

## Regularisation Applications

Sometimes building work is undertaken without the appropriate approvals in place. When this happens, problems can arise later, often when the property is being sold.

The Regularisation Application procedure allows the Local Authority to check the works undertaken. 'Unauthorised Works' are works started without a valid application.

You can make an application for a regularisation certificate when:

- The work commenced after 11 November 1985,
- The work came within the scope of Building Regulations,
- No valid application was made at the time the of the works.

## Regularisation Procedure

If unauthorised works are found this is a procedure that property owners may follow. An owner is under no obligation to make a regularisation application. Also, the council is under no obligation to accept it. You may find your house hard to sell without it. It is assumed that there is a reasonable level of co-operation between the applicant and us.

To assess if the work complies with the Building Regulations, we usually ask the applicant to 'open up' or expose aspects of the work. This allows us to check on the construction used. You may need a builder to help with that.

We may also ask for more information, this may include:

- Plans, sections and details,
- Structural report and calculations,
- Any other information to establish compliance.

Compliance is with The Building Regulations that were in force at the time of the building works.

If the work does not comply, we will tell you what is non-compliant. We will try to offer advice on options that you have for resolving the issues. If this requires further works we will need to inspect certain stages of that work. For more involved or complex situations we may ask you to provide plans and information. This is to show how you are going to make the work comply before you do it.

You may need to seek help from a qualified and experienced architectural practitioner, surveyor, structural engineer.

## **Issue of the Regularisation Certificate**

Before a certificate can be issued we must be reasonably satisfied that the works comply with The Building Regulations. Also, that there is no risk to the health and safety of persons in or around the property.

## **Planning Approval**

You are reminded that Building Regulations approval does not imply approval under the Town and Country Planning Act. You should always check whether a planning application is required.