

Building Control Solutions

# Homeowner Guide 22

## How to be a considerate neighbour

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# How to be a considerate neighbour

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 below)

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

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

## Need Help?

Our Building Control Surveyors are happy to give guidance and answer questions, however trivial you think they are. They would rather tell 20 people the same thing, than risk one person being injured as a result of unauthorised building works.

## Visit our website

For a wealth of information including application forms, guidance on charges and latest news in the world of Building Control, why not visit our website at [www.bcsolutions.org.uk](http://www.bcsolutions.org.uk)

## Other approvals

In addition to Building Regulation approval, you may also require Planning Permission in certain circumstances. Please contact the relevant Council's Development Control Team for further advice.

**BCS**



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