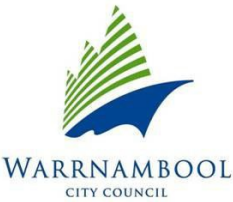


REGULATION 75
Building Regulations 2018
APPLICATION FOR 'REPORT & CONSENT'
ASSESSMENT CRITERIA – SECTION B
BUILDING HEIGHT



DESCRIPTION OF PROPOSAL AND REASONS FOR APPLICATION

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The Minister for Planning in his Minister’s Guideline MG/12 has set out the Objectives and Decision Guidelines in respect to **Regulation 75** that Council must have regard to when considering varying a design and siting standard.

Note: If any matter set out in the guidelines is not met, then Council **must refuse** consent.

To assist Council in determining if the Objective and Decision Guidelines have been met, please describe how your application meets the following appropriate assessment criteria

OBJECTIVE

To ensure that the height of buildings respect the existing or preferred character of the neighbourhood.

DECISION GUIDELINES

The reporting authority may give its consent to an application for a building permit for a principal single dwelling or a small second dwelling (as applicable) that does not comply with Regulation 75 (Building height) of the Regulations if-

all of the following criteria apply;

- a) The height of the building will be more appropriate taking into account the preferred character of the area, where it has been identified in the relevant planning scheme; and

Comment:

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- b) The setback is consistent with a building envelope, if one has been approved under a planning scheme or planning permit and or specified in an agreement under Section 173 of the *Planning and Environment Act 1987*; and

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- c) The height of the building will not result in a disruption of the streetscape; and

Comment:

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- d) The height of the building is consistent with any relevant neighbourhood character objective, policy or statement set out in the relevant planning scheme; and

Comment:

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the following criteria may apply;

- e) The height of the building will be more appropriate taking into account the prevailing heights of existing buildings on nearby allotments.

Comment:

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