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**Building Regulations Application for Building Control Approval with Full Plans (Wales) for non-higher-risk building work**

**The Building Act 1984, The Building Safety Act 2022, The Building Regulations 2010, The Building Safety (Description of Higher-Risk Building) (Design and Construction Phase) (Wales) Regulations 2023**

**Applicant details**

Name:  
Address (incl postcode):  
Phone:  
Email:

**Client details (where different from the applicant)**

Name:  
Address (incl postcode):  
Phone:  
Email:

**Principal contractor/Sole contractor details (where known)**

Name:  
Address (incl postcode):  
Phone:  
Email:

**Principal designer/Sole or Lead designer details (where known)**

Name:  
Address (incl postcode):  
Phone:  
Email:

**Regulatory Reform (Fire Safety) Order 2005 (as amended)**

Is the building a building to which the [Regulatory Reform \(Fire Safety\) Order 2005](#) applies or will apply after completion of the building work\*?

Yes / No      \*delete as appropriate

**Location of site to which the building work relates**

Address of site (including postcode):

**Existing buildings (append additional information where necessary)**

Where applicable, provide a description of the existing building, including:

- details of the current use of the building, including the current use of each storey
- the height of the building
- the number of storeys in the building as determined in accordance with [Regulation 5 of The Building Safety \(Description of Higher-Risk Building\) \(Design and Construction Phase\) \(Wales\) Regulations 2023](#)

**Proposed works (append additional information where necessary)**

Provide a description of the proposed work, including:

- details of the intended use of the building, including the intended use of each storey
- the height of the building after the proposed work
- the number of storeys in the building after the proposed work as determined in accordance with [Regulation 5 of The Building Safety \(Description of Higher-Risk Building\) \(Design and Construction Phase\) \(Wales\) Regulations 2023](#)
- the provision to be made for the drainage of the building
- where paragraph [H4 of Schedule 1](#) imposes a requirement, the precautions to be taken in the building over a drain, sewer or disposal main to comply with the requirements of that paragraph
- the steps to be taken to comply with any local enactment that applies

**Domestic Electrical Installations**

Please confirm whether all necessary electrical work associated with this application will be carried out by an electrician who is a member of an approved competent person scheme:

**Yes**                      Details:

**No** Building Control will arrange inspection of electrical work by a consultant  
**Note this option will attract an additional charge over and above the normal application charge. Please refer to the scheme of charges for details.**

**Disabled Works**

Is the work to provide a facility for a registered disabled person to an existing property?                      **Yes**                      **No**

**DFG Number:**

**Commencement (append additional information where necessary)**

State the date when it is proposed the work will reach the point when it is to be regarded as commenced in accordance with [Regulation 46B](#) (lapse of building control approval, commencement of work: Wales); and where the work does not consist of work to which paragraph (2) or (3) of [Regulation 46B](#) applies, state the details of the work where the client considers building control input is required:

**Granting of an application for building control approval with full plans subject to requirements.**

Do you consent to the application for building control approval with full plans being granted with requirements\*?

Yes / No      \*delete as appropriate

*Requirements are modifications that the building control authority may specify must be made in the full plans, or further plans as the authority may specify must be provided before work to which those plans relate starts*

**Extension of Time (Full Plans submission only)**

Do you consent to an extension of time?

**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 understand that further applicable charges (such as inspection fees) may become payable by the building owner following the first inspection undertaken by the building control authority

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:

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:

*The application for building control approval with full plans to inform the building control authority of building work etc., is restricted to certain building types. Additional information will also be required to accompany your application for building control approval with full plans, depending upon the work proposed. Further information can be found in the attached notes and checklist. This form cannot be used for building control approval applications for higher-risk building work or stage of higher-risk building work or for work to existing higher-risk buildings*

# Fees

**Table A** Erection of new dwellings up to 3 storeys and not more than **300m<sup>2</sup>** in floor area

Number of Dwellings Fee Due: £

*(If more than 20 please contact Building Control)*

**Table B** Extensions (up to 2 storeys)

Extension to a dwelling floor area not exceeding **10m<sup>2</sup>** Fee Due: £

Extension to a dwelling floor area exceeding **10m<sup>2</sup>** but not exceeding **40m<sup>2</sup>** Fee Due: £

Extension to a dwelling floor area exceeding **40m<sup>2</sup>** but not exceeding **60m<sup>2</sup>** Fee Due: £

## Garages and Carports

Erection of extension of a non exempt **detached** single domestic garage or carport up to 60m<sup>2</sup> Fee Due: £

Erection of a non exempt **attached** single storey extension of domestic garage or carport up to 60m<sup>2</sup> Fee Due: £

Erection of a two storey **detached** garage or carport Fee Due: £

## Other

Conversion of a garage to form part of a dwelling Fee Due: £

Conversion of existing attic space (up to 50m<sup>2</sup>) to form 1 room as part Of a dwelling Fee Due: £

**Table B1** Domestic alterations to a single building

Alterations, installation of fittings (not electrical) and/or structural alterations. (If ancillary to the building of the extension no additional charge)

Estimated Cost: £ Fee Due: £

Re-roofing Fee Due: £

External rendering / cladding Fee Due: £

Solar or photovoltaic panels Fee Due: £

Solid fuel appliances Fee Due: £

Internal floors and insulation Fee Due: £

Internal rendering Fee Due: £

## Window Replacement

0-2 Windows Fee Due: £

2-8 Windows Fee Due: £

8 + Windows Fee Due: £

**Table C** All Other Work

Total Cost of Works: £ Fee Due: £

Over £100,000.00 please refer to Blaenau Gwent Building Control

# Guidance Notes

## The Building Notice option cannot be utilised where:-

*The building is a 'designated use' under the Fire Precautions Act 1971 which Includes offices, shops, factories and hotels and/or is a workplace subject to the Fire Precautions (Workplace) Regulations 1997, Or where there is a duty to consult with the Fire Authority under the Regulatory Reform Order (Fire Safety) 2005.*

## Submission details

The following details should be submitted with one completed copy of the application form and the appropriate fee.

### 1. Application for Building Control Approval with Full Plans for Non Higher Risk Building Work:-

Full constructional specification and details plus duplicate copies of plans

### 2. Building Notice Applications for Non Higher Risk Building Work:-

In the case of a Building Notice, a site plan and other particulars in accordance with Regulation 13. Additional information may be requested

### 3. Regularisation Application:-

The Regularisation procedure should be adopted for applications in retrospect. In such instances The Local Authority may require the applicant to take reasonable steps, including laying open the unauthorised works for inspection, making tests and taking samples as the authority think appropriate to ascertain what work, if any, is required to secure compliance with the relevant legislation

### 4. Reversion Applications.

The Reversion procedure should be adopted where the works revert back to the Local Authority from a Registered Building Control Approver. In such instances The Local Authority may require the applicant to take reasonable steps, including laying open the unauthorised works for inspection, making tests and taking samples as the authority think appropriate to ascertain what work, if any, is required to secure compliance with the relevant legislation

### 5. The Party Wall Act 1996:-

Some works in relation to party walls could invoke proceedings under the party Wall Act 1996, you should understand these requirements prior to undertaking such proposal

### 6. Completion Certificates:-

Completion Certificates will only be issued when an appropriate electrical safety certificate has been received and the relevant Building Regulations charge has been paid in full

### 7. Drainage Connection:-

Subject to certain provisions of the Water Industries Act 1991, owners and occupiers of premises are entitled to have their private foul and surface water drains and sewers connected to the public sewers, where available. Special arrangements apply to trade effluent discharge. Persons wishing to make such connections must give not less than 21 days notice to the Authority

### 8. Regulations

These notes are for general guidance only; **For further information or advice on Building Regulation matters please contact:**

Blaenau Gwent County Borough Council County - Building Control Department  
General Offices, Steelworks Road, Ebbw Vale, NP23 6DN  
Telephone: 01495 364848 Email [building.control@blaenau-gwent.gov.uk](mailto:building.control@blaenau-gwent.gov.uk)

**IMPORTANT: PLANS OR NOTICES MUST BE SUBMITTED TO THE COUNCIL UNDER THE BUILDING REGULATIONS AND ANY NECESSARY PLANNING PERMISSIONS OBTAINED BEFORE ANY WORK ON SITE IS COMMENCED.**

*The Council will process your personal data in accordance with Data Protection Legislation. For more information and access to privacy notes outlining how the Council handles your personal data, please go to the Data Protection Section of the Council's website <https://blaenau-gwent.gov.uk/en/council/data-protection-foi/>*