

SCHEDULE 1

Classes of exempted buildings – Regulation A5(1)

Small detached buildings

- (a) (a) A detached single storey building, having a floor area which does not exceed 30 m², which contains no sleeping accommodation and is a building which is either—
 - (i) constructed substantially of non-combustible material; or
 - (ii) at no point less than 1 m from—
 - (A) the nearest point of a dwelling;
 - (B) the nearest part of a road; or
 - (C) the nearest point of the boundary of the land on which it is to be erected.
- (b) A detached building designed and intended to shelter people from the effects of nuclear, chemical or conventional weapons, and not used for any other purpose, if—
 - (i) its floor area does not exceed 30 m²; and
 - (ii) the excavation for the building is no closer to any exposed part of another building or structure than a distance equal to the depth of the excavation plus 1 m.
- (c) A detached single storey building, having a floor area which does not exceed 15 m², which contains no sleeping accommodation and is not less than 1 m from a dwelling.