

BUILDING REGULATIONS GUIDANCE NOTE No. 8

NEIGHBOUR CONSIDERATION

Do my neighbours have the right to object to what is proposed in my Building Regulation application?

NO. *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:

tick or cross

- Are you aware of the exact boundaries to your land?
- Have you shown a copy of the plans to your neighbour?
- Have you discussed your proposal with your neighbour?
- Have you spoken specifically about the following items where applicable?
 - a) The proposal being constructed partially over their boundary?
 - b) The encroachment of the foundations onto their property?
 - c) The detailing of the connection of the proposal to your neighbour's building?
 - d) The encroachment of the eaves/guttering onto their property?
 - e) The connection of new drainage system into your neighbour's inspection chamber/manhole/drain?
 - f) Access for maintenance, repairs, painting, clearing gutters etc?
 - g) The overlooking of windows?
 - h) The proximity of outlets and flues?
 - i) Access onto your neighbour's land to build?

This information sheet is intended to give you a general guidance 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 as the Local Authority has no jurisdiction with regard to these matters.

Please ensure that your neighbour's property is kept clean, tidy and dust free during the construction process and that building materials are stored in such a way so not to inhibit access to land.