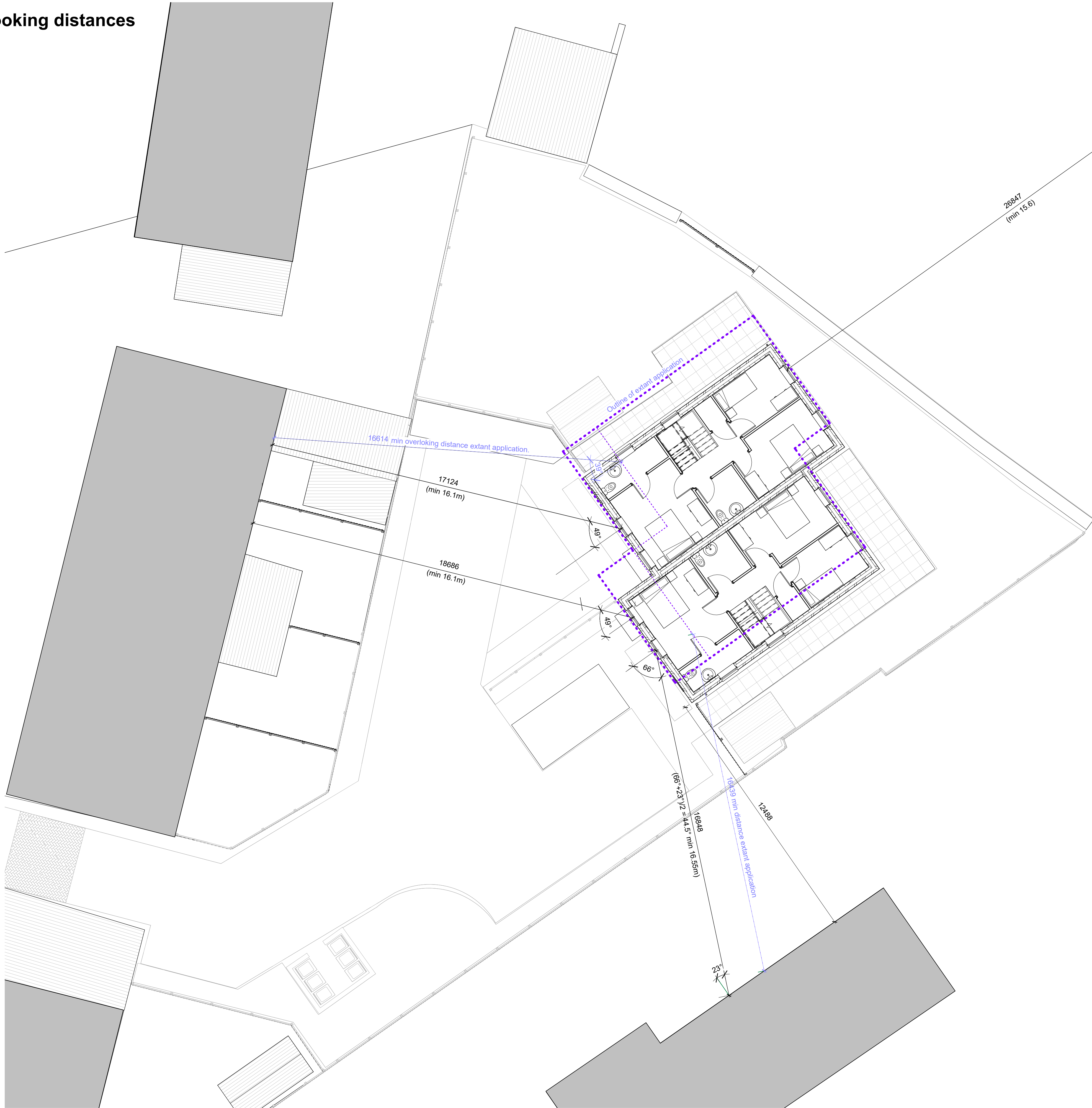


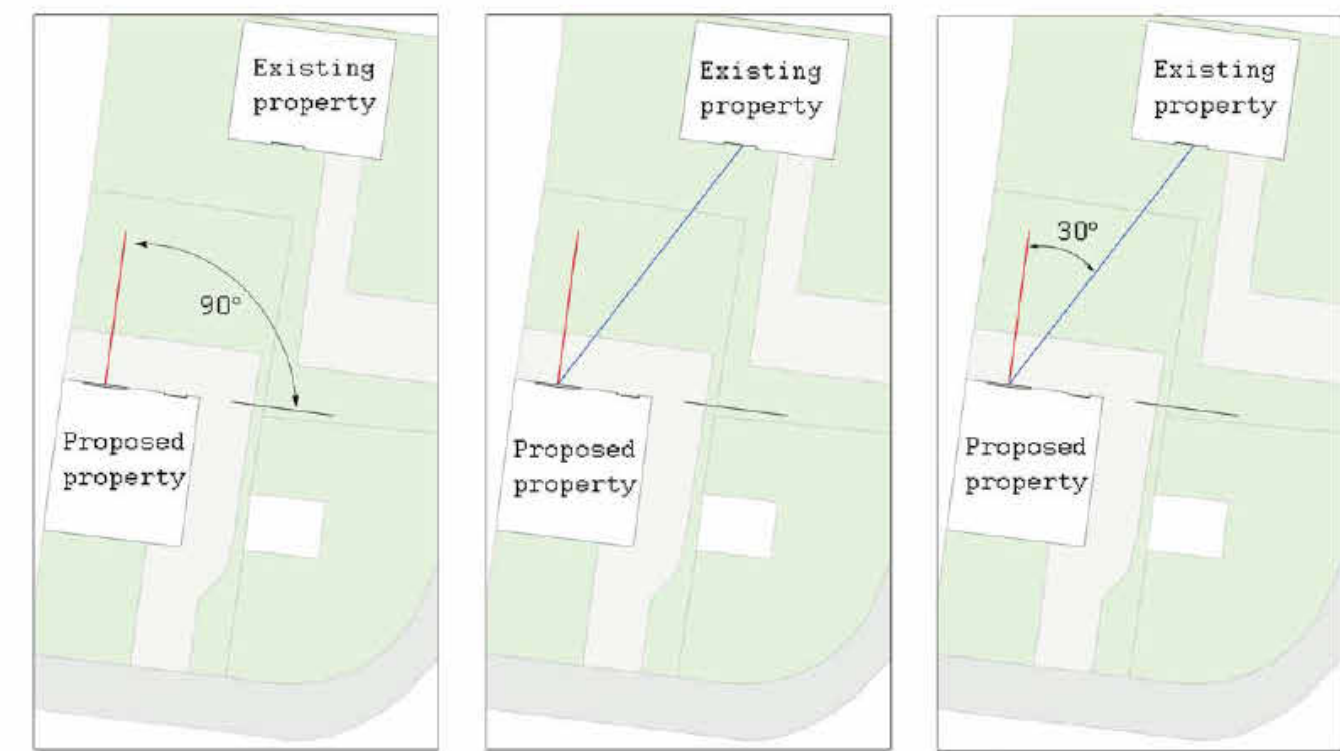
Overlooking distances
1 : 100



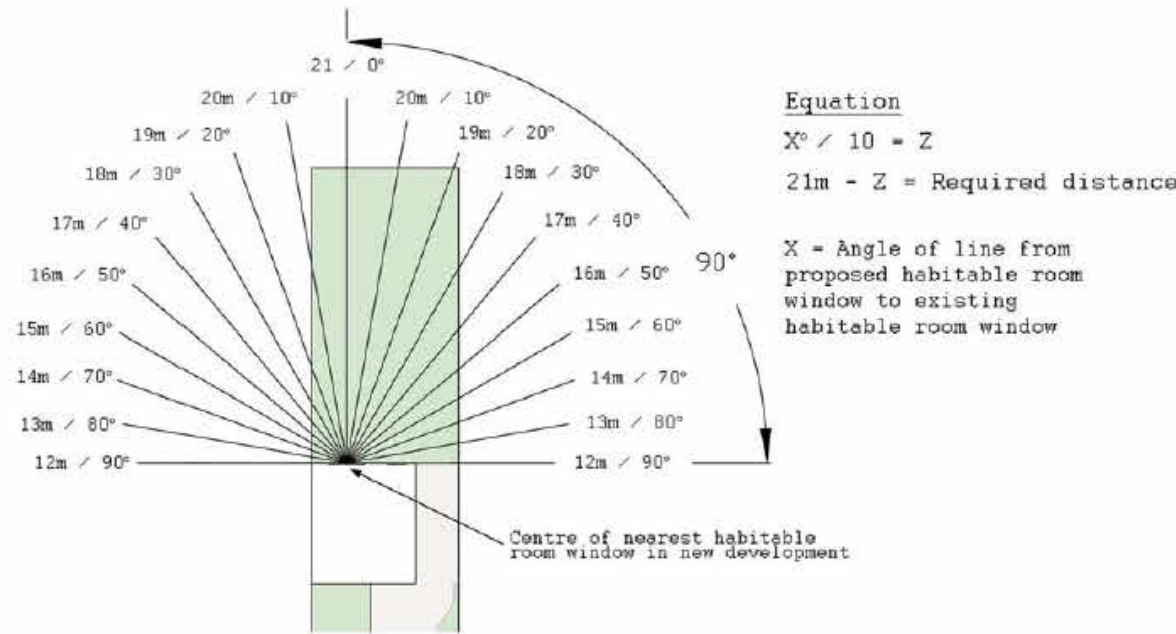
Overlooking Distances.

For 2 storey dwellings our assumption is that there is a minimum first floor habitable room to habitable room of 21m when the windows are directly opposite one another.

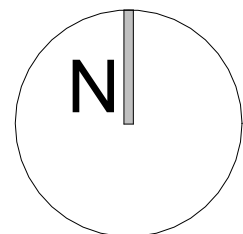
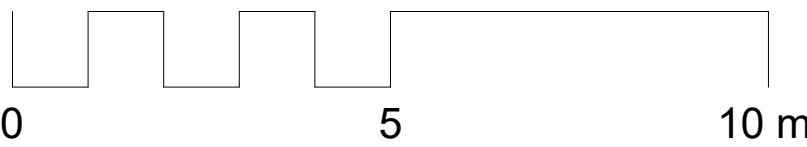
For every 10° difference in the angle between the centre of opposing windows the minimum overlooking distance is reduced by 1m.



A. Draw a vertical line 90° to line of the window
B. Draw a line between the centre of the habitable room windows
C. Measure the angle between the two lines to gain (X) for the equation
Steps to working out minimum privacy distances



This plan shows the dimensions and angles from upper floor habitable room windows. The figures in brackets are the minimum distance based upon the above formula. This demonstrates that all of the proposed new distances are in excess of the minimum distance calculated against this formula.



21.10.25	C	Boundaries and notes added, courtyard adjusted. Issued for planning	JNBP
10.09.25	B	Access updated following client comments	JNBP
15.08.25	A	First Issue of drawing	JNBP
Date	Rev	Description	Issued by

Notes
The Contractor is responsible for checking dimensions, tolerances and references. Verify any discrepancies with the architect before proceeding with the work.
Where an item is covered by drawings of different scales the larger scale drawing is to be worked to.
Construct to figured dimensions only.

Purpose of Issue
Planning

Project
Land to the Rear of 145 High Hill Road

Drawing
Habitable Room Overlooking distances from upper floor windows

Scale
1 : 100 @A1
1 : 200 @A3

Drawing No
25-01 111

Date
08/01/25

Rev
C

Drawn by
JNBP

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