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- Planning Applications
  - Building Regulations - The legislative framework of the 'Building Regulations' is principally made up of the Building Regulations 2010 and The Building (Approved Inspectors) Regulations 2010. Building Regulations cover procedural regulations that set out what kind of work needs Building Regulations approval and how that approval should be obtained and technical requirements that set the standards that should be achieved by the building work

#### **4.0 Definition of improvements**

- 4.1 "Improvements" are defined as "alterations in, or additions to, a property" including additions or alterations to the Landlord's fixtures and fittings, alterations to the services to the property, alterations or improvements which change the original floor plan of the dwelling, and the carrying out of external decorations.
- 4.2 Satellite dishes, wireless or television aerials are covered by a separate policy.

#### **5.0 Types of works that will be considered**

- 5.1 **We will NOT normally consider or give approval for structural alterations** (e.g. removing or altering walls, chimney breasts etc), **or changing the use of rooms, for example, changing a living room into a bedroom, kitchen into bedroom or switching bathroom/kitchen configurations or moving services.** All requests will be considered on an individual basis, but only after full scheme details, plans and/or drawings have been provided and where any necessary building approval consent or other relevant consents have been provided (see also application form at the end of this document).
- 5.2. Examples of works that would be assessed under this policy include, but are not limited to:
- Installing replacement windows or doors (e.g. in street properties).
  - Building or removing a structure in your garden including a shed, greenhouse, wall or fencing.
  - Adding or replacing kitchen units.
  - Replacing a bathroom suite or installing additional sanitary ware.
  - Felling of a tree in the garden (e.g. where it is a hazard)
  - Installing a driveway or pavement crossing or greensward use
  - Decorating the outside of the property
  - Fitting of water pumps and changes of pipework within a Council block.
  - Erection of fences, gates or boundary walls.

**For the health and safety of all residents, under NO circumstances should residents undertake any work structural alterations or changes to services without our prior written consent.**