

Conservatories

Conservatories are generally exempt from the Building Regulations, however there is no specific definition of a conservatory within the Building Regulations 2010. Within Darlington Borough the following criteria must be met to qualify for the exemption of the conservatory:

- 1) The conservatory extension must have at least 75% of the roof completely transparent or translucent and be of glass, polycarbonate sheets or similar materials.
- 2) The extension walls are substantially glazed and the glazing must be at least half the area of the walls.
- 3) The extension has a floor area not exceeding 30m².
- 4) The extension is sited at ground level.
- 5) It must be properly separated from the house by walls or suitable external quality doors.
- 6) Any heating system within the conservatory must be independent of the dwelling's heating system and have it's own temperature and on/off controls.
- 7) Glazing in critical locations must satisfy the requirements of Part N, Schedule 1 of the Building Regulations (toughened/ safety glass).
- 8) The extension must not contain any drainage facilities (i.e. sink, WC, or washing machine).

If the conservatory extension does not meet all of the above it will not be exempt from the Building Regulations and would therefore require a submission to be made.