

Building & Development Control

Supplementary Planning Guidance

Space around dwellings & Amenity space.

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Introduction.

The guidance note sets out the BDCC's objectives for space about new dwellings including the distances between dwellings, daylight standards, the need for privacy in the gardens, and driveways & car parking.

The distance between buildings and the treatment of the spaces around them have an important effect on the appearance of an area and the quality of life for its residents. Sufficient space should be provided to meet the outdoor needs of the household including children's play, hobbies, outdoor relaxation, drying washing, greenery and car parking.

Policy.

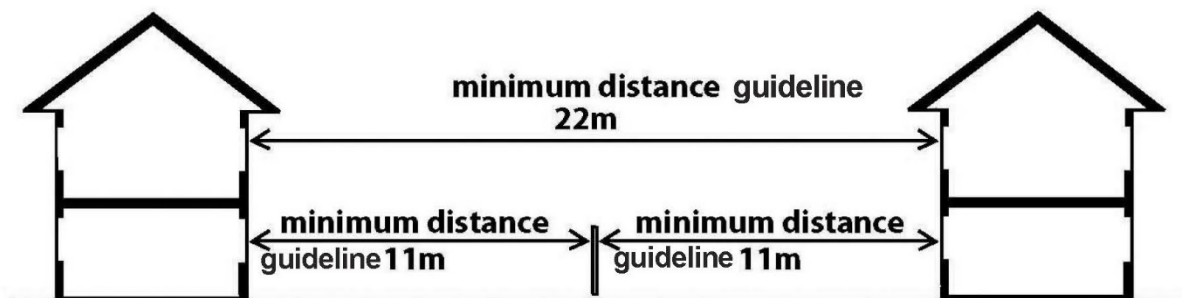
When considering applications for new dwellings in the General Building Area, the BDCC will take into consideration the following policy, IW12, regarding amenity;

"Development proposals should take into account any impact on amenity and the reasonable enjoyment of the development, the adjoining properties and the surrounding area, including overshadowing, overlooking, and disturbance during construction, operation and (where relevant) decommissioning".

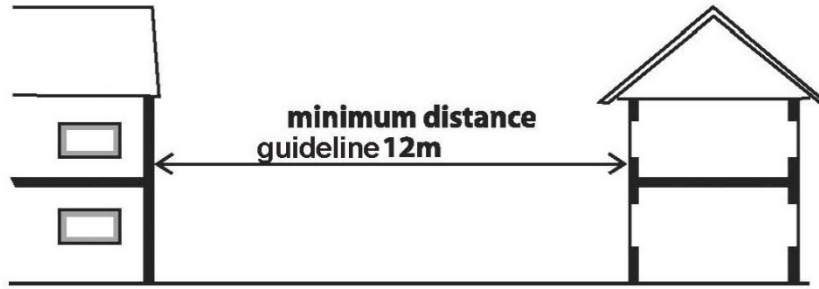
The LUP also defines Housing Character Areas which acknowledge the individual characteristics of each of the islands general buildings areas. They will also form part of the assessment of any application and will be taken into consideration by the BDCC.

Distances between dwellings.

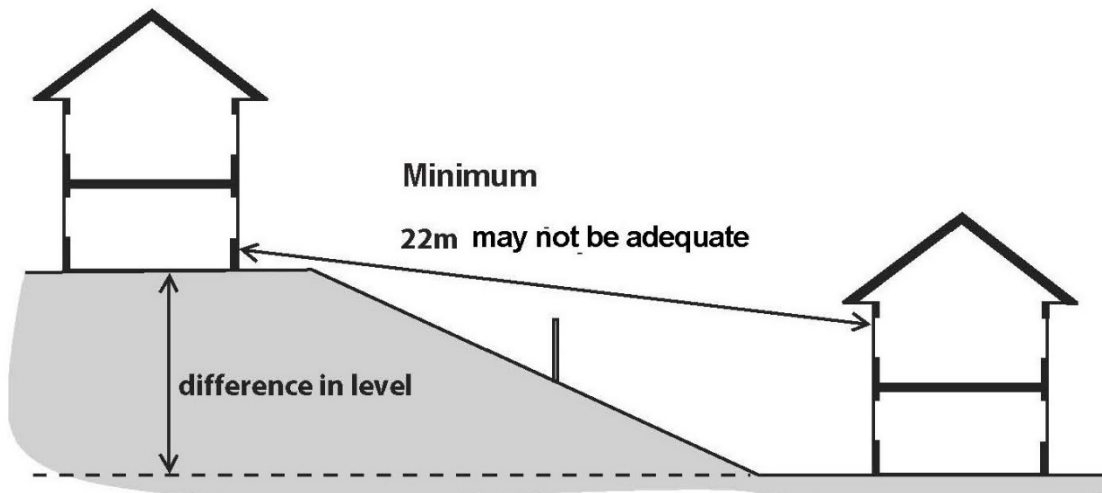
To allow a satisfactory degree of privacy and daylight, adequate separation distances between buildings are required. Higher separation distances are needed between windows serving habitable rooms, such as living rooms, bedrooms, kitchen/dining rooms and studies. (Halls, landings, passageways, kitchens and utility rooms are not counted as habitable rooms for this purpose.) On sloping ground, where the possibility of overlooking is increased, a greater distance is required.



1. In cases where the windows of two facing habitable rooms (that is main –front or rear – elevations) where direct overlooking is possible a guideline of 22 metres should be applied.



2. In cases where a window in a habitable room facing the flank wall (side elevation) of an adjacent house which is higher than the top of the window, a guide of 12 metres from the wall is applicable.



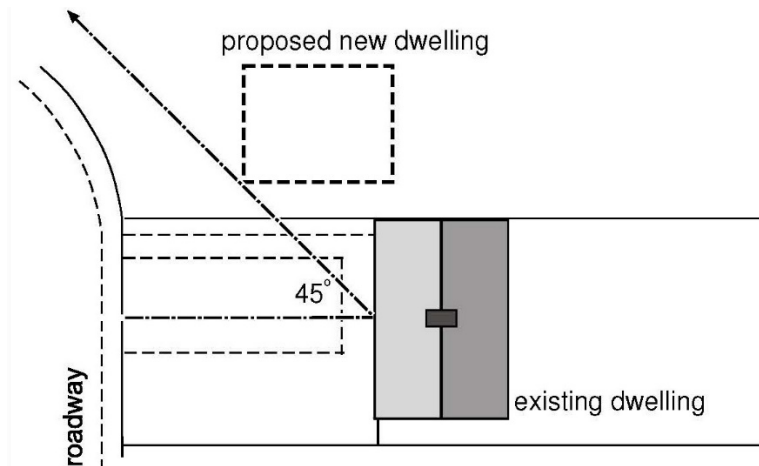
3. On sloping ground, for every 1 metre difference in height, the first two guidelines are to be increased by 2 metres.

4. Where adjacent dwellings both have flank walls without windows of habitable rooms, a guideline of 2 metres is the minimum which should be applied, see diagram on page 4.

In order to enable proper consideration of these matters, submitted plans should indicate the finished floor levels of the building and the levels and positions of adjacent existing properties indicating any facing windows. All submitted plans should be detailed and accurate to enable a complete assessment of each proposal in light of these guidelines.

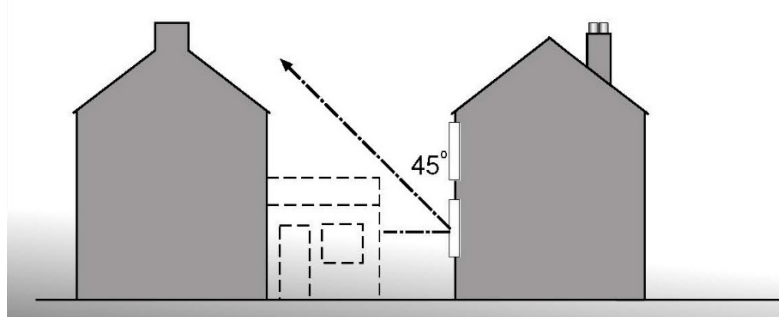
Daylight

Each dwelling, new or existing, is required to have an adequate amount of daylight reaching all principle windows. The guidance set out below is provided to ensure that this is the case, especially for neighbouring houses where an applicants' proposed extension could compromise the daylight levels to the principle windows.



1. Extensions or new buildings that are to be sited close to (or at right angles to) the principle windows of existing properties should be designed so that there is no obstruction to daylight beyond:

- The horizontal angle of 45° measured on plan view from the mid-point of the nearest principle window of an adjacent property; and
- The vertical angle of 45° measured on elevation from the mid-point of the nearest principle window of an adjacent property.



2. Extensions or new buildings that are to be sited facing the principle windows of existing properties should be designed so that there is no obstruction to daylight beyond a vertical angle of 45° measured from the mid-point of the nearest window(s) of any adjacent property.

Private garden space for dwellings

Garden space is important for quiet enjoyment, children's play space and drying clothes, etc. It will normally be provided at the rear of the property for privacy, helped by appropriate screening from the public gaze by suitably-sized walls, fences or hedges. Front gardens do not normally count towards the following standards. (Some existing properties have non-existent or very limited rear/side gardens. In these circumstances the front garden must be regarded in a different light.) The proportions should be reasonable to allow for play and leisure, rather than being excessively long and narrow, for example.

It is acknowledged that larger plots could allow residents to grow more of their own food, and compost domestic waste, thus making the development more sustainable. When considering the provision of garden areas they should be:

- Of a usable shape,
- Well related to the dwelling itself, so that children can be supervised, for instance,
- Designed so as to avoid overlooking and provide privacy.

These guidelines may be varied down in the town centre where there is a higher density of dwellings. Exceptions may also be made in the case of older terraced properties where basic

amenities such as kitchen and bathrooms, which are wanted and cannot be provided satisfactorily within the existing dwelling, can be accommodated by accepting a lower garden space standard. Generally though the Committee will seek to apply these guidelines to all new housing proposed.

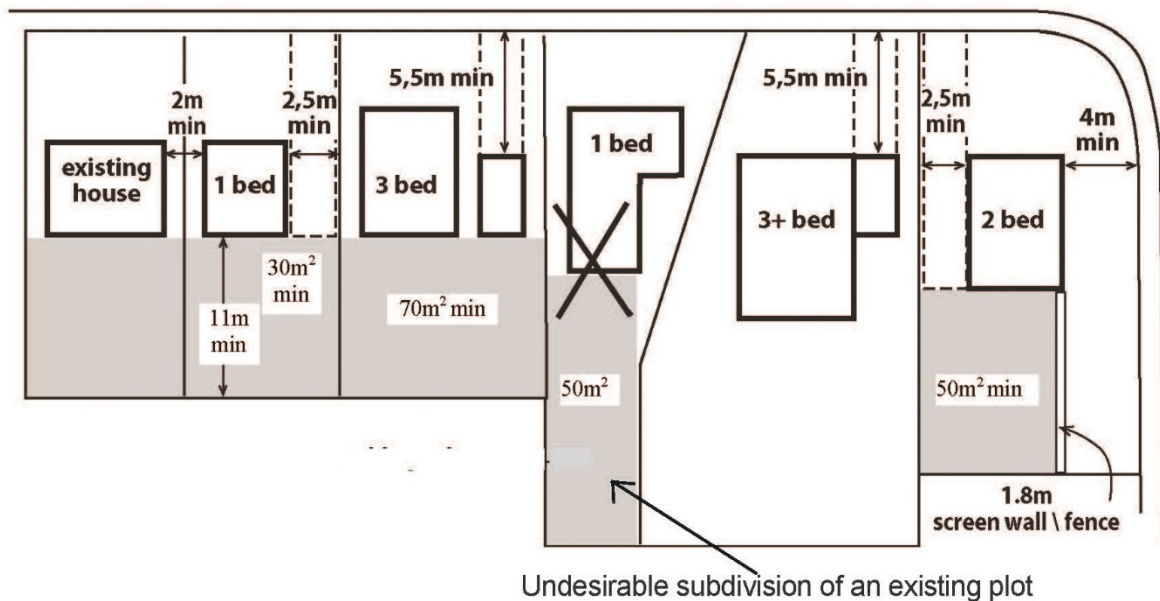
Where these guidelines cannot be met reasonably, measures to reduce overlooking such as by the erection of screen walls or fences should form part of the scheme.

Existing good examples of boundaries, be they walls, hedges, fences, railings or gates, should be retained and properly maintained, especially in conservation areas.

Please see the BDCC's fences policy.

Developers of flats also need to provide out door amenity space for the individuals living there, the guidelines are:

- Flats should have private amenity space separate from any incidental amenity space within the overall layout.
- Private amenity space shall be provided either in the form of a balcony or screened terrace or communal amenity space adjoining the flats.



1. For single bedroom dwellings a guideline of 30 square metres should be applied, rising to a guideline of 70 square metres for a three or more bedroom dwelling.

2. For an average, or larger, sized dwelling a plot depth of 11 metres is a reasonable guide.

Driveways and car parking

The BDCC would like all new developments to provide off-street car parking, the number of vehicles each dwelling should provide is relevant to how many bedrooms are provided, see table on page 5.

It is important in the interests of safety that vehicles parked on residential driveways do not encroach on to the pavement or road. Therefore:

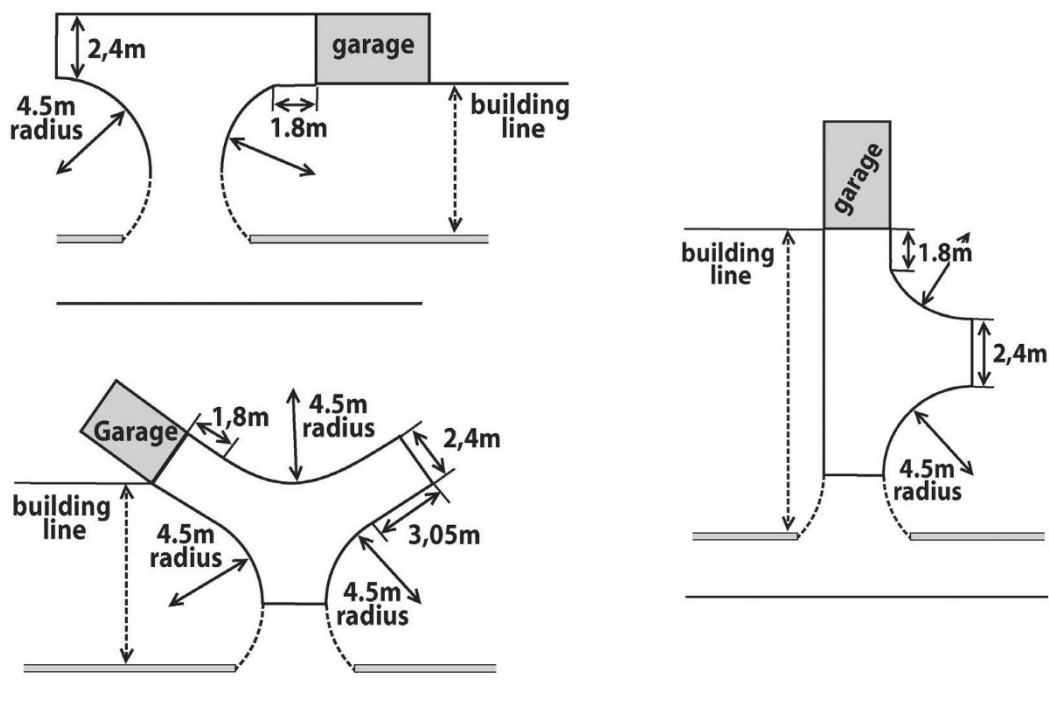
- New driveways must be a minimum of 5.5 metres in length, see above

- Garages should be set back far enough from the road to enable the garage door to be opened and closed whilst a car is parked on the driveway.

In addition:

- Driveways should be no steeper than 1:10 gradient
- At least 2.5 metres in width should be provided on driveways between house walls and site boundaries, to enable proper opening and closing of car doors, see above
- Planning permission is needed to construct a vehicular or pedestrian access into a residential curtilage from a road or track. The main considerations when judging such proposals are highway safety and visual aspects. See the separate Traffic Engineering Guidelines.
- To avoid vehicles having to reverse into busy roads a vehicle turning space should be provided within the curtilage with the aim of meeting the dimensions shown in the diagram on page 5.
- On other roads which are not busy with traffic, this standard should be relaxed for visual/amenity reasons, to avoid an excess of hard surfaces.
- To avoid or minimise the visual impression of concrete or tarmac, suitable planting and/or the use of suitable different flooring materials, such as grasscrete, should be included in the proposals.

These guidelines may be varied in the town centre where there is less land available to provide off street parking. Where the guidelines cannot be met each application will be assessed on its own merit, especially when the application is for sub-division. Generally though the Committee will seek to apply these guidelines to all new housing proposed.



Turning radii diagram.

No. of bed per dwelling	No. of car parking spaces per dwelling
One bedroom	1

Two bedroom	2
Three bedroom	2 – 3
Four bedroom	3 – 4
Five bedrooms or more	4 – 5

Off street car parking space table.

Please note that all development regarding driveways and roads will need to adhere to the Building Regulation Technical Standard P: Roads.