

ANGUS COUNCIL
INFRASTRUCTURE SERVICES
BUILDING STANDARDS SECTION

NOTE TO PURCHASER

You are now in the final stages of completing the purchase of your house from Angus Council. In purchasing your house you take on the responsibilities of obtaining the necessary **Building Warrant** for any work that you intend to carry out to the property.

Alterations

The Building Standards (Scotland) Regulations 2004 now allows various alterations to be carried out to a house without the need for a Building Warrant. The work, albeit not requiring warrant approval, requires to comply with the Building Regulations. The exceptions to this provision which results in work of this nature requiring warrant approval are:-

- work which increases the floor area of the house;
- any demolition or alterations to the roof, external walls or elements of structure;
- any work affecting a separating wall;
- any change in the wastewater disposal system;
- any work to a house with a storey which has a floor level over 4.5 metres in height.

For further details of work not requiring Building Warrant approval please refer to Regulation 5, Schedule 3 of the Building Standards (Scotland) Regulations 2004.

Conservatories, Garages, Porches etc.

Many of these ancillary buildings to houses and to a lesser extent flats, are exempt and do not require Building Warrant approval. As a guide a conservatory or porch to a house and not exceeding 8.0 square metres, situated more than 1.0 metre from any boundary and not containing a combustion appliance or sanitary facility are exempt and do not require Building Warrant approval.

For full details of all exempt buildings please refer to Regulation 3, Schedule 1 of the Building Standards (Scotland) Regulations 2004.

Replacement Windows/Patio Doors

The replacement of windows does not require Building Warrant approval on condition that the windows comply in all respects with the Building Standards (Scotland) Regulations 2004.

The formation of an enlarged or new window/door opening including the installation of french/patio doors does require Building Warrant approval.

Walls and Fences

If a garden/boundary wall or fence exceeds 1.20 metres and 2.0 metres in height respectively, then a Building Warrant for such is required.

Forms

Application forms to allow you to apply for a Building Warrant are available from:-

**Angus Council
Infrastructure Services
Planning & Transport Division
County Buildings
Market Street
FORFAR
DD8 3LG**

Telephone 01307 461460

Alternatively the forms and guidance notes can be viewed or downloaded from our website Angus.gov.uk / click on A-Z of Services – Building Standards.

It is in your best long term interests to employ the services of an Architect, Architectural Consultant, Building Surveyor or any other competent person to advise you on the work that you intend carrying out.

These notes apply only to the rules and regulations pertaining to Building Standards. You should check as to whether any other permission such as Planning Consent is required for the work you intend carrying out.