

Building Regulations Application for Building Control Approval with Full Plans (England)

The Building Act 1984, The Building Safety Act 2022, The Building Regulations 2010, The Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023.

• Application for building control approval with full plans in accordance with regulation 12(2)(b) of the Building Regulations.

The building subject of this application is a building to which the Regulatory Reform (Fire safety) Order 2005 applies or will apply after completion of the building work.

Yes **No**

Have you spoken to anyone in the Building Control team about this application?

Yes **No**

If yes, please give details of who you spoke to and what was discussed.

Have you applied for Planning Permission?

Yes **No**

Planning Reference Number if applicable:

In the case of a new dwelling, do any optional requirements apply to the works:

Applicant Details (The person making this application on behalf of a client)

Name: _____

Address: _____

Tel No: _____

Email: _____

Client Details (The person(s) for whom a project is being carried out)

Name: _____

Address: _____

Tel No: _____

Email: _____

Principal or Sole Designer (if known)

Name: _____

Address: _____

Tel No: _____

Email: _____

Principal or Sole Contractor (if known)

Name: _____

Address: _____

Tel No: _____

Email: _____

If a principal designer or principal contractor is unknown at the time of completing this application, details must be provided to us as soon as available. Without a principal designer or contractor appointed the client must fulfil the duties of the principal designer or the principal contractor under regulation 11B/C/D of the Building Regulations.

Note – Regulation 11 D (5) does not apply to a domestic client.

Development Details

Site Address Location:

Description Of Work:

Existing No. of storeys:		Proposed Total No. of storeys:	
Existing Use of Building:		Proposed use of building:	
Existing use of each storey:		Proposed use of each storey:	
Existing height of building in metres. Measured to floor height of highest storey.		Proposed height of building in metres Measured to floor height of highest storey.	

Note – the number of storeys is to be determined in accordance with Regulation 6 of the Higher-Risk buildings (description and supplementary provisions) Regulations 2023.

Fees and Charges information:

1. What is the gained floor area of any new build, extension, or loft conversion?
2. Please provide estimated cost of works excluding VAT. (As would be charged by a builder):
3. Plan and Inspection fee £

Is the proposed works for the sole benefit of a registered disabled person? (Proof will be required)

Details of Start and Commencement

Please provide approximate date when you believe works will be deemed commenced under Regulation 46A:

Other information

Do you agree to the application determination date being extended to 8 weeks if required
Yes/No

What sort of storm drainage is proposed? Sewer/soakaway/watercourse/other

What sort of foul drainage is proposed? Sewer/septic tank/cesspool/other

Are you building over or within 3m of a mains or lateral drain? Yes/No

Is the property connected to mains drinking water? Yes/No

Do you agree to the relevant authority granting the application for building control approval with full plans subject to additional requirements (para3. Regulation 14a)?

Yes No

Declaration

This application for building control approval with full plans is in relation to the building work etc., as described above. It is submitted in accordance with Regulation 12(2)(b) and is accompanied by the appropriate charge.

I/we apply for building control approval with full plans as described on this form and as detailed on any supplementary documents.

Signature of applicant (where the applicant is not the client):

Date:

I, the client, confirm I agree to the application being made and that the information contained in the application is correct.

Signature of client (where the client is not the applicant):

Date:

For this application to be registered as a valid Building Regulation application we will need to receive this application form, signed by the client or the separate client statement and the correct payment of the fee.

- Data Protection Act 1998. Torbay Council will use the information given by you to provide you with the service requested. By signing this form you give consent to the disclosure of relevant information for the purpose of consultation, to and by other departments within Torbay Council, and other regulatory bodies. If you are in a business, by completing your details you are adding yourself into our business customer and prospect database. We may use your business details to send you updates on changes in the building regulations, events and training, case studies, construction details, notices on awards and information on additional services relevant to your business. If you are a home owner, we don't retain personal data from members of the public for marketing purposes. Your name, address and details will only be used to provide the information and service help you have requested. Data may also be used for the purposes of the prevention and detection of crime/fraud. If you would like to access your personal information held by Torbay Council please e-mail Information Governance (dp@torbay.gov.uk) or telephone 01803 201201.

