

10 Common questions and their answers

Q.1. Do I need permission for:

1. A detached garage?
2. A detached car port?
3. An attached car port?
4. A conservatory?
5. A porch?
6. A garden shed?

A. In the majority of cases Building Regulations approval is not required (see advice leaflet no. 1). You must find out if you need Planning permission, General enquiries: (01226) 772000

Q.2. What is the difference between Planning and Building Control?

A. Both services have different functions. Building Control ensures that works being carried out comply with current standards of health and safety, including set standards for people with health problems.

Planning make sure that any development is designed to fit into it's surroundings.

Q.3. Will I be charged for the service?

A. In most cases, YES. Fee's depend on the type of works proposed. Details are available by telephoning (01226) 772678, or fee sheets can be downloaded from our website: www.barnsley.gov.uk/buildingcontrol

Q.4. Can I draw my own plans?

A. YES, if you know about the current Building Regulations and you are a good draftsman. Other wise you should use a competent person to draw them for you.

Q.5. Can you recommend an Architect/Builder?

A. NO, because we have to remain independent. (see advice sheet no. 3)

Q.6. When can we start work?

A. You, or your Builder can start works 24 hours after we have received your application. Should you decide to carry out works covered in a Full Plans application, prior to receiving approval, you will do so at your own risk. You must always inform us to arrange all necessary inspections.

Q.7. Who can assist with a disagreement regarding boundaries?

A. Unfortunately the Council has no legal powers to help. Advice from a Solicitor should be sought if agreement cannot be reached with your neighbours. Extensions can be built onto the boundary line, it is a good idea to keep neighbours informed of your proposal, because the Party Wall Act 1996 may apply.

Q.8. Do I need to inform you if I propose to Re-tile my roof?

A. YES, in most cases, you should make your enquiry on (01226) 772678. If you live in a conservation area or in a listed building you may also require planning approval.

Q.9. What if I choose not to make an application for building works?

A. We would treat your actions and the works carried out as "contravention's", this may result in your appearance in Court. Any such actions would be recorded on the official search for your property, making it difficult for you to get a second mortgage or to sell the property.

Q.10. If I am un-happy with your service, how can I complain?

A. You can contact the Building Control Manager, Mr. Tim Cliffe on (01226) 772660. He will endeavour to sort out any problems you might have. He can forward you a form and guidance notes on our complaints procedures if you are still not satisfied.



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**Building Control Services
Planning & Transportation Service
Barnsley Metropolitan Borough Council
PO Box 604, Barnsley, S70 9FE**



GENERAL INFORMATION SHEET No. 5

You can visit us at the Barnsley Connects Service Centre, The Civic, Eldon Street, Barnsley, S70 2JL between 9.00 - 1.00pm Monday – Friday, where we provide a duty surveyor to give technical or general advice.

If you wish to speak with a specific surveyor, you can arrange to meet with them at the Barnsley Connects Service Centre by prior appointment between 9.00 - 5.00pm Monday - Friday.

Alternatively, a Building Control Surveyor is always available by telephone to give technical, or general advice and to receive inspection requests, between 9.00 - 5.00pm Monday – Friday.

How to contact us:

Building Control general direct line: (01226) 772678

24hr answerphone (inspection requests): (01226) 772699

Fax Number: (01226) 772698

Dangerous Structures (out of hours): via emergency services

E-mail:

Building Control Manager: TIMCLIFFE@BARNSLEY.GOV.UK

Application Submissions: BUILDINGCONTROL@BARNSLEY.GOV.UK

Website: www.barnsley.gov.uk/buildingcontrol

Customer comments are welcome (good or bad) using the feedback form found on the website. Your comments may help us to improve our service to you.



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BUILDING CONTROL SERVICES



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TEN COMMON QUESTIONS AND THEIR ANSWERS

(2007/8 EDITION)



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