



Build Over a Sewer Quick Reference Guide

Introduction

This quick reference guide is designed to help you understand what route your application will take with reference to certain circumstances. It details whether it will be a build over declaration (BOD), an approved build over approval application (BOA), an approved build over with a sewer protection agreement (SPA) or where the proposal won't be acceptable.

We'd also recommend reading through our further guidance on [Building Over a Sewer](#) available on our webpage from where you can make an application via our portal.

Details	BOD / BREGS	Build Over	Build Over + SPA	Not Acceptable
Single or double storey attached residential extension , conservatory, annexe or garage – 6m or less sewerage coverage .	✓	✓		
Sewer is 225mm diameter or less , VC or DI material pipe and less than 3m deep, 6m or less total build-over – just requires minor alteration i.e. removal of internal manhole	✓	✓		
Able to withstand minimum jetting pressure 2600 PSI (180bar)	✓	✓		
Single or double storey attached residential extension , conservatory, annexe or garage – 6m or more total coverage (including existing pipework)		✓		
Single or double storey attached residential extension , conservatory, annexe or garage – 8m or more total sewer length covered (including existing pipework)		✓	✓	
Single or double storey attached residential extension , conservatory, annexe or garage – Boundary to Boundary			✓	
Boundary-to-Boundary infill structure , where there are already structures both sides of boundary.				✗

Details	BOD / BREGS	Build Over	Build Over + SPA	Not Acceptable
NEW residential Property or any Detached ancillary buildings or structures – May require a sewer diversion.				✘
Building over or close to pressurised pipes i.e. sewer rising mains or water mains				✘
Building close-to pressurised pipes i.e. Sewer rising mains or water mains outside of the easement area (no closer than 4m i.e. gravity sewer easement +1m rule of thumb). – applicant responsible for confirming location of rising main by Cat & Genny or exposing pipe & subject to Assistant Adoption Manager inspection to confirm ok.		✓		
Unable to relocate a manhole i.e. a public sewer junction, change of pipe direction, change of pipe diameter, change in pipe material.				✘
Pipe size is greater than 225mm diameter i.e. critical sewer – May require a Sewer Diversion				✘
Any Sewer Operational Issues in last year? - None	✓	✓		
Sewer Operational Issues? – Yes, but minor repair by applicant could resolve		✓		
Sewer Operational Issues? – Yes, with no easy resolution i.e. deformed pitch fibre sewer along entire length, that cannot be replaced.				✘
Building over more than 1 public sewer?			✓	

Please note:

- **If the new foundations are a minimum of 3m away** from the existing public sewer pipe, and the sewer is not a “critical” sewer or pressurised main, no application required.
- **If the new structure is utilising the existing foundations** (same foot-print size), no additional loading on the foundations and foundations/design approved by Building Control – no application required with Southern Water to build-over or close to.
- **If the sewer is within 3m of the proposed new extension**, proceed with either a Declaration of Works Application or SN18 Build-over/Close-to application depending on your proposed design
- **[Building Regulations](#) principles are basically the same as our Declaration of Works consent criteria.**
- **Note:** Building Control refer to Building Regulations H4 to protect the public sewers from additional loading in consultation with Southern Water. However, Southern Water as the Sewerage Undertaker has a legal duty to protect and maintain the public sewers in the areas of our responsibility. This includes many uncharted public sewers such as S105a sewers (adopted in October 2011) that may not be included on our public sewer records

The application process

If you are proposing a basic build-over/close-to and you can meet all of the consent criteria for a build over declaration, it is likely you will be able to progress your application with a Declaration when you apply to us to Build-over/Close-to a sewer. You are taking responsibility for the accuracy of information you are providing for the application.

If you are not able to progress through a build over declaration, we will automatically transfer your application after you have applied to an approved build-over/close-to application where one of our team will technically assess your proposals.

Please **allow at least 10 working days for a Build Over Declaration** and at least **20 Working days for Build-Over Approval** applications to be processed.

Ensure you supply all the required scale drawings, with dimensions shown and the line of the public sewer, as missing information and drawings will delay your application.

Unmapped public sewers

Please note that our current sewerage records may not show any public sewers to be crossing your proposed site. However, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing your property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and the potential means of access before any further works commence on site.

A decision will be made as to whether it would be acceptable for the sewer to be built over on completion of the investigation. Under the terms of Part H of the Building Regulations the matter is to be determined by the sewerage undertaker – in this case ourselves as Southern Water. If a sewer is found crossing the site, we advise you to discuss this further with ourselves. You can find out more on how to [contact us for developing and building](#) on our website.

Please ensure you undertake a preliminary site investigation as necessary to identify and confirm details of any neighbour's drainage that may be crossing the boundary onto your site, which could potentially be deemed as a public sewer. If a public sewer is identified during the building phase, this may impact and delay the building works should a Build Over Declaration or Build-Over application be required.