

Assess your proposed work against our standard criteria

The following standard criteria are used to assess all proposals which involve building over or within three metres of a public sewer. Use this handy checklist and answer true or false to the following statements.

	True	False	Not sure
The sewer flows by gravity and is not pumped.*			
The sewer is less than three metres deep.			
The sewer is 150mm diameter or less.			
The structure is not a new build premises.			
There are no manholes or access points inside the building (prior to any alterations being made).			
The foundations of the building are designed to make sure that the sewer is suitably protected.			
The sewer pipe is not made from pitch fibre or asbestos cement.**			
The length of the sewer passing under the proposed building doesn't exceed six metres.**			

** If you answer false to this statement, your proposed work won't be approved even if you submit an application because we can never ever allow work near a pumped sewer.*

*** These questions are only relevant if the sewer's being built over. They don't need to be considered if you're building close to it.*

If you can answer 'true' to **all** of the criteria above, you won't need to consult us about your proposed work.

If you answer 'false' to some of them, you'll need to submit a 'build over/near application' via our online portal by scanning the QR code overleaf. After we receive your completed application and payment, we'll work with you to agree your proposals and enter into a Build Over Agreement with you to authorise your proposed work. This service costs £555.

If you've answered 'not sure' to any of the above statements, you can take advantage of our consultation service so we can confirm this for you. This service costs £107. If you then need to do a full application and agreement, that £107 will be taken off the full application fee of £555.

Important things to know

Submitting an application doesn't guarantee an approval. This is especially unlikely if your work isn't compliant with Building Regulations Part H4. But we'll always work with you to reach compliance, and enter into an agreement wherever possible.

You might still need to make a Building Regulations application to the Building Control Body. If you've already used the criteria above to do your own self-assessment, we'd recommend providing a copy to the Building Control Body at the same time you make your application.