

APPENDIX 3

SPACE ABOUT DWELLINGS

- A3.1 The objective of this guidance is to provide privacy for existing and proposed residents and the protection of their amenities to enable reasonable enjoyment of their residence and garden with a degree of freedom from unwanted social contact.
- A3.2 Privacy is not only achieved by space between dwellings but by the design of the houses, their inter-relationship, window sizes and positions. These standards are minima to be applied as guidance on flat sites but on sloping sites or sites with other unusual characteristics greater distance may be required.
- A3.3 Private garden space need not be at the rear but must be secluded from overlooking other than by immediate neighbours. The area specified is considered to be the minimum that will allow for the normal range of family activities such as a play area for children, sitting out area, drying area and shed or greenhouse space.
- A3.4 The space about dwellings standards were adopted as Supplementary Planning Guidance by the Staffordshire Moorlands District Council on 14 December 1996.

Principal Windows⁽¹⁾

- (1) **Front Elevations**
Distance required between front elevations of dwellings containing principal windows is at least 22 metres.
- (2) **Rear Elevations (three or more bedrooms)**
Distance required between rear elevations containing facing principal windows of dwellings with three or more bedrooms is at least 22 metres.
- (3) **Rear Elevations (one or two bedrooms)**
- a) Distance required between rear elevations containing principal facing windows on dwellings with one or two bedrooms is at least 27.4 metres.
 - b) Distance required between principal windows of a dwelling with three or more bedrooms and the facing principal windows of a dwelling with one or two bedrooms is at least 24.4 metres.

The distances referred to in a) and b) above can be reduced to no less than 21.3 metres if permitted development rights are removed from the one or two bedroomed dwellings.

- (4) **Corner sites or Flank Walls**
Distance required between the principal window on the rear elevation of a dwelling and a flank wall of a neighbouring dwelling where the flank wall has no principal windows or has obscurely glazed or high level windows is at least 14 metres. This distance can be reduced to no less than 11 metres where the flank wall forms part of a bungalow or other single storey structure.
- (5) **Site Boundary or Solid Obstructions**
Distance required between principal window and any site boundary or any solid obstruction higher than the top of the window is at least 6 metres. This distance may

Appendix 3

be reduced if the window sill is at least 1.8 metres higher than the ground level at the boundary of the site or than the level of the adjoining highway.

- (1) 'Principal window' refers to the main window in a living room, dining room, kitchen and first and second bedroom.

Private Gardens

- (6) **Dwellings with Three or More Bedrooms**
Mean length required is at least 11 metres and area required is at least 65 square metres excluding the area of the garage space or occupied by any other outbuilding.
- (7) **Dwellings with One or Two Bedrooms where Permitted Development Rights Have Not Been Removed**
Mean length required is at least 14 metres and area required is at least 85 square metres excluding the area of the garage space or occupied by any other outbuilding.

Note: Standard (7) provides for a greater garden area and length to allow for two bedroomed houses to be extended without encroaching on the 65 sq.m. minimum based on the rationale that two bed houses are more likely to be extended to provide larger accommodation. It does, however, have a tendency to lead to "bowling alley" gardens.

- (8) **Dwellings with One or Two Bedrooms where Permitted Development Rights Have Been Removed**
The standards required in standard no.(6) will apply if permitted development rights are removed.
- (9) **Dwellings for Specified Occupiers**
In housing where occupation is guaranteed by a planning obligation to be for elderly, disabled or single people, the mean length required is at least 6.1 metres.
- (10) **Patio Dwellings**
Mean length required is at least 6.1 metres and area required is at least 37 square metres. Layouts of patio dwellings will only be permitted if:-
- a) the design allows for standards of privacy not inferior to those of a more orthodox layout.
 - b) the balance of garden space is made available in properly located and designed open spaces to be provided as part of the layout in any event.

Daylight

- (11) **Adjacent Extensions/Buildings**
Extensions or new buildings that are to be sited close to (or at right angles to) the principal windows of existing properties must be designed so that there is no obstruction to daylight beyond:
- a) the horizontal angle of 45° measured on plan view from the mid point of the nearest principal window of an adjacent property (see Figs 1a & 3); and
 - b) the vertical angle of 45° measured on elevation from the mid point of the nearest principal window of an adjacent property (see Fig 1b).
- (12) **Facing Extensions/Buildings**
Extensions or new buildings that are to be sited facing the principal windows of

Appendix 3

existing properties must be designed so that there is no obstruction to daylight beyond a vertical angle of 25° measured from the mid point of the nearest window(s) of any adjacent property (see Figs 2 & 3).

Note: The point of origin on principal windows for all measurements for standards (11) and (12) will be the centre of the window or, in the case of a full height window (eg. patio door), a point 2 metres above ground level on the centre line of the window will be used.

Figure 1a. Daylight and adjacent extensions and buildings.

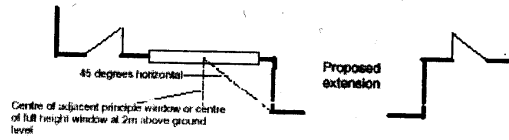


Figure 1b. Daylight and adjacent extensions and buildings.

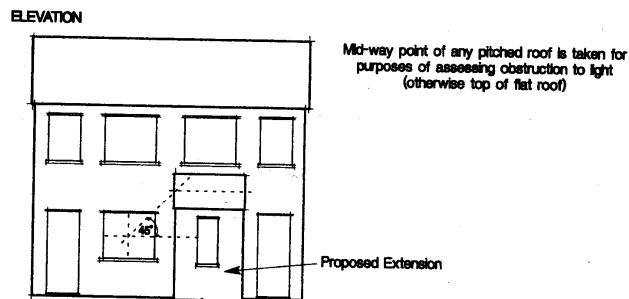


Figure 2. Daylight and facing extensions and buildings.

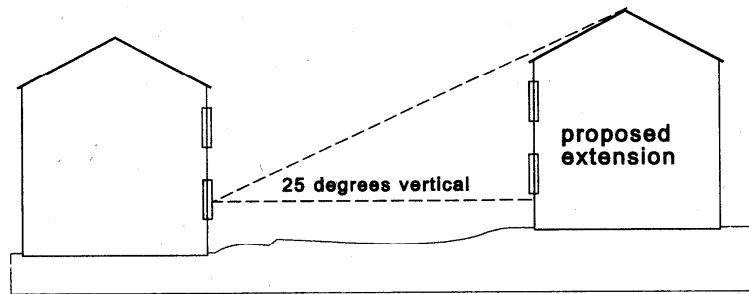
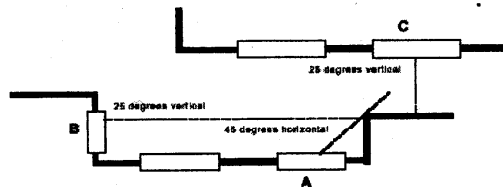


Figure 3. Daylight and adjacent and facing extensions and buildings.



Window A is adjacent to the proposed extension and requires the 45 degree horizontal approach. Windows B and C are facing the proposed extension and require the 25 degrees vertical approach.