

# Garage conversions



## Everything you need to know:

A great way to make the most of your existing space and create more habitable living areas is to convert an existing garage. It is important to be mindful that it isn't always as straight forward as it may seem and this is where your Local Authority Building control Team can help! Below are some helpful tips and things to be aware of!

### What should you consider?

#### Do I need Planning Permission?

Not always, in most cases a garage conversion can fall under Permitted Development. We would advise to consult the Planning Team prior to any works commencing.

#### Do I need Building Regulations Approval?

Not always. If the garage is detached, under 30m<sup>2</sup> or under 15m<sup>2</sup> (if made of combustible material e.g. timber) and will not contain sleeping accommodation the conversion could be exempt.

If the works do not fall into the exempt category you will require Building Regulations Approval. Even if your building falls into the exempt category, any new drainage would require a Building Regulations Application.

With a Garage Conversion, Parts A, B, E, F, H, L and P of the Building Regulations are likely to apply:

**Part A** requires the existing structure to be adequate for the change of use, this will likely include a new foundation where the existing garage door is to be infilled.

**Part B** requires compliance with all fire safety aspects of the project. This could mean an upgrade of the existing alarm system as well as an escape window within the converted space.

**Part E** of the Building Regulations requires that any party wall between the garage and any adjoining property will be required to meet a certain level of sound reduction. A sound test may be required by a specialist sound engineer.

**Part F** concerns with ensuring that the Garage Conversion will be properly ventilated to ensure that there is no build up of excess condensation. It could mean extract fans in bathrooms, trickle ventilation in windows and appropriate membranes and air flow in the roof and walls.

**Part H** requires any drainage installed is appropriately discharged.

**Part L** of the Building Regulations requires thermal efficiency requirements to be met to avoid excess energy loss. This means insulating walls, floors and roofs. The roof build up should be carefully considered with options of a 'cold deck' or 'warm deck' available. Both having different requirements for installation.

**Part P** requires that electrical works carried out in certain areas are notifiable work. Installations should be carried out by someone from a competent person scheme who will issue a Part P compliance certificate.

### What do you need to do next?

- If your home is semi-detached or terrace then you will need to notify your neighbours of your planned work if it falls under the requirements of the Party Wall Act.
- Make your Building regulations application here : [www.eastsuffolk.gov.uk/planning/building-control/make-a-building-regulations-application](http://www.eastsuffolk.gov.uk/planning/building-control/make-a-building-regulations-application)
- Appoint a reputable builder, do your research and ask for references or to see previous completed works.

***On successful completion you will receive a certificate of compliance to keep safe should you ever sell your property.***

Still have a query? Did you know that we do offer 1 hour free pre application consultation for those who need it. Contact us today at [buildingcontrol@eastsuffolk.gov.uk](mailto:buildingcontrol@eastsuffolk.gov.uk) / 01502 523072