



GOVERNMENT OF BERMUDA

Department of Planning

A Guide for Setbacks

Supporting information and Neighbour's Acknowledgement

Development plans set out guidelines for where, what and how you can develop in Bermuda. The Bermuda Plan 2008 provides guidelines that apply to the whole island with the exception of the City of Hamilton. These are guidelines regarding the minimum distance of a building from its boundaries; this is the setback.

What is the purpose of a setback?

Depending on your location and type of building you want to erect, the Plan will require different setbacks. The purpose of these setbacks also can vary. Setbacks can ensure there is privacy between neighbouring houses and can lessen the visual impact of a building.

If you want to erect a building that is closer to the boundary than permitted you need the Board's permission. You may also need the Board's permission for walls, fences or rock cuts within the setback. The Development Applications Board can reduce setbacks but only in certain circumstances. Section 2, Chapter 5, Policies APC.13-20 outlines these circumstances.

What information do you need to provide to get a relaxation of the normal setback requirement?

Any application for planning permission where the building does not comply with the minimum setback should;

- a) clearly identify and label the setback distance on the site plan drawn to scale;
- b) include a letter supporting the reduced setback which:
 - i. explains the alternatives that do comply with the normal setback and gives reasons why they have not been chosen;
 - ii. explains the advantages of the chosen option;
 - iii. identifies, by paragraph, the basis upon which the Board can exercise its discretion and grant the reduced setback, and
 - iv. requests that reduced setback be considered by the Board;
- c) include letters of acknowledgement from owners of all neighbouring property who are affected by any setback infringement. If such a letter cannot be obtained, then demonstrate what steps were taken to contact the owner, e.g. a registered delivery letter; and,
- d) show the location of these neighbours on the location plan submitted as part of the application.