



	SINGLE STOREY BUILDINGS
	TWO STOREY UNITS
	TWO & HALF STOREY UNITS
	THREE STOREY UNITS
	FOUR STOREY UNITS

Separation distances to maintain privacy and limit sense of enclosure		
No. Storeys	Type of separation	Min. distance (metres)
1 to 2 storeys (height measured to eaves)	Front to boundary	1
	Front to front elevation	10
	back to back elevation*	22
	back to flank	12
Over 2 storeys (height measured to eaves)	Front 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 or a house above gill R1)†	30
	back to back elevation (flats to flats)†	30
	back to flank	15

Client

Project

South Wokingham
Phase R11

Drawing Title

Proposed
Plot Separation Distance Layout

Scale

1:500 @ A0

Date

January 2025

Rev.

E

File

P1904.R11.01

Drawing Status

PLANNING

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