

The application of Distance Separation Standards is not intended to be the only material consideration in determining planning applications and consequently, specific site circumstances including, for example, ground levels, design and other physical constraints together with all other material considerations will continue to be taken into account.

Within Conservation Areas, where the overriding need is to preserve or enhance the character or appearance of the area, the provisions of this guidance will not be directly applied. However, issues of overlooking, overshadowing or loss of light or sunlight will continue to be taken into account and assessed alongside other material considerations. In addition, awkwardly shaped sites or sites which merit special design treatment, or the need to infill unsightly gaps in street frontages, in an appropriate manner, may justify an exception to, or modifications of, normal standards.

Definitions

Habitable room includes dining room, lounge, kitchen, study and bedrooms, but specifically excludes WC's, bathrooms, utility rooms, landings and hallways.

Certain development proposals may constitute 'permitted development' for which Planning Permission would not be required and accordingly this guidance would not apply. Details of 'permitted development rights' are set out in a leaflet, available in the main reception, entitled "Planning: A guide for Householders:- Department of the Environment, Transport and the Regions."

"Warwick District Council strives to ensure that all people, regardless of ethnic origin or disability have equal access to its services. All information will be made available in braille, cassette tape or other languages, on request."



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INVESTOR IN PEOPLE

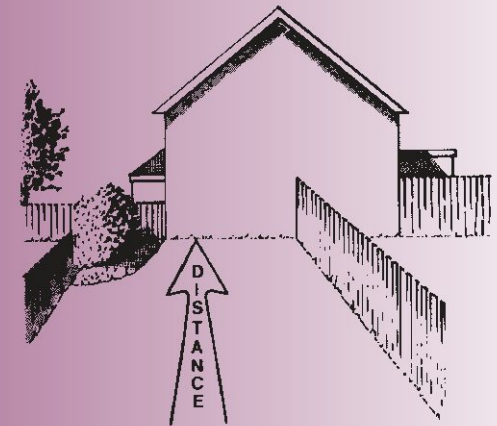


distanceseparation

PLANNING AND ENGINEERING
BUSINESS UNIT

Development Control Group

Distance Separation



Supplementary Planning
Guidance

April 2003

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Head of Planning &
Engineering Department



SEPARATION BETWEEN FRONTS AND/OR BACKS OF DWELLING UNITS

The Distance Separation guidance is intended for use in relation to planning applications for new residential development, both on greenfield sites and, where infilling within an existing residential area is proposed, by introducing a more objective standard against which to assess the impact of such development upon the amenities of the adjoining occupiers.

The guidance was first ratified by the Council on 11th May 1994 and following public consultation was further ratified on 10th January 1996.

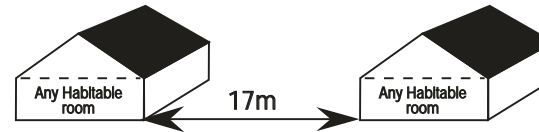
The intention of the guidance is two fold.

- a) To limit the potential for over-development, loss of privacy and dominance over adjoining dwellings and secure a reasonable standard of amenity and outlook for local residents.
- b) To provide a consistent approach to the decision making process thereby securing a level of certainty for architects, designers and those wishing to carry out development, thus avoiding potential confrontation and delay.

The guidance comprises of the following distance separation standards:-

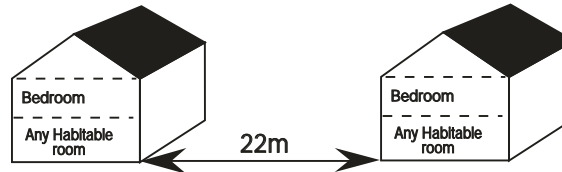
SEPARATION BETWEEN FRONTS OR BACKS OF DWELLING UNITS AND THE SIDE OF ANOTHER DWELLING UNIT

Single storey bungalow



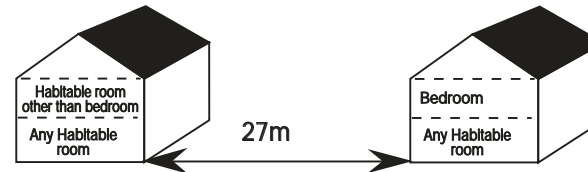
Single storey bungalow

Two storey single dwellinghouse



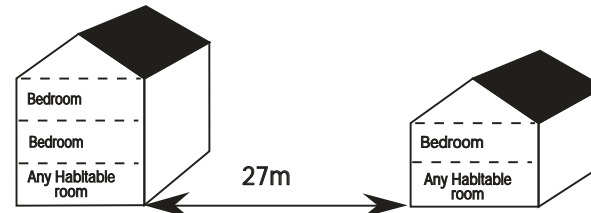
Two storey single dwellinghouse

Two storey building with the first floor comprising habitable rooms other than bedrooms



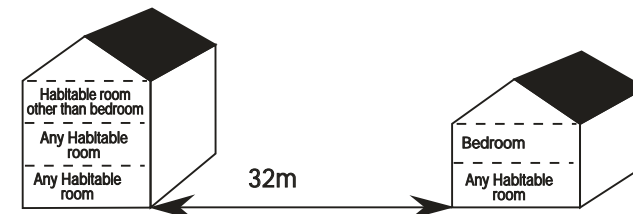
Two storey single dwellinghouse

Three storey single dwellinghouse

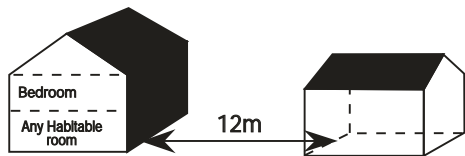


Two storey single dwellinghouse

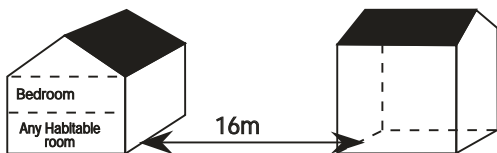
Three storey building with upper floors comprising habitable rooms other than bedrooms



Two storey single dwellinghouse



Single two storey dwelling house facing blank first floor gable end of two storey building (including gables with windows maintained in obscure glazing)



Single two storey dwelling house facing blank first & second floor gable end of three storey building (including gables with windows maintained in obscure glazing)