

**Development Management**

**Standard No. 1**

**SPACE**

**AROUND NEW**

**DWELLINGS**

**AND FLATS**



ADUR DISTRICT  
COUNCIL



# DEVELOPMENT MANAGEMENT STANDARD NO. 1

## SPACE AROUND NEW DWELLINGS AND FLATS

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## **1. Introduction**

### ***Purpose of this Development Management Standard***

- 1.1 This Development Management Standard is concerned with minimum standards for residential development. It is largely aimed at the provision of dwellinghouses and flats on small infill and redevelopment sites. However, new estate developments would also usually be expected to comply, although the Council may wish to prepare a design brief for larger sites and estate layouts which may raise issues beyond the scope of this standard.

### ***Policies and Objectives***

- 1.2 Relevant Government advice is set out in the National Planning Policy Framework and Planning Practice Guidance which encourage the delivery of a wide choice of quality homes and seeks to ensure good design in all development. This is reflected in Policy 15 (Quality of the Built Environment and Public Realm) and Policy 20 (Housing Mix and Quality) of the Adur Local Plan 2017.
- 1.3 Policy 2 (Spatial Strategy) of the Adur Local Plan 2017 defines the boundary of the Built Up Area within which development will be permitted subject to compliance with other policies in the Local Plan. Given the limited amount of land available in Adur, it is important that developments make efficient use of land by developing at appropriate densities whilst respecting the character of the area. Policy 22 (Density) sets out the minimum density that new development should expect to achieve.

### ***Building Regulations***

- 1.4 It should be noted that the Building Regulations govern minimum health and safety standards of new developments and these requirements will need to be met in any new development. Queries on this matter should be directed to the Building Control Section.

## **2. Relationship between dwellings/flats**

- 2.1 The space around and between dwellings/flats is an important factor in the creation of a new pleasant residential environment, contributing to the individual character, identity and appearance of an area. It is also important to ensure that provision of adequate privacy and daylight to individual dwellings/flats. In infill and redevelopment schemes new buildings should respect the existing character and appearance of an area and ensure the retention of adequate privacy for and daylight to existing dwellings/flats.
- 2.2 The use of density as a criteria for controlling developments is considered to be very crude and will not in itself ensure a good quality of residential environment. It is considered that generally the specific requirements of a site will usually determine the acceptable density.
- 2.3 Residential developments, in order to prevent over-developed layouts, should not have an excessive overall site coverage of buildings and hard surfaced areas.

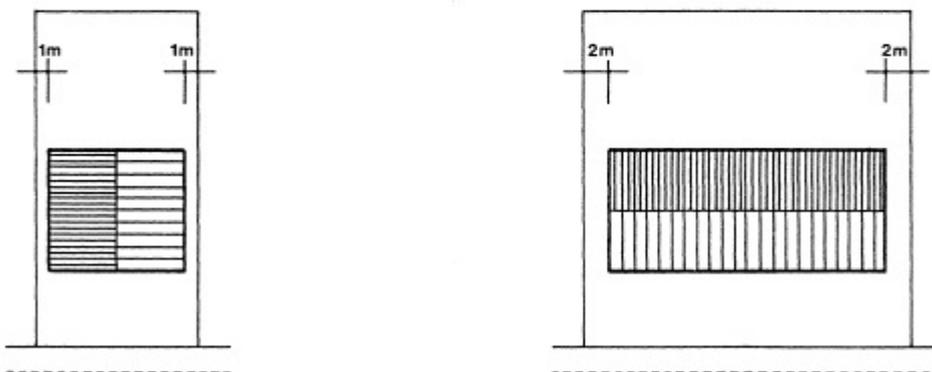
- 2.4 The space required between buildings is affected by the location of principal windows and the need to maintain privacy between facing windows and allow light to enter such windows. A distance of 22m is the minimum required between facing principal windows in order to retain sufficient privacy. For developments over 2 storeys in height this distance will need to be increased.
- 2.5 Where a principal window faces a solid obstruction a distance of 11m is required between the window and a single-storey structure or 14m between a principal window and a two-storey structure, in order to allow adequate light to enter the windows. In the case of flats, developments should be avoided which include flats with only north-facing windows since these would not benefit from any direct sunlight.
- 2.6 Elevations with no principal windows should be set back at least 1m from a site boundary to allow access for maintenance and to avoid a cramped appearance.
- 2.7 The requirements considered above can be applied to the location of a dwelling/flat in relation to its side, rear and front boundaries.

***Side boundaries***

- 2.8 In the case of small detached, semi-detached and end-of-terrace dwellings a minimum gap of 1m should be provided between any wall of the dwellings and the side boundary. However, on a corner plot and in the case of large detached or semi-detached houses (over 10m wide or more than two storeys high) and blocks of flats, a gap of at least 2m will be required in order to avoid a cramped appearance. An exception may be made in the case of linked semi-detached dwellings where pairs of houses are linked by a pair of garages. Detached garages to the side of a dwelling may also be acceptable abutting the boundary, but preferably should still leave a gap of at least 1m between the dwelling and the garage to provide access to the rear garden.

*Side Boundaries*

*A minimum gap of 1m should be provided on the side boundary.  
But for larger houses and flats a minimum of 2m will be required.*

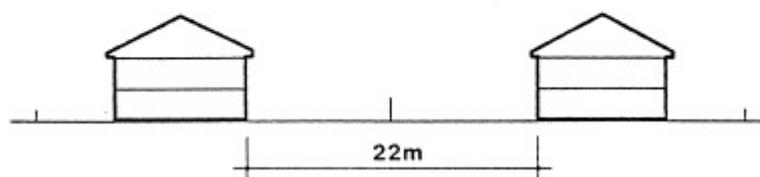


## **Rear Boundaries**

- 2.9 The acceptable distance between the rears of buildings is governed mainly by the distance required to give adequate privacy between facing principal windows, which is 22m in the case of 2 storey developments. However, houses or bungalows should preferably be designed so as to allow for the possibility of future extensions constructed under the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or as amended) as “permitted development”.

### Rear Boundaries

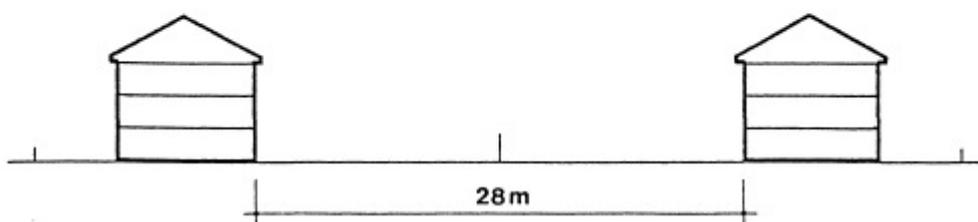
*The minimum distance between the rear of one or two-storey dwellings is 22m.*



- 2.10 A distance of 22m is considered sufficient between 2 storey blocks of flats (which have no “permitted development” rights) but in the case of three-storey houses or flats a distance of 28m would be required. Where a one or two-storey building backs onto a three-storey building a space of 28m would also be required. Higher buildings would need to be considered on their merits.

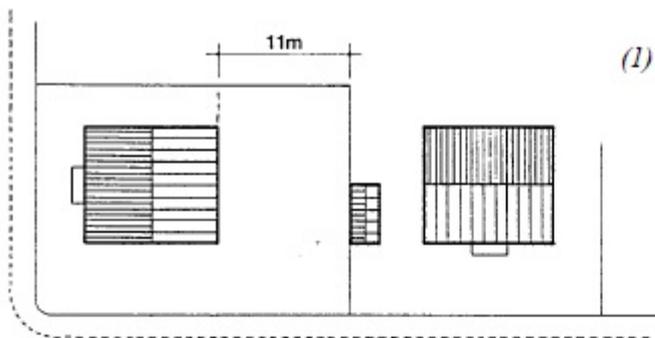
### Rear Boundaries

*The minimum distance between the rear of three-storey houses or flats is 28m.*

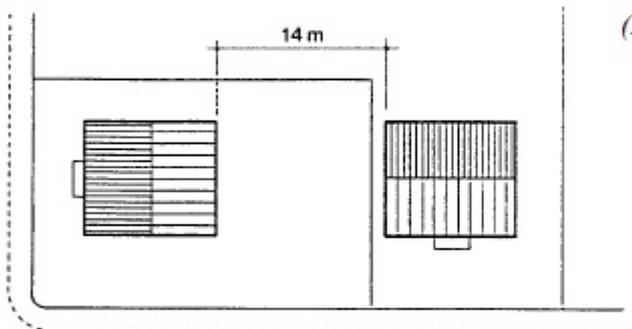


- 2.11 On corner properties, where principal windows on the rear of one dwelling face the side of another dwelling or block of flats (which does not contain principal windows), a distance of 11m is required from a single-storey dwelling or structure (such as a garage) and 14m from a two-storey dwelling or building. If the rear of a dwelling faces the side of a three-storey block of flats (which does not contain principal windows), then a distance of 20m would be required, to avoid an overbearing effect and to ensure an adequate outlook and daylight.

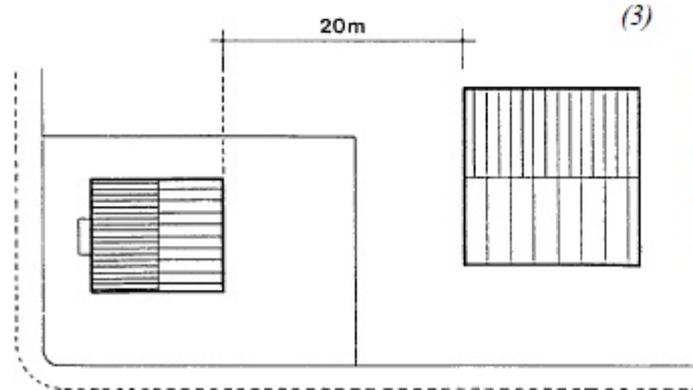
Rear/Side Boundaries



(1) *Where the rear of one dwelling faces the side of a single-storey building a minimum of 11m is required.*

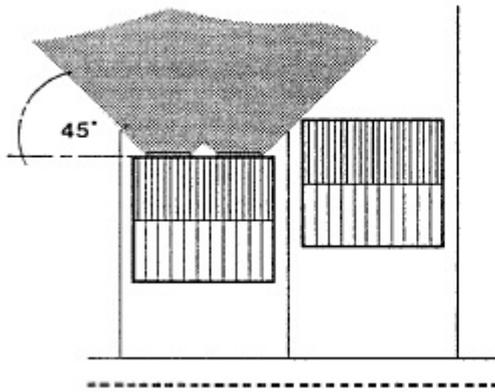


(2) *Where the rear of one dwelling faces the side of another two-storey dwelling a minimum of 14m is required*



(3) *Where the rear of one dwelling faces the side of a three storey block of flats (which does not contain principal windows) a minimum of 20m is required*

2.12 Finally, the position of a building on a plot should also take into consideration the position of buildings on adjoining plots with side. Dwellings should not project significantly beyond the rear of adjoining dwellings particularly if they are close to side boundaries since this would be overbearing and lead to loss of light and outlook. A general “rule of thumb” guide is that there should be no development beyond a 45 degree line, measured from the nearest rear window of a habitable room in a neighbouring dwelling.



### Adjoining Buildings

*Dwellings should not project significantly beyond the rear of adjoining dwellings.*

### **Front boundaries**

- 2.13 Whilst the requirement of 22m between facing principal windows, to retain privacy, is essential at the rear it is not usually expected that the same degree of privacy would be provided at the front of a dwelling.
- 2.14 In the case of infill developments the distance between a dwelling and the front of a plot should usually adhere approximately to the existing “building line”. However, where an integral or attached garage is to be provided, the requirement for a 6m hardstanding (see section 4) may determine the distance of the dwelling from the front boundary. Where there is no established building line, and a hardstanding is not required, a minimum of 3m will be required between the dwelling and the front of the plot. Since front garden walls/fences are usually no more than 1m high this would ensure adequate daylight to front rooms. The minimum of 3m proposed above would be suitable for an urban “street” development and would allow the maximisation of private rear amenity areas. However, in suburban areas and on larger plots, it would be desirable to have deeper front gardens of at least 6m to give a greater sense of space, in keeping with the existing character of an area.

### **Extensions**

- 2.15 Houses and bungalows should usually be designed so that it would be possible for extensions to be added without detriment to adjoining properties. Where this is not possible “permitted development” rights will be removed by condition. The Council’s Development Management Standard No 2 “Extensions and Alterations to Dwellings” gives information on the type of extension that would normally be acceptable.

## **3. Amenity Space**

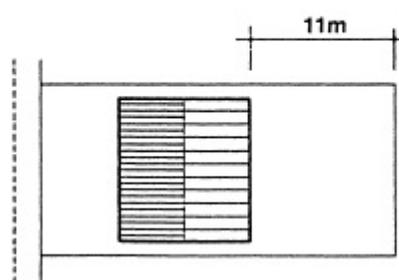
- 3.1 The rear garden of a dwelling provides a private outdoor amenity space as well as providing an attractive setting for a dwelling. New dwellings should normally have a rear garden sufficiently large to allow for the possibility of adding small extensions without reducing the garden unacceptably. Flats will also require adequate amenity areas. The size and type of amenity space required should be related to the size of a dwelling/flat and whether it is suitable for family occupation. It will also be affected by the character of the area. The main criteria for assessing amenity space are their depth, area, privacy and daylight.

## Depth

- 3.2 A minimum rear garden depth for two-storey houses is derived from the minimum distance required between the rears of dwellings of 22m, (see 2.9 above). The minimum garden depth is, therefore usually 11m. It should be noted however that where the rear of one dwelling backs onto the side of another, 14m is required between the dwellings, and this may necessitate a garden of over 11m depth (see 2.11 above).

### Garden Depth

*The minimum garden depth is 11m.*



- 3.3 In some cases a plot may be shaped such that it has very little rear garden but instead a large side garden. This may be acceptable in some circumstances providing that there is at least 22m between any facing windows and the side garden is enclosed by a screen wall to give adequate privacy, and has a width of at least 11m.
- 3.4 There is no set standard for garden depth of flats.

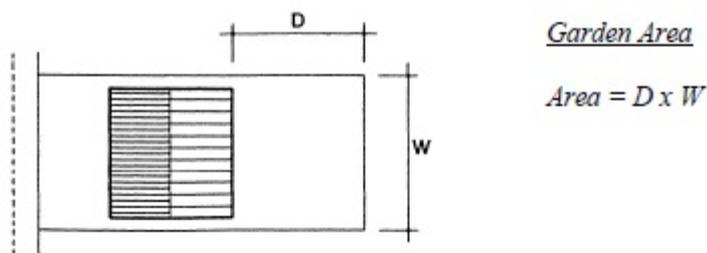
## Area

- 3.5 The area required for a rear garden depends on the size of dwelling/flat that it is proposed to serve. The table below summarises the Council's requirements for dwellings.

| Dwelling Type   | Garden Area required (square metres) |
|---|--------------------------------------|
| 2 bed terraced dwelling   | 50                                   |
| 3 bed terraced dwelling   | 65                                   |
| Small semi-detached and detached dwelling (up to 3 bedrooms or 120 square metres) | 85                                   |
| Large semi-detached and detached dwellings (4 bedrooms or over 120 square metres) | 100                                  |

- 3.6 It should be noted that the rear garden size for dwellings is calculated by multiplying the depth from the house to the rear boundary by the width of the garden (assuming a

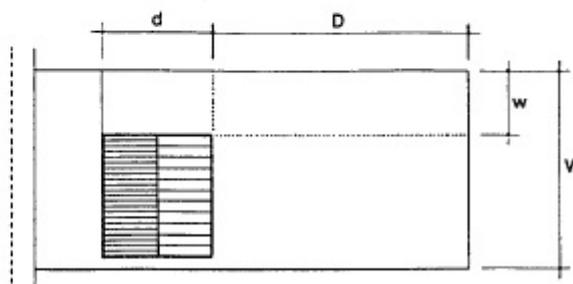
rectangular garden). However, where a side garden is over 3m in width, and is enclosed by screen walls to ensure privacy, it can be added to the rear garden area.



#### Garden Area with Side Garden

*Where a side garden is over 3m wide and enclosed by screen walls it can be included in area.*

$$Area = (D \times W) + (d \times w)$$



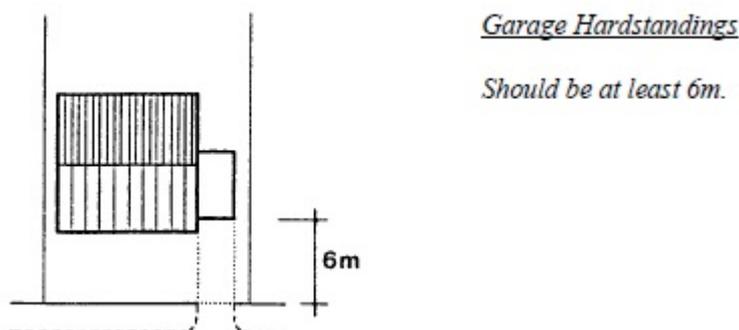
- 3.7 For flat developments amenity areas should be provided which are equivalent to a minimum of 20 square metres per flat. This can be either in the form of communal areas or individual amenity areas. For ground floor flats it is generally advisable to provide for individual amenity areas. For an area to be included as an amenity area it must be a usable space (i.e. dustbin enclosures etc. would not be included) and should be at least 3m in width.
- 3.8 In urban developments it would be unusual for a rear garden to be completely private. However, the distances required between principal facing windows (see 2.4 above) will help to reduce problems of overlooking of garden areas. It may be possible in designing new housing to incorporate screen walls or “courtyard” designs where at least part of the rear garden is screened. In addition some landscaping measures would help to ensure greater privacy (see section 5).

#### **Daylight**

- 3.9 It is important that rear garden areas are not unduly overshadowed by adjoining properties. The distance required between facing principal windows will usually ensure there is no problem with properties to the rear. Overshadowing of gardens from adjoining properties to the side can be minimised by maintaining a rear “building line”. Dwellings will not usually be allowed therefore that project significantly beyond the rear of adjoining dwellings (see 2.12 above).

#### 4. Access and Parking Provision

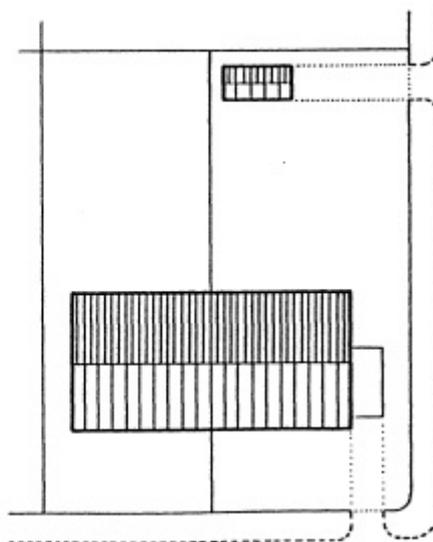
- 4.1 All new residential developments will be required to have an adequate access and to make sufficient parking provision.
- 4.2 Where garages are to be provided these should have a hardstanding of at least 6m in length in order to ensure that cars waiting to enter the garage will not block the highway (pavement and road) and to allow room for cleaning and maintenance. A single garage with hardstanding in front will count as two parking spaces.



- 4.3 On corner plots a garage should usually be situated as far from the corner as possible in the interests of highway safety. In some cases therefore a garage adjacent to the house would be unacceptable and it may be necessary to locate it at the rear of the garden instead.

#### Location of Garage

*On corner plots a garage adjacent to the house may be unacceptable.*



- 4.4 The visual impact of parking areas is an important consideration. Parking should generally be provided in the curtilage of the dwelling and garages should generally be located to the side of the dwellings or be integral. Parking and garage compounds will not usually be acceptable unless they are readily accessible to the dwellings to be served, otherwise an on-

street parking problem is likely to occur. They also need to have good surveillance to avoid security problems. Garage compounds should usually be screened from the fronts of dwellings but where this is not possible they should be carefully designed and of good quality materials with adequate arrangements for future maintenance. Front gardens which consist entirely of parking bays are not usually visually acceptable.

## **5. Landscaping**

- 5.1 New residential developments should retain important existing landscaping features such as healthy trees or established hedges and provide new planting where appropriate. These can often help to assimilate and integrate proposed developments with the existing character of an area and make an important contribution to the appearance and character of an area.

### ***Public spaces***

- 5.2 Where public open spaces are to be provided as part of an estate development these will be required to be landscaped to a high standard and should be subject to a legal agreement requiring the transfer of the ownership of the space to the Local Authority and the payment of a commuted sum for future maintenance.

### ***Private Spaces***

- 5.3 Amenity areas in flat developments should be landscaped to provide a pleasant setting. In housing schemes larger structural elements of landscaping (such as any earthworks required and tree planting) should be included at the outset and will be required by condition. In larger developments space should be specifically set aside for planting groups of trees which can have a greater impact.

**FOR FURTHER INFORMATION OR ADVICE PLEASE CONTACT THE DEVELOPMENT  
MANAGEMENT SECTION**