

**Building Control Section,  
Housing and Public Protection, Directorate of Place  
Room G.4.2. Civic Centre, Oystermouth Road,  
Swansea, SA1 3SN  
e-mail [bcon@swansea.gov.uk](mailto:bcon@swansea.gov.uk)**



Do my neighbours have any rights to object to what is proposed in my Building regulation application?

**No.** *While there is no requirement in the Building Regulation to consult neighbours, it can be courteous to do so and avoid any possible confrontations. Objections may be raised under other legislation, particularly if your proposal is subject to approval under Town and Country Planning Acts, where overlooking of windows, for example, may be controlled.*

**PLEASE CONSIDER THE FOLLOWING:**

- *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 proposals with your neighbour?*
- *Have you spoken to your neighbour specifically about the following items:*
  - a) *The proposal being constructed partially over the boundary .*
  - b) *The encroachment of the foundation 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 the 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 boiler flues*
  - i) *Permission for access onto your neighbour's land to build.*

*This information sheet is intended to give you a general guide on how to avoid disputes with your neighbour when you carry out building works.*

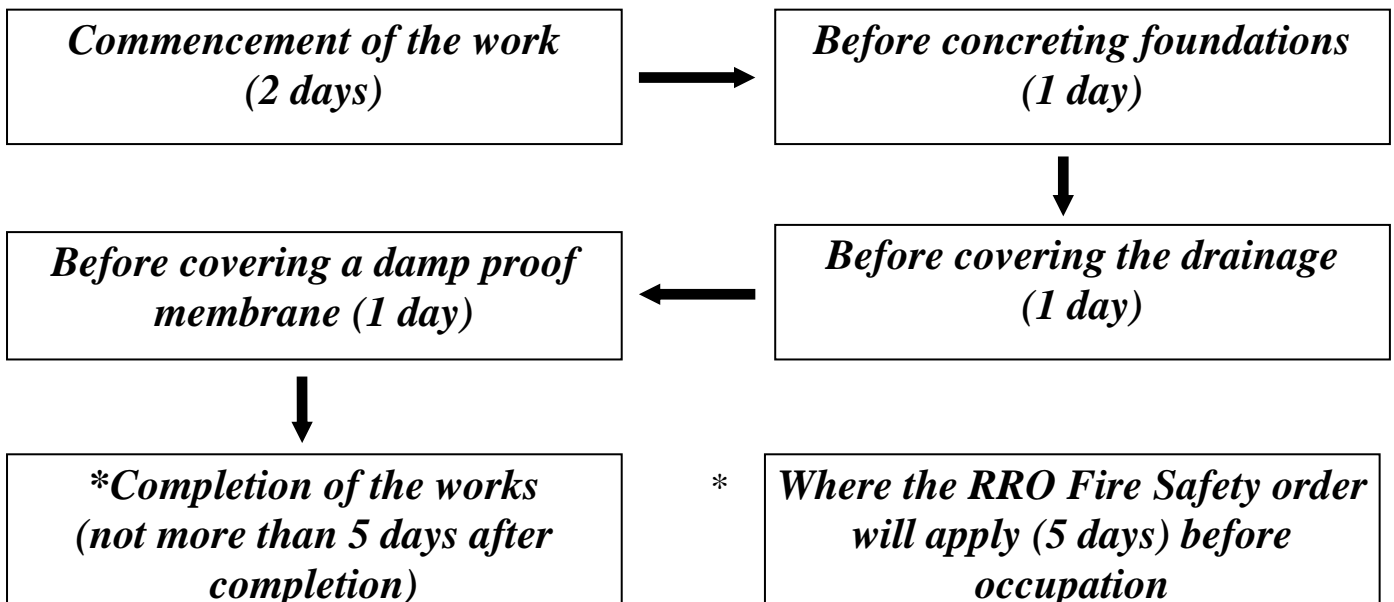
**If a dispute cannot be avoided the matter can be ultimately only be resolved by Civil Action being taken as the Local Authority has no jurisdiction with regard to these matters.**

*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 not to inhibit access to land.*

<p>This information is available in alternative format, if you need help with filling in any forms please ask</p>
---

## **Inspection service plan**

Once you have given a Building Notice or submitted Full Plans you can start work at any time, but you must give us notice as indicated below. Please contact the department at the following stages for an inspection, the required period of notice is indicated but if you telephone us on 01792 635636 before 9.30am we will visit the same day where possible.



***Please note: Additional inspections will be made where needed or requested e.g Cill level, lintel level, wall plate and roof level, fire alarm, etc.***

1. It is your responsibility to contact the Building Control Officer at each stage identified above when the work is ready for inspection.
2. You may either do this yourself or request your builder / agent to do it.
3. Failure to provide notice of the above stages can result in an unlimited fine for each offence, but it is in your best interest to ensure that all inspectors are notified.
4. If you are employing the services of an electrician not belonging to a self-certifying scheme, it is your responsibility to contact the Building Control Officer at commencement

This information is available in alternative format, if you need help with filling in any forms please ask.