

Daylight and Inter-Visibility of Windows

Planning Guidance Note

Introduction

The Council will seek to ensure that reasonable standards of daylighting and privacy are established and maintained in and around residential development.

Issues of daylight and privacy will be material considerations in the decision making process and the guidance included within this Note will carry significant weight in that process.

Planning Framework

East Dunbartonshire Local Plan 2, Policy DQ1 – Assessing Proposed Uses states that *“developments should enhance and certainly not reduce the amenity and character of the surrounding area”*. Policy DQ2 – Design Quality reiterates this. Furthermore, Policy DQ2B states that house extensions will generally be supported where they cause no significant detriment to neighbours. Maintaining reasonable daylight and privacy is an important element of the amenity of neighbouring properties.

Format of Guidance

This Guidance Note should also be read in conjunction with the Guidance Notes on House Extensions and Garages, Single House Plot Development and Residential Layout and Redevelopment.

All planning guidance notes are material considerations in the assessment of planning applications and shall be afforded significant weight in the decision making process. Failure to comply with Guidance Notes may be a reason for refusal of planning consent.

Policy Guidance

In consideration of planning applications:

- The Council will carefully examine the implications of development proposals to ensure that a reasonable measure of daylight reaches the windows of residential properties and that appropriate sunlight levels are available in garden areas. In general, all proposals should accord with the Building Research Establishment Report ‘Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice 1991’;
- It is the responsibility of the Council to consider the protection of privacy of all in processing applications for planning permission; and,
- The proposed development should conform generally to the guidelines for inter-visibility of windows between adjacent residential properties, as shown in the table and illustrated below. Each set of circumstances

Minimum Window to Window Distances (metres)

Angle at window of any other house not more than:	Angle at window of house/extension etc. to be erected not more than:										
	90°	80°	70°	60°	50°	40°	30°	20°	10°	0°	
90°	18	18	18	18	13	9	6	4	3	2	
80°	18	18	18	13	9	6	4	3	2	-	
70°	18	18	13	9	6	4	3	2	-	-	
60°	18	13	9	6	4	3	2	-	-	-	
50°	13	9	6	4	3	2	-	-	-	-	
40°	9	6	4	3	2	-	-	-	-	-	
30°	6	4	3	2	-	-	-	-	-	-	
20°	4	3	2	-	-	-	-	-	-	-	
10°	3	2	-	-	-	-	-	-	-	-	
0°	2	-	-	-	-	-	-	-	-	-	

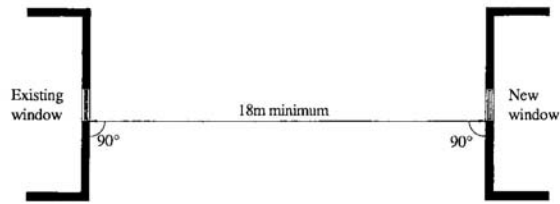
NOTES:

'Angle' means the horizontal angle included between:

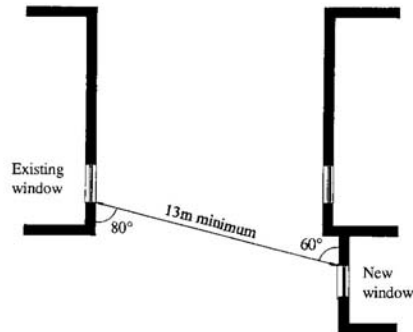
- a) the shortest line joining any part of one window opening to any part of the other; and,
- b) the vertical plane of the opening of the window.

Examples of Minimum Window to Window Distances

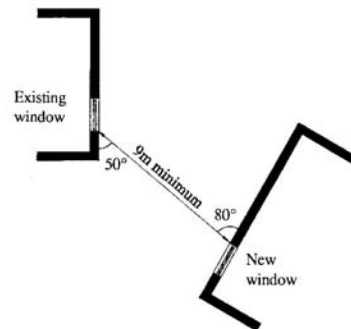
EXAMPLE 1



EXAMPLE 2



EXAMPLE 3



Where a kitchen/diner with a floor area of at least 15 square metres and which incorporates a distinct dining area and freestanding dining table is concerned, then such a room should expect the same daylighting and privacy standards to the main apartment window in accordance with the Local Plan guidelines.

Where a kitchen (which is predominantly for food preparation and household chores or is smaller than 15 square metres) is involved, however, such a room should not normally be required to satisfy the Plan's daylighting and privacy guidelines.

The Council cannot guarantee complete privacy for households and garden areas, but will seek to provide a balanced approach to privacy. Consideration will be given to the impact on privacy to and from external seating areas.