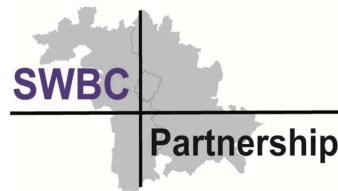


How to be a considerate neighbour



Friendly and helpful support from your local authority building control team

This information sheet is intended to give you a general guide on how to avoid disputes with your neighbour when you are carrying out building works. If a dispute cannot be avoided the matter can ultimately only be resolved by Civil Action being taken. The Local Authority has no jurisdiction with regard to these matters. Please ensure that neighbouring properties are not affected by dust and undue noise during the construction process and that building materials are stored in such a way as not to inhibit access to their property.

The question is often asked, "Do my neighbours have the right to object to what is proposed in my Building Regulation application?"

The answer is **NO**, however while there is no requirement in the Building Regulations to consult neighbours, it can be courteous to do so. Objections may be raised under other legislation, particularly if your proposal is subject to approval under the Town and Country Planning Acts, where overlooking of windows, for example, may be controlled.

Please consider the following:

- Make sure you know the exact boundaries to your land
- Do show a copy of the plans to your neighbour
- Discussed your proposals with your neighbour

Have you spoken specifically about the following issues where applicable? (please tick box below)

- The encroachment of the foundation onto their property (wall on boundary situations)
- The detailing of construction joints to your neighbour's building
- The encroachment of the eaves/guttering onto their property
- The connection of new drainage system to your neighbour's drainage system
- Access for maintenance, repairs, painting, or cleaning of gutters
- Your new building overlooking neighbours windows
- The proximity of outlets and flues to boundaries
- Access onto your neighbour's land to carry out the building work

Your attention is also drawn to the provisions of the Party Wall Act 1996 which provides detailed guidance on the process you must go through where any building work is close to or situated on the boundary. A guidance booklet may be available from your local authority building control office.