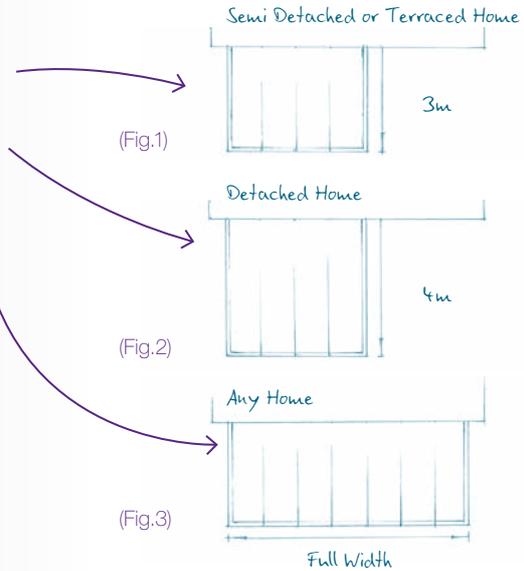


**THE REGS SAY:**

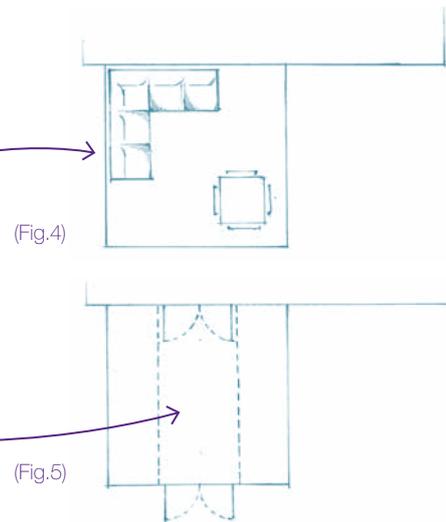
1. If your home is semi-detached or terraced your new Lean-to conservatory can extend into your garden by 3m without the need for Planning Permission approval. For detached properties you can stretch this dimension to 4m! (Fig.1&2)
2. In most cases, you can build your Lean-to conservatory all the way across the back of your property without Planning Permission regardless of the type of property. (Fig.3)
3. Lean-to conservatories rarely require Building Regulation approval – as long as they are separated from your main home with your existing external doors and the new floor area is less than 30m<sup>2</sup>.
4. If your home is located at the end of a road you are likely to need Planning Permission to build your conservatory if it is visible from the street.



**FUNCTIONALITY:**

5. Lean-to conservatories are the second most common type of conservatory built in the UK. Their popularity is in part due to their user-friendliness; the shape of the roof means that they are relatively easy to install.
6. Lean-to conservatories maximise on the useable inside space thanks to their square edges and 90° corners. (Fig.4)
7. The position of the existing and external doors is key to maximising the functionality of the room.

**Avoid 'the corridor effect' at all costs!** (Fig.5)



**THE ICEBERG EFFECT:**

8. Regardless of the shape of your conservatory – 2/3rds of the cost of the overall conservatory build is actually spent on the base building work – most of which is underground and will never be seen! (Fig.6)

