

Building (Planning) Regulations 20 and 21

Bay Windows and other Projections

It should be noted that bay windows, although usually designed in such a way that they do not count as gross floor area for the purpose of Building (Planning) Regulation 21, should normally be included in site coverage calculations under Building (Planning) Regulation 20.

2. It should be noted too that the foregoing applies to other projections beyond the external walls of a building. However genuine architectural features and functional features such as eaves and other roof projections, canopies and porches, window hoods and flower boxes will not normally be required to count for site coverage purposes.

3. Parts of the basic structure of a building such as floor slabs, columns and beams which project beyond the external wall(s) of a building will be counted for site coverage under Building (Planning) Regulation 20.

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