

DOES YOUR DECKING REQUIRE PLANNING PERMISSION?

This document is intended solely as a guide, for further assistance and clarification you should contact your Local Planning Authority.

Constructing decking in your Garden is classed as permitted development NOT requiring Planning Permission providing the following:-

- 1 - The finished top surface of the decking is not more than 300mm above the adjacent ground level.
- 2 - The area of the decking together with any other extensions, outbuildings e.t.c. does not cover more than 50% of the garden area.

DOES YOUR DECKING REQUIRE BUILDING REGULATIONS APPROVAL?

This document is intended solely as a guide and does not include a full list of the requirements to meet Building Regulations approval, for further assistance and clarification you should contact your Local Authority Building Control Department.

Generally Building Regulations should be assumed to apply to any deck requiring Planning Permission.

To satisfy the requirements of the Building Regulations your deck should be at least designed in accordance with the following points (this is not intended to be a complete guide to meet Building Regulations requirements, it is therefore recommended that you read this in conjunction with the Building Regulations Approved Document K or contact us for further assistance):-

STEPS

The steepness of steps (Rise and Going) should be in accordance with *Fig 01* below:

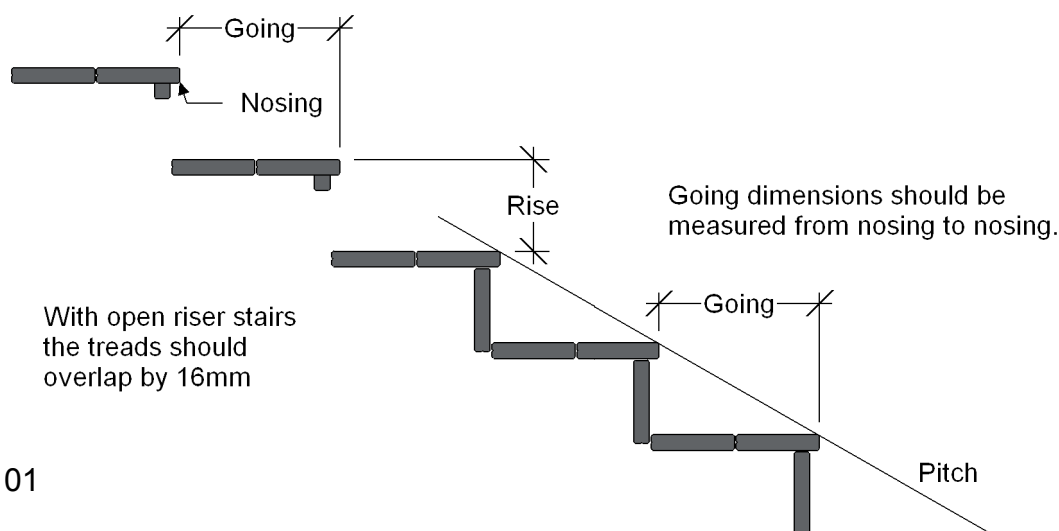


Fig 01

CONSTRUCTION OF STEPS

- All steps must have level treads
- The rise and going must have consistent dimensions throughout the flight.
- The rise and going should be in accordance with table in *Fig 02* below.
- Steps may have open risers if they comply with both of the following:-
 - 01 - The treads are overlapped by a minimum of 16mm
 - 02 - The steps are constructed so that a 100mm sphere cannot pass through the open risers.

RISE AND GOING

For a domestic staircase the rise and going should be calculated as following:

The relationship between the rise and going should be such that twice the rise plus the going (2R+G) equals between 550 and 700mm.

For domestic external steps the rise and going should be:

	Min (mm)	Max (mm)
Rise	150	220
Going	220	300

Fig 02

The maximum pitch of a domestic stair should NOT exceed 42°

We generally recommend using two deckboards per going to give you a depth from front to back of 280mm

HANDRAILS FOR STAIRS

Handrails must be provided in accordance with the following:-

- Position the top of the handrail between 900mm and 1100mm above the pitch line.
- The handrail may form part of the top of a guarding or balustrading if you can match the heights in *Fig 03*.
- If the stairs are wider than 1m a handrail should be provided to both sides.

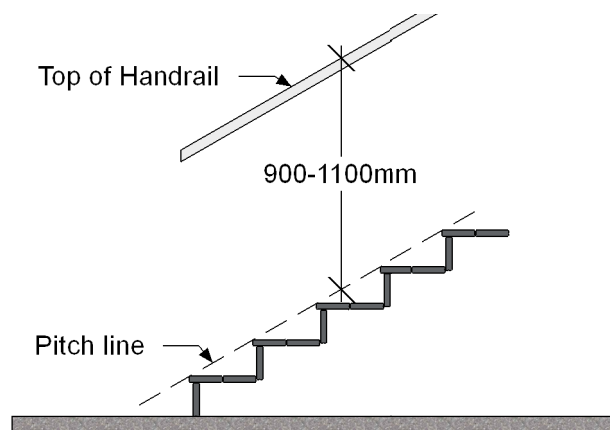


Fig 03

BALUSTRADING REQUIREMENTS

For dwellings a balustrading should be provided if there is a risk of people being injured by falling from a height of 600mm or more.

Balustrading should be constructed to a height not less than 1100mm high around External balconies, Juliette balconies, Roof edges and Terraces over 600mm high.

In any location that may be used by children under 5 years old all balustrading should be designed in accordance with the following:-

- To prevent children being held fast by the balustrading, ensure that a 100mm diameter sphere cannot pass through any openings in the balustrading
- To prevent children from readily being able to climb the guarding avoid horizontal rails.