

BUILDING REGULATIONS APPLICATION

THE BUILDING ACT 1984 & THE BUILDING SAFETY ACT 2022, THE BUILDING REGULATIONS 2010
(AS AMENDED)

‘Helping people design and construct safe and sustainable buildings’

Application Notes

You may choose to submit either the ‘Full Plans’ or ‘Building Notice’ option for new building work however the ‘Building Notice’ option **cannot** be used where:

- a) the building is a ‘designated use’ under the Fire Safety Regulatory Reform Order which includes offices, shops, factories and hotels and/or is a workplace subject to Fire Precautions (Workplace) Regulations 1997 to enable consultation with the fire authority.
- b) the building work is over or near a public sewer.
- c) the proposed building fronts onto a private street.

Both application types incur the same charge

Full Plans Applications

One copy of this form should be completed and submitted with the appropriate fee and one copy of detailed plans and other information showing all construction details, preferably well in advance of when work is due to start on site.

Your application will be assessed and any relevant authorities will be informed (i.e. fire service, welsh water...).

If your plans comply with the Building Regulations then you will receive an approval (or conditional approval if you agree). If your plans do not satisfactorily comply with the Building Regulations then you may be asked to make amendments or provide more details. If your plans are rejected, the reasons will be stated in the notice.

A full plans approval notice is valid for 3 years from the date of deposit of the plans.

Building Notice Applications

Legislation requires that Building Notice applications must be paid up front and in full, otherwise we are unable to validate your application.

One copy of this application form should be completed and submitted with the appropriate fee and a site plan. Additional information may be requested, i.e. structural calculations.

This process does not involve the passing or rejecting of plans. It therefore avoids the preparation of detailed ‘full plans’ and is designed to enable some types of building work to get under way quickly; although it is perhaps best suited to small DOMESTIC work.

It is however advised that you submit any drawings/information you have relevant to your application.

If the work has already been undertaken please refer to our Regularisation application form.

Data Protection - Your personal information will be processed in accordance with our Privacy Notice of which a summary is attached.

Telephone. (01633) 644833

Email. buildingcontrol@monmouthshire.gov.uk

1. Application Type

Click here to choose an application type.

2. Location of building work

Type the location address here.

Type the location postcode here (if known).

3. Has work commenced?

Yes ☐ No ☐

a. If yes, please provide commencement date: Click here to enter the date.

4. Has a Building Control Surveyor visited the site regarding this application?

Yes ☐ No ☐

If yes,

a. Name of surveyor: Click here to choose the surveyor.

b. Visit date: Click here to enter the date.

5. Applicant details

a. Name(s): Type your name here.

b. Address: Type your address here.

c. Postcode: Type your postcode here.

d. Home Tel number: Type your home number here.

e. Mobile number: Type your mobile number here.

f. Email Address: Type your email address here.

g. Preferred method of contact:

Tel ☐ Mobile ☐ Email ☐ Text ☐

h. Preferred method of receiving documents/notices:

Letter ☐ Email ☐

6. Agents details (if applicable)

a. Name(s): Type the agents name/company name here.

b. Address: Type the address here.

c. Postcode: Type the postcode here.

d. Landline no.: Type the landline number here.

e. Mobile no.: Type a mobile no. here

f. Email Address: Type an email address here.

g. Preferred method of contact:

Tel ☐ Mobile ☐ Email ☐ Text ☐

h. Preferred method of receiving documents/notices

Letter ☐ Email ☐

If agent appointed, do you want us to send correspondence to applicant also?

Yes ☐ No ☐

7. Description of building work (include all elements of building work(s))

Type your description of the works here.

8. No. of storeys (including basements)

- a. Existing: [Click here to enter the number of existing storeys.](#)
- b. Proposed: [Click here to enter the number of proposed storeys.](#)

9. Use of the building

- a. Existing: [Click here to choose a use or please specify if necessary.](#)
- b. Proposed: [Click here to choose a use or please specify if necessary.](#)
- c. If non-domestic, please clarify whether the building (or part of) will be put to a use which is designated under the Fire Safety Regulatory Reform Order 2005:
Yes ☐ No ☐

10. Drainage provision (if applicable to building works)

- a. Existing:
 - i. Foul water: [Click here for foul water options.](#)
 - ii. Surface water: [Click here for surface water options.](#)
 - iii. Means of water supply: [Click here for water supply options.](#)
- b. Proposed
 - i. Foul water: [Click here for foul water options.](#)
 - ii. Surface water: [Click here for surface water options.](#)
 - iii. Means of water supply: [Click here for water supply options.](#)
- c. Are you aware of any public sewers within your boundaries?
Yes ☐ No ☐

11. Determination Period (FOR FULL PLANS SUBMISSION ONLY)

The statutory time period for dealing with Full Plans applications is 5 weeks. We aim to process your application as soon as possible however in some cases we may require additional information from you. To allow you time to obtain this information, we suggest that you agree to the determination period being 2 months (*Building Act Section 16*)

Do you agree to the determination period being extended to 2 months?
Yes ☐ No ☐

12. Conditions (FOR FULL PLANS SUBMISSION ONLY)

Do you consent to the plans being passed with conditions where necessary?
Yes ☐ No ☐

13. Planning Permission

Have you checked if Planning Permission is required for this development?
Yes ☐ No ☐

(It is strongly advised that work doesn't start until Planning Permission has been granted.)

Please clarify the reference no. and approval date (if applicable):

Ref no.: [Click here to type the planning reference number.](#)

Approval date: [Click here to enter the date.](#)

Planning Officers name: [Click here to type the planning officer's name.](#)

14. Fees

(See Monmouthshire Building Control [guidance notes](#) and [fees including payment methods](#))

Please note: If your application is for **multiple work** then you may be required to **pay more than one charge**.

Legislation requires that Building Notice applications must be paid up front and in full, otherwise we are unable to validate your application.

If your fee has been agreed prior to making this application, please clarify the following:

Officer's name: [Click here to choose the name.](#)

Date Agreed: [Click here to enter a date.](#)

Fee Amount Agreed: [Click here to enter the fee agreed.](#)

Are you exempt from paying fees under The Building (Local Authority Charges) Regulations 2010; Regulation 4?

Yes ☐ No ☐ If yes, have you included documentation to support this exemption? Yes ☐ No ☐

Type of work	Fee(s)
New Dwelling(s)	Click here to choose the applicable New Dwelling(s).
Extension(s)	Click here to choose the internal floor area of the extension.
New Domestic Garage (s)	Click here to choose the internal floor area of the new domestic garage.
Loft conversion	Click here to choose the internal floor area of the loft conversion.
Replacement windows	Click here to choose.
Electrical installations	Click here to choose.
Solar/PV Panels	Click here to choose.
Solid Fuel Appliance (e.g. wood burner)	Click here to choose.
Alteration to a single thermal element (e.g. a floor or a wall or a roof)	Click here for adding insulation to 1 element, internal or external.
Alteration of multiple thermal elements (e.g. a floor and wall)	Click here for adding insulation to 2 or more different elements, internal or externally.
All Alteration Work	Click here to choose the estimated cost of the works.
All Non-Domestic Work	Click here to choose the estimated cost of the works.
Total Fee Due	Please add up the fees above and click here to enter the total.

Please let us know your preferred payment method: [Click here to choose the method of payment.](#)

Do you require a receipt? Yes ☐ No ☐

15. Sustainable Drainage Systems Approving Body (SAB) Approval (applies to surface water only)

SAB Approval is required when a house/extension or developments construction area is 100m² or over. [More info](#)

Is a SuDS approval required? Yes ☐ No ☐

(Work cannot start until SAB approval has been granted)

If yes, please clarify the reference no. and approval date (if known).

Ref no.: [Click here to enter the reference number.](#)

Approval date: [Click here to enter the date.](#)

16. Completion Certificate

Do you require a Completion Certificate upon completion of the work?

Yes ☐ No ☐

If yes, where shall we send it?

Applicant ☐ Agent ☐

Other, please specify name/address: [Click here to enter the name and address.](#)

Please note there will be no extra charge for the initial certificate.

17. Part P (Electrical Safety) – Domestic applications (if applicable to building works)

Please indicate which method you intend to use in order to demonstrate that all fixed electrical installation works associated with this application will be designed, installed, inspected and tested in accordance with BS 7671:2001 (as amended).

[Click here to choose a method for Electrical Safety compliance.](#)

18. Type of Heating system(s) (if applicable to building works)

- a. Existing: [Click here to choose the existing heating supply.](#)
- b. Proposed: [Click here to choose the proposed heating supply.](#)

19. Statement

This notice is given in relation to the building work as described and is submitted in accordance with (a) Full Plans Regulation 12 (2) (a); (b) Building Notice Regulation 14 (3) (a).

Name/Signed: [Click here to type your name.](#)

Date: [Click here to enter a date.](#)

20. Checklist

- ☐ Have you included **ALL** elements of the building works?
(See Monmouthshire Building Control [guidance notes](#) for examples of domestic combination of work types)
 - ☐ Have you applied a **realistic commercial value** to works requiring an estimated cost of the works in the fees table? (if applicable) (If not, a builder's estimate may be required)
 - ☐ Have you provided drawings and a site plan with your **Full Plans Application?**
- OR**
- ☐ Have you provided sketch drawings (to establish the extent of the work to be carried out) and a site location plan (min scale 1:1250 is required to be submitted with this application) with your **Building Notice Application?**

If you require any assistance with your application, please contact the relevant Building Control Surveyor for your area: <https://www.monmouthshire.gov.uk/building-control/which-surveyor-deals-with-my-application>



If necessary, please add any relevant comments here:

Now please send your completed form, along with all the necessary information:

By Email to: buildingcontrol@monmouthshire.gov.uk

By Post to: Building Control, County Hall, The Rhadyr, Usk, Monmouthshire, NP15 1GA

And Pay your fee [here](#).

Data Privacy



Processing of your personal data by Monmouthshire County Council (MCC) is necessary to perform a public task. Without this information, the Building Control Department within MCC may not be able to fulfil your request for a building notice application or a full plans building regulation application

Your personal details will not be shared further, unless in relation to safeguarding or other legal obligations.

Your records will be safely stored and retained in line with our retention policy, unless we need to retain under another lawful basis.

You have a number of rights in relation to the information including the right of access to information we hold about you and the right to complain if you are unhappy with the way your information is being processed. For further information on how we process your information, and your rights please click the following link:
<http://www.monmouthshire.gov.uk/app/uploads/2018/04/ENTPH001-Privacy-Notice.docx>

Should you need to make a complaint about the way your data has been processed, please contact dataprotection@monmouthshire.gov.uk or if you are not fully satisfied you may contact the Information Commissioner's Office online at www.ico.org.uk/concerns or via their helpline: 0303 123 1113