

CORNWALL COUNCIL
BUILDING CONTROL SERVICES



EXEMPT SMALL DETACHED BUILDINGS

To be exempt a detached building

- must not contain any sleeping accommodation, and
- must be a single storey building

Location of the building

This will depend on the size and the materials used to construct it.

Buildings having an internal floor area which does not exceed 30m² can be located right on your property boundary if it is constructed mostly of non combustible materials. As an example, a block built building with a tiled roof and timber roof trusses meets this requirement.

Buildings having an internal floor area which does not exceed 30m² but are constructed mostly of combustible materials must be located at least 1m from your boundary to reduce the likelihood of fire spreading to and damaging your neighbour's property. So, a timber framed and clad building with a tiled roof must be sited at least 1m from your boundary.

Detached buildings which have a floor area which does not exceed 15m² are considered a low risk as far as fire spread is concerned and can be sited right on your boundary what ever materials are used.

Electrical installations

Please note that the provision of a supply of electricity is not exempt, information regarding this is contained elsewhere on the website or you can contact us for further details.

