



Key		
	Garden length 11m or over	
	Garden length 10m - 11m	

Design Guidance		
Separation distances to maintain privacy and limit sense of enclosure		
No. Storeys (height measured to eave)	Type of separation	Min. distance (metres)
1 to 2 storeys	flank to boundary	1
	front to front elevation	10
	back to back elevation*	22
	back to flank	12
Over 2 storeys	flank to boundary	2
	front to front elevation	15
	back to back elevation (houses to houses)*	26
	back to back elevation (flats to houses)*	30
	back to back elevation (upper floor living room on a house above gd. fl.)	30
	back to back elevation (flats to flats)*	30
	back to flank	15

Source: Design SPD, February 2012, Appendix 13, Page 46

Design principle	New housing	Minimum distance
R15	Front to front across street	10m
R15	Rear to rear of dwellings	22m
R16	Flank wall to boundary	1m
R16	Flank wall to rear of dwelling	12m

Summary of the Council's minimum privacy and amenity distances guidelines in this section; refer to text for explanation and specific guidance for each. Character and context will also be relevant to the approach in any specific case.

D	25.07.25	Site layout amendments	EB	DP
C	04.03.25	Drawing amended after client comments	KP	DP
B	12.02.25	Issued for comment	KP	DP
A	17.01.25	Layout Updates	KP	DP
L	14.11.24	Final Issue	LQ	DP
Rev	Date	Revision Details	Dr	Ch

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Client's Name
Vistry Group

Job Title
Parcel 13, Finchwood Park

Drawing Title
Garden Sizes and Separation Distances

Scale
1:500 @ A0 / 1:1000 @ A2

metres 10 20 30 40 50

Drawn EB Checked DP Date 14.11.24

Job No 7527 Drawing No PL1015 Rev D

Status
APPROVAL