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# GARDEN ROOMS: PLANNING PERMISSION AND BUILDING REGULATIONS

V1 MARCH 2024



A SUBSIDIARY OF **Quanex**

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## The key differences between planning permission and building regulations

**Planning permission** – oversees the way towns and cities are developed.

**Building regulations** – govern standards in the design and construction of buildings to ensure their safety and efficiency.

## When you need to apply for planning permission

Outbuildings are generally considered to be a ‘permitted development’ for purposes incidental to the enjoyment of the dwelling house and **do not need planning permission**, so long as the following criteria are met:

- On designated land, the total area covered by any outbuildings more than 20m from any wall of the house must not exceed 10m<sup>2</sup>.
- Outbuildings and other additions must not exceed 50% of the total area of land around the original house. Sheds and all other outbuildings and extensions to the original house must be included when calculating this 50% limit.
- The outbuilding must not itself be separate, self-contained, living accommodation and must not have a microwave antenna.
- Outbuildings must be single storey with a maximum eaves height of 2.5m and maximum overall height of 4m with a dual pitched roof, or 3m with in any other case.
- If the outbuilding is within 2m of the property boundary the whole building should not exceed 2.5m in height.

The following are not classified as permitted development and therefore require planning permission:

- On designated land, outbuildings to the side of the house.
- Outbuildings within the grounds of a listed building.
- Outbuildings forward of the principal elevation of the original house.

For more information please see:

[HTTPS://ECAB.PLANNINGPORTAL.CO.UK/UPLOADS/MINIGUIDES/OUTBUILDINGS/OUTBUILDINGS.PDF](https://ecab.planningportal.co.uk/uploads/miniguides/outbuildings/outbuildings.pdf)

### HOW DOES THIS RELATE TO LINIAR GARDEN ROOMS:

“Liniar Garden Rooms are 2.45m high to the highest point of the building (excluding base or building support) and in most typical use cases, planning permission would not be required.”

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### When you need to adhere to current building regulations

Planning Portal says:

*"If you want to put up small detached buildings such as a garden shed or summerhouse in your garden, building regulations will not normally apply if the floor area of the building is less than 15 square metres and contains NO sleeping accommodation.*

*If the floor area of the building is between 15 square metres and 30 square metres, you will not normally be required to apply for building regulations approval providing that the building contains NO sleeping accommodation and is either at least one metre from any boundary or it is constructed substantially of non-combustible materials."*

For more information please see:

[HTTPS://WWW.PLANNINGPORTAL.CO.UK/PERMISSION/COMMON-PROJECTS/OUTBUILDINGS/IS-BUILDING-REGULATIONS-APPROVAL-NEEDED-FOR-AN-OUTBUILDING](https://www.planningportal.co.uk/permission/common-projects/outbuildings/is-building-regulations-approval-needed-for-an-outbuilding)

### Summary:

1. **Under 15m<sup>2</sup>** – building regulation approval **is not required**.
2. **15 to 30m<sup>2</sup>** – building regulation approval **is not required** if the garden room is constructed 1m or more from a boundary **or** it is constructed substantially of a non-combustible material.
3. **Over 30m<sup>2</sup>** – building regulation approval **is required**.
4. **In all cases** - building regulation approval **is required** if the building contains sleeping accommodation.

Note: Liniar Garden Rooms are **not** constructed substantially of a non-combustible material.

### HOW DOES THIS RELATE TO LINIAR GARDEN ROOMS:

"Liniar Garden Rooms under with an internal floor area of up to 15m<sup>2</sup> can be constructed within 1m of the boundary. Any building 15m<sup>2</sup> or over must be constructed 1m or more away from the boundary. None of these buildings require building regulations approval.

Liniar Garden Rooms are not available over 30m<sup>2</sup>.

Any buildings which include living or sleeping accommodation, irrespective of size, must be constructed 1m or more away from the boundary and adhere to current building regulations and be approved. Additional 3<sup>rd</sup> party components and works will be required to ensure the building meets current building regulations. Guidance can be provided by Liniar upon request."

### Mandatory building regulations for all Garden Rooms

Regardless of whether your garden room is building regulations exempt or not, all garden rooms **must** comply with current electric (**Part P**) and drainage (**Part H**) building regulations where applicable.

This guidance document is not a definitive source of information. Applies to England only. It is recommended that you should contact your local authority before applying or starting any works.

[LINIAR.CO.UK](https://www.liniar.co.uk)



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## Definition of terms used in this guide

**'Permitted development'** – not requiring an application for planning permission.

**'Outbuilding'** – Sheds, greenhouses and garages as well as other ancillary garden buildings such as swimming pools, ponds, sauna cabins, kennels, enclosures (including tennis courts) and many other kinds of structure for a purpose incidental to the enjoyment of the dwelling house.

**'Incidental to the enjoyment of the dwelling house'** – refers to minor, secondary or complementary use compared to that of the primary use of the house.

**'Original house'** - the term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

**'Principal elevation'** – the 'front' of the house.

**'Designated land'** - national parks, the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

**'Eaves height'** – measured from ground level at the base of the outside wall to the point where that wall would meet the upper surface of the roof slope.

**'Maximum overall height'** – measured from ground level at the base of the outside wall to the highest part of the building.

**'Ground level'** – is the surface of the ground immediately adjacent to the building and would not include any addition laid on top of the ground such as decking. Where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building).

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Good sources of info:

[HTTPS://WWW.BAKERSGARDENBUILDINGS.CO.UK/COMPLETE-PACKAGE/BUILDING-REGULATIONS-FOR-GARDEN-ROOMS/#:~:TEXT=IF%20YOUR%20GARDEN%20BUILDING'S%20INTERNAL,AVOID%20THE%20SPREAD%20OF%20FLAME.](https://www.bakersgardenbuildings.co.uk/complete-package/building-regulations-for-garden-rooms/#:~:text=if%20your%20garden%20building's%20internal,avoid%20the%20spread%20of%20flame.)

[HTTPS://WWW.DURACOMPOSITES.COM/INSIGHTS/CLADDING/HOW-DO-I-MAKE-SURE-MY-GARDEN-ROOM-IS-COMPLIANT-WITH- -FIRE-REGULATIONS/](https://www.duracomposites.com/insights/cladding/how-do-i-make-sure-my-garden-room-is-compliant-with--fire-regulations/)

[HTTPS://WWW.GARDENOFFICEGUIDE.CO.UK/BUILDING-REGULATION-COMPLIANT-GARDEN-OFFICE/](https://www.gardenofficeguide.co.uk/building-regulation-compliant-garden-office/)

[HTTPS://WWW.RUBICONGARDENROOMS.CO.UK/PLANNING-AND-BUILDING-REGULATIONS/](https://www.rubicongardenrooms.co.uk/planning-and-building-regulations/)

[HTTPS://WWW.GARDENOFFICEGUIDE.CO.UK/BEFORE-YOU-BUY/DO-YOU-NEED-TO-APPLY-FOR-PLANNING-PERMISSION/](https://www.gardenofficeguide.co.uk/before-you-buy/do-you-need-to-apply-for-planning-permission/)

[HTTPS://WWW.GARDENOFFICEGUIDE.CO.UK/CONSTRUCTION/INSULATION/](https://www.gardenofficeguide.co.uk/construction/insulation/)

[HTTPS://WWW.PLANNINGPORTAL.CO.UK/PERMISSION/COMMON-PROJECTS/OUTBUILDINGS/IS-BUILDING-REGULATIONS-APPROVAL-NEEDED-FOR-AN-OUTBUILDING](https://www.planningportal.co.uk/permission/common-projects/outbuildings/is-building-regulations-approval-needed-for-an-outbuilding)

[HTTPS://ECAB.PLANNINGPORTAL.CO.UK/UPLOADS/MINIGUIDES/OUTBUILDINGS/OUTBUILDINGS.PDF](https://ecab.planningportal.co.uk/uploads/miniguides/outbuildings/outbuildings.pdf)

[HTTPS://INTERACTIVE.PLANNINGPORTAL.CO.UK/MINI-GUIDE/OUTBUILDINGS/0](https://interactive.planningportal.co.uk/mini-guide/outbuildings/0)

[HTTPS://HAWKSBECK.CO.UK/WHAT-ARE-THE-RULES-ON-BUILDING-GARDEN-ROOMS/](https://hawksbeck.co.uk/what-are-the-rules-on-building-garden-rooms/)

[HTTPS://WWW.DURACOMPOSITES.COM/INSIGHT/HOW-DO-I-MAKE-SURE-MY-GARDEN-ROOM-IS-COMPLIANT-WITH-PLANNING-AND-FIRE-REGULATIONS/#:~:TEXT=IF%20YOUR%20GARDEN%20ROOM%20IS,MUST%20BE%20MAINLY%20ON%20COMBUSTIBLE.](https://www.duracomposites.com/insight/how-do-i-make-sure-my-garden-room-is-compliant-with-planning-and-fire-regulations/#:~:text=if%20your%20garden%20room%20is,must%20be%20mainly%20on%20combustible.)

[HTTPS://INFRAMEGARDENROOMS.CO.UK/BLOG/A-GUIDE-TO-GARDEN-ROOM-BUILDING-REGULATIONS](https://inframegardenrooms.co.uk/blog/a-guide-to-garden-room-building-regulations)

[HTTPS://APODODESIGNS.CO.UK/PLANNING-PERMISSION-BUILDING-CONTROL/#:~:TEXT=FOR%20BUILDINGS%20WITH%20AN%20INTERNAL,WITHIN%201M%20OF%20OUR%20BOUNDARY.](https://apododesigns.co.uk/planning-permission-building-control/#:~:text=for%20buildings%20with%20an%20internal,within%201m%20of%20our%20boundary.)

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## B4

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### External surfaces

**10.5** The external surfaces (i.e. outermost external material) of **external walls** should comply with the provisions in Table 10.1. The provisions in Table 10.1 apply to each wall individually in relation to its proximity to the **relevant boundary**.

**Table 10.1 Reaction to fire performance of external surface of walls**

Building type	Building height	Less than 1000mm from the relevant boundary	1000mm or more from the relevant boundary
'Relevant buildings' as defined in regulation 7(4) (see paragraph 10.14)		Class A2-s1, d0 <sup>(1)</sup> or better	Class A2-s1, d0 <sup>(1)</sup> or better
All 'residential' purpose groups (purpose groups 1 and 2)	More than 11m	Class A2-s1, d0 <sup>(2)</sup> or better	Class A2-s1, d0 <sup>(2)</sup> or better
	11m or less	Class B-s3, d2 <sup>(2)</sup> or better	No provisions
Assembly and recreation	More than 18m	Class B-s3, d2 <sup>(2)</sup> or better	From ground level to 18m: class C-s3, d2 <sup>(3)</sup> or better From 18m in height and above: class B-s3, d2 <sup>(2)</sup> or better
	18m or less	Class B-s3, d2 <sup>(2)</sup> or better	Up to 10m above ground level: class C-s3, d2 <sup>(3)</sup> or better Up to 10m above a roof or any part of the building to which the public have access: class C-s3, d2 <sup>(3)</sup> or better <sup>(4)</sup> From 10m in height and above: no minimum performance
Any other building	More than 18m	Class B-s3, d2 <sup>(2)</sup> or better	From ground level to 18m: class C-s3, d2 <sup>(3)</sup> or better From 18m in height and above: class B-s3, d2 <sup>(2)</sup> or better
	18m or less	Class B-s3, d2 <sup>(2)</sup> or better	No provisions

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