

Extensions



Everything you need to know:

Extensions come in all shapes and sizes and are a great way to get more space in your property without the hassles of moving! 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?

It depends. Some extensions do, other extensions may be classed as a permitted development. You should check with the planning department first if you need Planning Permission. Find more information here:

<https://www.eastsuffolk.gov.uk/planning/>

Do I need Building Regulations Approval?

Almost always. Even if you don't require planning permission you will still require Building Regulation approval. There are a few exemptions for porches and conservatories but you can always contact us to check first. Even if your building falls into the exempt category, any new drainage would require a Building Regulations Application.

What will Building Control be interested in?

Structure - Checking the foundations, floor, walls, lintels and roof are designed and built correctly.

Fire – Making sure the layout is acceptable and fire doors, escape windows and smoke detection is in place when needed.

Resisting contaminates and moisture – Making sure properties are damp proof and issues such as ground gas or radon are dealt with in small areas of the district.

Sound – Ensuring sound between properties and the dwelling is considered.

Drains – Ensuring they are installed correctly and access is available to clear blockages.

Ventilation – ensuring windows can open and vent rooms, background ventilation, mechanical and extraction ventilation is in place to help reduce condensation issues in extensions.

Energy efficiency – Ensuring the correct amount of insulation is installed, old outdated heating systems aren't extended and glazing is correct.

Protection from falling – making sure glass is toughened, checking your safe from falls, tripping and collision on stairs, low level glass and approaches.

That's not an exhaustive list, there lots more the Building Regulations that's why we're here to help.

Do I need technical drawings?

Not always for small simple jobs but it is recommended so any issues are solved before works start. Building Control may request structural calculations, energy assessments etc to prove compliance if no design is sought.

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
- 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, insure or mortgage your property.

Still have a query? Did you know that we do offer 1 hours free pre application consultation for those who need it. **Contact us today at buildingcontrol@eastsuffolk.gov.uk / 01394 444219**