

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

Submission details

What type of submission would you like to make? (Please tick as appropriate)

Full Plans

Building Notice

Regularisation Application

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.

Part P Electrical Safety

Please indicate which of the following methods you intend to use in order to demonstrate that all fixed electrical installation work associated with this application will be designed, installed, and tested in accordance with BS7671:2011 (as amended)

- (a) Competent Person Scheme
- (b) BS7671 Certificate, Qualified Electrician
- (c) Building Control Body

Charges

Table A

Floor area (square metres)

Number of Dwellings

Table B Certain domestic extensions, loft conversions, garage/carport

Floor area (square metres)

Estimated cost £

Tables D and E Non-Domestic Alterations Floor area (square metres)

Estimated cost £

Total cost payable £

I wish to be considered for a disabled persons exemption Yes/No

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 if applicable) subject to requirements.

Do you consent to the application for building control approval (with full plans if applicable) being granted with requirements* or conditions?

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.

Declaration

This application for building control approval (with full plans if applicable) 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) will become payable by the building owner/applicant following the first inspection undertaken by the building control authority.

I / we apply for building control approval (with full plans if applicable) 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 if applicable) 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 if applicable), depending upon the work proposed. Further information can be found in the attached notes and checklists. 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.

Information created in July 2026