

10.2.3 Rear curtilage

- A minimum 22 metres back-to-back distance between facing windows of habitable rooms should be achieved to retain sufficient privacy and outlook (Fig 10.9). This does not apply in mixed use areas. On some constrained sites, where standard minimum separation is not possible, innovative design solutions could be used (Fig 10.11).
- In mixed use area types, the separation distance between rear facing windows may be reduced from 22 metres subject to incorporating design features that enable avoidance of loss of privacy and light, for example by using angled windows (Fig 10.10).
- Side facing windows above the ground floor should not overlook neighbouring private amenity space or habitable room windows at a distance of less than 10 metres.
- Gardens should be accessible to disabled and elderly users.

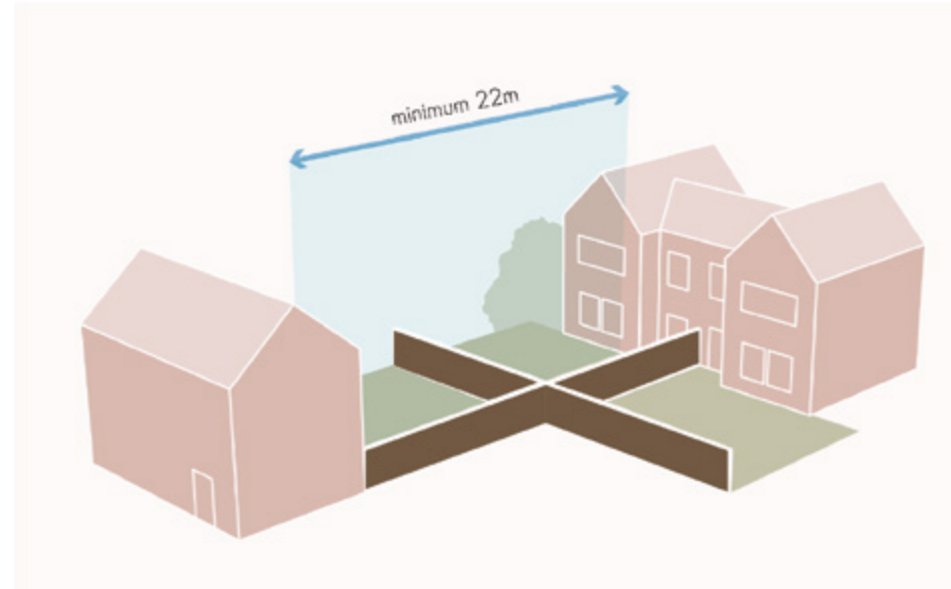


Fig 10.9 Standard back-to-back distances between habitable room windows above the ground floor.

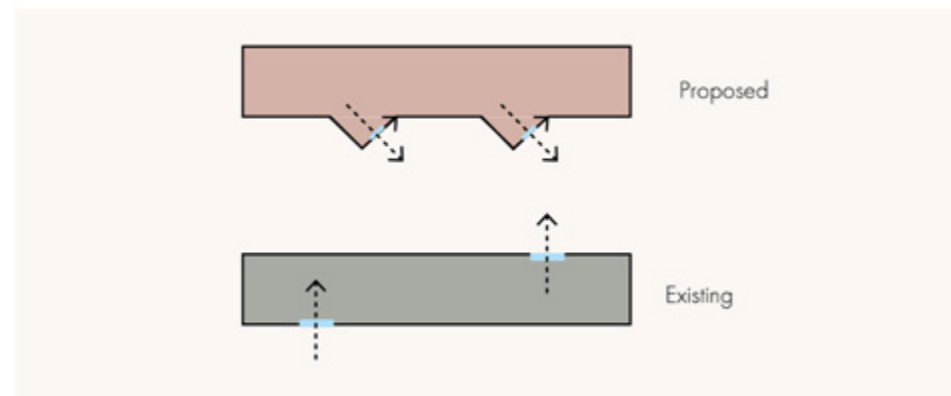


Fig 10.10 Overlooking issues between properties in mixed-use areas can be resolved by incorporating angled or staggered windows



Fig 10.11 Constrained sites - innovative design solutions can overcome overlooking issues where the geometry or area of a site is constrained to the point where standard minimum back-to-back distances for private amenity are not possible.

Building setbacks, roof terraces and no habitable rooms at rear of first floor enables closer proximity between dwellings while avoiding overlooking into neighbouring gardens.