

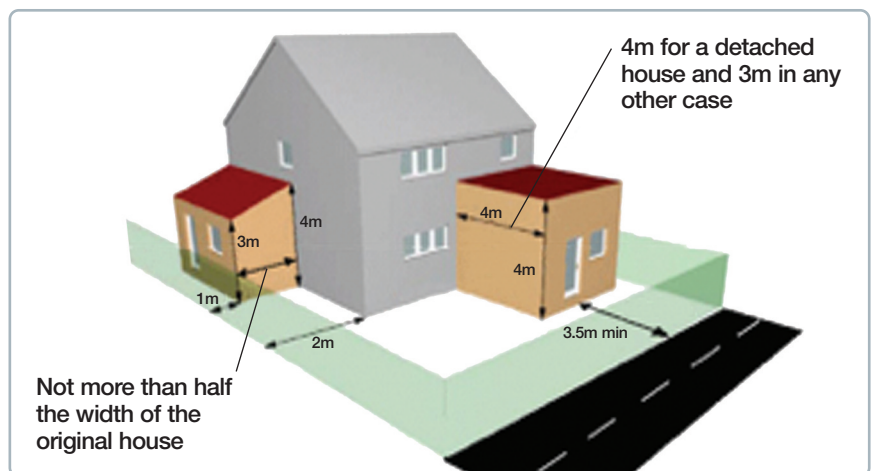
# Frequently Asked Questions

## Conservatories and Sunrooms

### Conservatories and Sunrooms: Do I need planning permission?

Generally you don't need planning permission for conservatories and sunrooms. The basic rules are listed below.

At Turkington we will endeavour to give you best advice and guidance, but please also consult your local authority and visit [www.planningni.gov.uk](http://www.planningni.gov.uk) for more detail.



A conservatory attached to the house will be treated as an extension and therefore will need to comply with the rules set out in a single storey extension (see illustration).

### Do I need Planning Permission?

Planning Permission is not needed for an extension if:

- 1 It is less than 4m high.
- 2 The height of the extension and the eaves are no higher than the existing dwelling.
- 3 The extension is not closer to a road on either the front or side elevation than the existing dwelling.
- 4 It is more than 3.5m away from the rear boundary if there is a road at the rear of the dwelling.
- 5 It is single storey and extends no more than 4m from the rear wall of a detached dwelling or 3m from the rear wall of a non-detached dwelling.
- 6 It is within 2m of the boundary the eaves are not more than 3m high.
- 7 It is to the side elevation the width of the extension is less than  $\frac{1}{2}$  the width of the dwelling
- 8 The dwelling is within a Conservation Area, World Heritage Site, Area of Outstanding Natural Beauty or a National Park then further restrictions apply.

## Do I need Building Control?

Building regulations will generally apply if you want to build an extension to your home. However, conservatories are normally exempt from building regulations if:

- 1 The floor area is less than 30m<sup>2</sup>.
- 2 There is a double glazed door between the conservatory and the house.
- 3 There is an independent heating system (i.e. electrical heaters).
- 4 A fixed combustion appliance or fixed cooling system is not installed.
- 5 Safety glass is used (Part V).
- 6 It is built at ground level and a Radon barrier is installed in affected areas.

A porch is only exempt if the floor area is less than 5m<sup>2</sup>.

A Sunlounge always needs Building Control approval and needs to have double glazed doors between the Sunlounge and the house, creating a thermal break or SAP calculations carried out and possible improvements to the dwelling.

## Can Turkington help me with building control?

Yes we can! We can guide you through the process with architects drawings and the necessary paperwork and fees.

## What type of heating can I put in?

We can install either independent electric wall heaters or underfloor electric heating. We can also install plumbed radiators or plumbed underfloor heating (subject to building control).

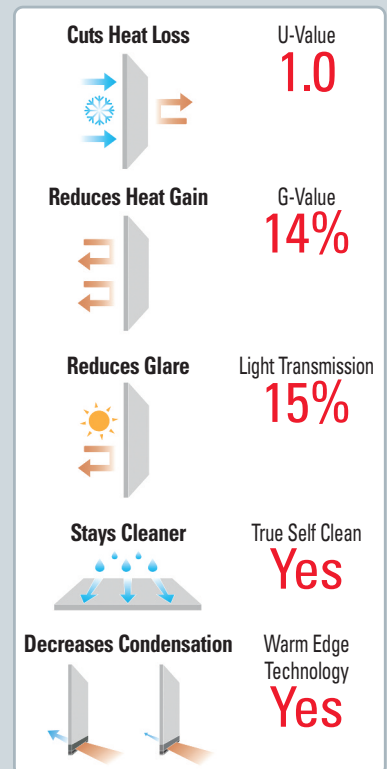
## What kind of glass goes into the roof?

Generally, we use **Solar Control Smart Glass**. It's basically the same as conventional glass, except for a unique permanent dual action coating.

## It works in two ways

**Self Cleaning:** It uses daylight to break down organic deposits (such as dirt) and then uses rain to wash the dirt away.

**Solar Control:** In summer months, the solar control can help prevent heat 'build up' by significantly reducing the amount of heat allowed to pass into your conservatory or Garden Room.



## Is it too hot or too cold?

Conservatories and extensions have moved on over the years in terms of materials, design options and technological advances. You will get a wonderful and usable addition to your home, one that can be enjoyed all year round, come rain or shine.

## Can I design it?

Yes. At Turkington we can guide you through every stage, from your initial ideas through design, survey, building works and final installation. We use qualified professional surveyors and experienced designers to give you the best advice and guidance on design and build. We use the latest presentation and design software to let you see exactly how your extension will look with your home before you decide.

## Is your service turn-key?

Yes... almost! We will design and build your extension installing electrics and plumbing as required. All you need to do is fit a skirting board, lay your floor tiles and give it a coat of paint. Then enjoy...