

The following Planning Advice Leaflets are also available on request from the Planning Offices at Aquila House or you can download them from the planning pages at www.hastings.gov.uk/planning:

- Planning Advice 1 – Pre Application Advice
- Planning Advice 2 – The Decision Making Process
- Planning Advice 3 – Comments and Objections
- Planning Advice 4 – General Advice and Information
- Planning Advice 7 – Extensions
- Planning Advice 8 – Installation of New or Replacement Windows & Doors
- Planning Advice 9 – Vehicle Hardstandings & Accesses
- Planning Advice 10 – Satellite Dishes
- Planning Advice 11 – Opening a Café, Restaurant or Takeaway
- Planning Advice 12 – Security Shutters
- Planning Advice 13 – High Hedges & Overhanging Branches
- Planning Advice 14 – Telecommunications Development
- Planning Advice 15 – Affordable Housing Advice for Developers
- Planning Advice 16 – Ecology & Biodiversity Advice for Developers
- Planning Advice 17 – Construction & Demolition Waste

Considerate Contractors

The Considerate Constructors Scheme is the national initiative, set up by the construction industry, to improve its image.

Sites and companies that register with the Scheme sign up and are monitored against a Code of Considerate Practice, designed to encourage best practice beyond statutory requirements.

www.ccscheme.org.uk

Regeneration, Homes and Communities

Aquila House
Breeds Place
Hastings
East Sussex
TN34 3UY

Tel: 01424 451090
Minicom: 01424 781755
Website: www.hastings.gov.uk
Email: dcenquiries@hastings.gov.uk

Large print and audio versions of this leaflet are available. Call 01424 451090.

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BEFORE YOU START WORK

Regeneration & Planning



Regeneration, Homes and Communities
www.hastings.gov.uk/planning



This leaflet covers information about other permissions & considerate contractor advice before you start work.

Good Site Practice

Construction and demolition works are usually noisy and can take place in areas which are normally quiet. Although the work may not last long, the disturbance caused by noise and dust and other issues may lead to problems for people who live and work near the site. We often receive complaints from people about this disturbance.

It is everyone's interest to try to foresee any problems which could arise and plan ways to avoid them. Contractors should obtain a copy of British Standard 5228 which is a Code of Practice containing information and procedures for noise control on construction and open sites.

Do

- Give neighbours who may be affected by particular operations at least 48 hours notice.
- Keep normal working hours between 8.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm on Saturdays. There should be no Sunday or Bank Holiday working.
- Select the quietest suitable plant and equipment and keep it properly maintained and observe safe working practices.
- Make sure that all sub-contractors are told to carry out their work in compliance with agreed guidelines on noise, dust and other matters.
- For long term and complex projects, arrange for detailed liaison with the local community, through structured meetings with residents.
- Avoid the need to park on the street by providing on-site parking wherever possible.
- Inform Environmental Health where your activities might be expected to cause disturbance. Care must be taken to avoid damage to neighbours' property. Detailed law exists on this.
- Sites should be surveyed for the presence of asbestos-containing materials by a competent person. Detailed law exists on working with and disposal of such material.
- Keep the public footpaths and highways in a clean and tidy state.
- Take all reasonable practicable steps to prevent noise and dust from causing nuisance.
- Ensure that any particularly noisy operations are carried out within the above times.

Don't

- Light bonfires; the penalties are severe and the exemptions are very restricted.
- Allow the use of radios on the site in circumstances where it could cause disturbance.

The Law

It should always be remembered that we have extensive powers to control noise and other nuisance from building sites under the Control of Pollution Act 1974 and the Environmental Protection Act 1990 if informal action fails to solve any problems. This can involve prescribing working hours and methods.

For major construction programmes or if you would like further advice and information please contact our Environmental Health Team at an early stage.

For advice or help:

Pollution Hotline: 01424 451079

Environmental Health Offices: Aquila House, Breeds Place, Hastings TN34 3UY

Email: environmentalhealth@hastings.gov.uk

Website: www.hastings.gov.uk/environmental_protection

Do Building Regulations Apply?

Whether planning permission is required or not, Building Regulations may well apply. You are advised to contact our Building Control Team for advice.

For advice or help:

Building Control: 01424 451091

Planning Office: Aquila House, Breeds Place, Hastings TN34 3UY

Email: bldcontrol@hastings.gov.uk

Website: www.hastings.gov.uk/building_control

Covenants

There may be "covenants" (or agreements) affecting your property which could interfere with your plans. These are completely separate from the planning legislation and you must check the deeds to your property.

Ownership

The planning legislation does not override other people's property rights. It is your responsibility to ensure that you have the right to undertake the work. For example:

- If you are a leaseholder, you may need to get permission from the freeholder.
- If you are working on a party wall, the Party Wall etc Act 1996 requires you to get the consent of the person sharing the wall. This can affect floors between flats.
- If you are building right up to the boundary you must ensure that the foundations do not extend onto your neighbours property unless you have their consent.

If you do not know the owner of the property or land, you will need to contact Land Registry, as the Council does not have ownership details.

For advice or help:

Land Registry: 0844 8921111

Address: Land Registry, Coventry Office, Leigh Court, Torrington Ave, Tile Hill, Coventry, CV4 9XZ

Website: www.landregistry.gov.uk

Other Useful Publications

The Party Wall etc Act 1996: Explanatory Booklet
(Published by Central Government)

The following leaflets are published by Building Control, Hastings Borough Council:

Do Building Regulations Apply?

Building Regulations?

Building Notice or Full Plans?

Regularisation?

Change of Use

Garden Walls

The Disability Discrimination Act 1995

Demolition of Buildings

Fire!

Replacement Glazing

Loft Conversions

Electrical Safety in Dwellings

The Party Wall etc Act 1996