

REGULATION 81

Building Regulations 2018

APPLICATION FOR 'REPORT & CONSENT'

ASSESSMENT CRITERIA – SECTION B

DAYLIGHT TO EXISTING HABITABLE ROOM WINDOWS



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 81** 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 allow adequate daylight into habitable room windows.

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 81 (Daylight to existing habitable room windows) of the Regulations if all of the following criteria apply;

- a) The building will not impact on the amenity of existing dwellings on nearby allotments; 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*.

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