

## Right to Light

***Due to two Tree Preservation Orders, a side wall of my planned self-build home will end up restricting light into the bedroom of a neighbouring house. If my neighbour provided a letter stating that they have no objection, would it help my application proceed?***

In response to your question, whilst it will help your case if your neighbour were to provide a letter of support for your scheme, the Local Authority will still need to consider the application against all relevant planning policy regulations.

Planning permission runs with the land/property; therefore whilst your current neighbours may not object to the proposed scheme, the Local Authority will need to consider the impacts upon all subsequent owners of the neighbouring property.

It will therefore need to be demonstrated that the proposed scheme will not be detrimental to the neighbouring property, by considering the proximity of the wall to this window and the overall impact on the light available to that room.

For example is there a second window providing light into that room, the loss of some light may be considered acceptable. Given that it is a bedroom, and therefore not a 'primary room' in the neighbouring property, the impact of light is not considered to be such a prevalent issue. A primary room is *normally* a living room rather than bedrooms, however, authorities can differ in their interpretation of this.

In summary, the Local Authority is duty bound to consider the potential impact resulting from a loss of light on this property, regardless of the support from your neighbour.