

# Request Permission to Install a Conservatory



**When applying to request permission to install a conservatory, permission will usually be granted subject to the following conditions:**

## **Location/Position**

- The total area of all outbuildings (including this conservatory and any other sheds etc) must cover less than half the garden area.
- The conservatory must not extend more than 3 meters beyond the rear elevation of the property.
- The conservatory should be at least 1 meter from any boundary fence/wall or other structure to enable sufficient space for other maintenance works.

## **Size**

- The conservatory should be single story and no higher than the highest part of the roof.
- Installing the conservatory should not affect the existing main roof (including Fascia, Soffits and Guttering).

## **Materials**

- The roof of the conservatory should be transparent or translucent.
- The window and door glazing needs to meet current building regulations, it should be at least double glazed. Toughened or laminated glass will need to be put in windows that are less than 800mm from the floor or in doors up to 1500mm from the floor.
- The conservatory must be separated from the house by external quality walls, doors or windows.
- If a new opening is being made between the house and the conservatory a Building Regulations Notice will need to be provided to us prior to any work starting.
- An external quality door must be in place between the house and the conservatory, and this must not be removed once the conservatory is built.

## **Compliance**

- All work is to be carried out by a suitably competent person to an acceptable standard.
- If electricity is required in the conservatory (lighting/sockets/heating), the installation needs to be undertaken by a qualified electrician, who is a member of the approved contractor scheme (e.g.NICEIC, ECA etc), and a copy of the certificate provided to us upon completion.
- Any heating within the conservatory needs to be an independent heating system with separate temperature and on/off control(s) to the rest of the house.
- You must be aware of possible asbestos content to walls, floors, ceilings, soffits and if the work is likely to disturb or damage any materials known or suspected to contain asbestos you must contact us to arrange for a test to be carried out prior to any work starting. The testing and removal of any asbestos must be done using our licenced contractor.

## **Your Responsibilities**

- It is your responsibility to check, obtain and comply with Planning Permission and Building Regulations together with any other relevant legal requirements.
- Care must be taken to avoid damage to the structure of the property, and any damage resulting from the work will be the responsibility of the tenant to make good.
- Where the Council require access to Upgrade, Maintain or Repair the property you will be responsible for the removal and the cost to remove the conservatory.
- All work will be carried out at your own expense.

**No work should be undertaken until you have received written permission from us.**