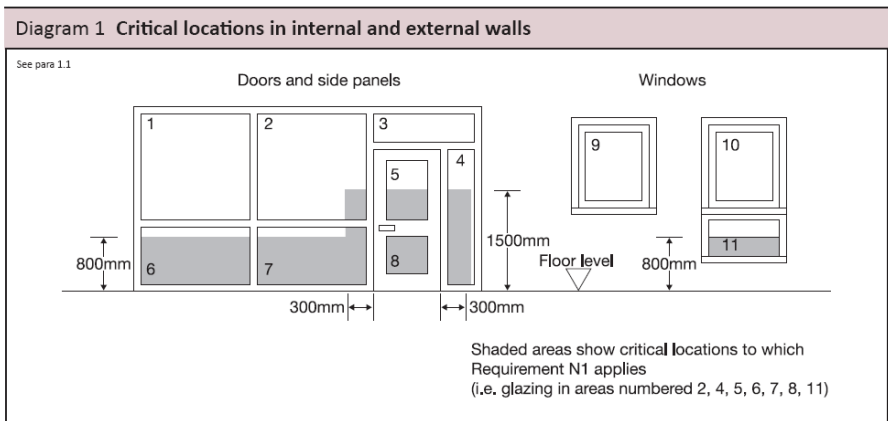
1. The disposal of buildings or building plots on that site.
2. It is a building on a site of construction or civil engineering works. For use during the course of construction and contains no sleeping accommodation

Windows and doors that require safety glazing

All glazing in new buildings including exempt conservatories, sunlounges etc,

must be glazed in accordance with Part N of the Building Regulations (Safety Glazing)

Windows, glazed doors and glazed areas adjacent to doors which must be safety glazed, in accordance with the diagram below.



Exempt Buildings

Not all building work requires the issuing of a Building Regulation Licence. In some instances simple notification of the intention to carryout works is all that is necessary. The main categories of exempt buildings and work are

detailed in this guidance. If the work that you intend to undertake falls under one of these groups you can request an 'Exempt Work Notification Form' from us, filling out the necessary information.

Once submitted, you should receive confirmation that works are exempt under the Building Regulations and that once all other permissions are in place, work can commence.



States of Alderney

PO Box 1001,
Alderney, GY9 3AA
planning@alderney.gov.gg
+44 1481 820031

Please be advised that this guidance note relates only to the situation with regard to Building Regulations and that separate planning permission may be required in respect of your proposal. You are advised to seek separate, appropriate advice with regard to the position under planning. Development should not be commenced until and unless all necessary statutory consents have been obtained.