CLARIFICATION ON POLICY BE12 – Space about buildings

Paragraph 4.28 of the saved Unitary Development Plan states:

'A distinction is made between windows in habitable and non-habitable rooms. Habitable rooms include lounges, dining rooms, bedrooms, living kitchens, studys, conservatories….'.

Policy BE12 states:

'New dwellings should be designed to provide privacy and open space for their occupants and physical separation from adjacent property and land. The minimum acceptable distances will normally be:

i. 21.0m between a habitable room window of a dwelling and a habitable room window of a facing dwelling;

ii. 12.0m between a habitable room window of a dwelling and a blank wall or a wall containing the window of a non habitable room;

iii. 10.5m between a habitable room window of a dwelling and the boundary of any adjacent undeveloped land;

iv. 1.5m between any wall of a new dwelling and the boundary of any adjacent land (other than a highway).

Distances less than these will be acceptable if it can be shown that, by reason of permanent screening, changes in level, or innovative design, no detriment would be caused to existing or potential development land which may be affected'.

To clarify UDP Policy BE12 it is the normal practice to take the above dimensions / measurements from the original wall of a dwelling house and not the dwelling as extended i.e. not from a resulting extension or conservatory (even if the relevant elevation of the extension or conservatory includes habitable room windows).