



VARIATION 2.3 OF THE COUNTY DEVELOPMENT PLAN 2004-2010

Variation 2.3 (Made 19th June 2006)

Chapter 5, Section 7.7 p37

7.7 – INDIVIDUAL HOUSE / DUPLEX SITE LAYOUT

Dwellings should be so constructed and orientated in order to ensure maximum privacy for residents. In housing developments, such space is usually provided in the rear garden.

Generally two usable off street car parking spaces per dwelling over 2 bedrooms should be provided in all new residential developments and generally one space for units of 2 bedrooms or less. For every 5 units provided with only one space, one additional shared visitor space should be provided.

In order to achieve adequate privacy and open space area between houses in new residential developments the following minimum requirements shall normally apply.

Table 5.5	
Building line to front boundary	Normally 6m – 8m where appropriate
Minimum rear garden length	Normally 11m
Minimum rear garden size	Normally 64 m ² per 100 m ² gross house floor area e.g. 125m ² house = 80 m ² garden The absolute minimum size of rear garden shall be 48m ²
Separation between dwellings	Normally 1.8m between flank walls of adjacent dwellings
Back to back separation where at least one house is two storey	Normally 22m

Permanent screening, to a height of 1.8m, shall be provided along the side boundaries between houses, along the entire length of the side boundary from the front wall of the house as far as the rear garden wall. 2m high screen walls shall be provided along rear garden boundaries and between rear gardens and areas of public open space. Where concrete screen walls along the edge of public areas are proposed, they should be suitably rendered and capped in a manner acceptable to the Council.

Generally windows in the gable/side walls of dwellings will not be permitted where the windows would closely overlook the curtilage of an adjoining dwelling.

New dwellings which closely overlook the rear curtilage of existing dwellings will normally not be permitted. Houses located in a piecemeal fashion to the rear of existing houses and with inadequate road frontage represent sub-standard development and will normally not be permitted. Gable or side walls of house shall

not form the boundary of an adjoining house. Gable ends of houses in prominent positions within housing schemes will be discouraged.