



Appeal Ref: APP/A3655/W/20/3265969  
Appeal Ref: APP/A3655/W/20/3265974  
Site Addresses: Land South of Kingfield Road  
and East of Westfield Avenue, Westfield Avenue,  
Westfield, Woking and Land South of Hoe Valley  
School, Woking

# WOKING FOOTBALL CLUB WOKING

**APPENDIX 1:**  
**Outlook, Amenity, Privacy & Daylight**  
**Supplementary Planning Document (SPD)**  
**Woking Local Development Framework July 2008**

**Review of SPD by CHRISTIAN GILHAM LRW**  
**BA(HONS) DIP(ARCH)**

APRIL 2021 | 7884-L(00)734A

VERSION 2

PREPARED BY

LeachRhodesWalker





# **Appendix 1: Outlook, Amenity, Privacy & Daylight.**



# APPENDIX 1

## 1.0.00 Introduction

- 1.0.01 The following review identifies an analysis of the Working Outlook, Amenity, Privacy & Daylight SPD dated July 2008, requirements, when tested against the proposed scheme. The references in this appendix relate to the Outlook, Amenity, Privacy and Daylight SPD (2008) references.
- 1.0.02 A detailed review of the relevant parts of the Outlook, Amenity, Privacy and Daylight SPD (2008) are covered in detail, in relation to the four properties alleged to suffer as a result of the Proposals, in the architectural proof.
- 1.0.03 This summary only reviews Outlook, Amenity and Privacy as these are the only criteria as reasons for refusal, in relation to the Architectural response. Daylight impacts are given as a separate reason for refusal on other properties, but that is covered by Mr Dunfords's evidence.
- 1.0.04 1.2 Outlook – ensuring that the close proximity of another building (or other controlled works) does not adversely affect accommodation by diminishing the visual enjoyment of a dwellings immediate setting.
- 1.0.05 All the reasons why this is not impacted is set out in the Architects Proof, and the proposals meet all the required standards as set out in the SPD
- 1.0.06 1.2 Privacy – the protection of habitable rooms and intimate areas of private outdoor amenity from being directly overlooked.
- 1.0.07 All the explanations why these areas are not directly overlooked and therefore are not impacted is set out in the Architects Proof
- 1.0.08 2.1 Appendix 1 - these dimensions set out in appendix 1, and others set out in this guidance, are for advice only and evidence of design quality and compatibility with context will be of overriding importance.
- 1.0.09 The relationship and impact of boundary screening, orientation of buildings, direction of windows, proximity to boundaries, was considered as part of the proposals and given that the Architectural Proof identifies that using the guidance set out in the Outlook, Amenity, Privacy and Daylight SPD (2008), means that these are all met, AND that our evidence of high design quality and compatibility with context, reinforces why this proposal is fully compliant with the SPD
- 1.0.10 2.6 Care should be taken over the siting of buildings, especially close to existing dwellings and common boundaries, as their proximity may result in an unacceptable overbearing impact.
- 1.0.11 Buildings have been positioned at dimensions that satisfy the separation distances in the Outlook, Amenity, Privacy and Daylight SPD (2008), and hence complies with the SPD. All the reasons why this is not impacted is set out in the Architects Proof

# APPENDIX 1

## 2.0.00 Outlook (relevant to Penlan and 2 Westfield Grove)

2.0.01 3.1 Outlook is the visual amenity afforded accommodation by a dwelling's immediate surroundings, which can be adversely affected by the close siting of another structure or the incompatible treatment of adjoining land.

2.0.03 As identified in the Architects proof, the required outlook and separation distances as set out in the Outlook, Amenity, Privacy and Daylight SPD (2008) are met

2.0.04 3.2 Making the best use of site characteristics, e.g. open views, changes in level, retention of mature trees and shrubs, and making a positive relationship with an interesting street scene, will greatly assist the potential for achieving satisfactory outlook.

2.0.05 When considering any separation distances and reductions associated with those allowed for under the guidance, we have considered and used the guidance as set out in the Outlook, Amenity, Privacy and Daylight SPD (2008), and comply with those separation distances when existing mature landscaping is taken into account.

2.0.06 3.4 Outlook from a principal window will generally become adversely affected when the height of any vertical facing structure exceeds the separation distance from the window.

2.0.07 Do we satisfy those distances

Property	Distance from closest window is the window directly facing	Does it have dense trees between?	SPD separation distance guidance	Closest separation distance to a window	Does it comply?
Cedars	N/A	YES	15m	39m	YES <input checked="" type="checkbox"/>
Nut Cottage	N/A	YES	15m	31m	YES <input checked="" type="checkbox"/>
Penlan	15m	YES	15m	15m	YES <input checked="" type="checkbox"/>
No.2 Westfield Grove	20m	YES	15m	20.5m	YES <input checked="" type="checkbox"/>

FIGURE 1 : Table demonstrating the separation distances of the proposal in comparison to the SPD

2.0.08 When a structure is placed too close to a window so that it completely dominates the outlook it will have an overbearing impact (please see Fig.2 on page 7 of Outlook, Amenity, Privacy and Daylight SPD (2008)) – this is already the condition for Penlan and No 2 Westfield Grove.

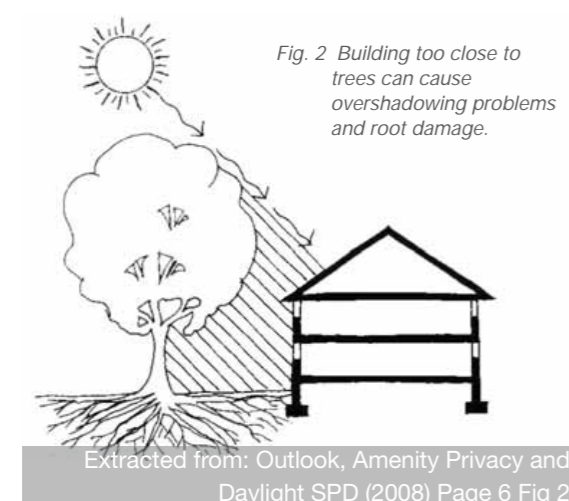


FIGURE 2 : Diagram illustrating examples of trees impact on buildings

# APPENDIX 1

## 3.0.00 Privacy

- 3.0.01 5.10 For two storey accommodation (including dwellings with first floor dormer windows), a separation distance of approximately 20m will be adequate to prevent overlooking of dwellings of a similar or lesser height.
- 3.0.02 Do our dwelling meet this distance, yes we do
- 3.0.03 5.11 For three storey or taller accommodation (including dwellings with second floor dormer windows), a separation distance of approximately 30m will be adequate to prevent overlooking of dwellings of a similar or lesser height.
- 3.0.04 Do our closest dwellings meet this 30m distance. In some cases yes but, because we have either buildings that do not directly overlook, or are separated by dense screening, or the buildings are angled at non direct angle towards the existing dwelling, we do meet the reduced standards set out in the Outlook, Amenity, Privacy and Daylight SPD (2008) for those scenarios. So yes we do comply
- 3.0.05 5.12 Separation distances may be relaxed by about one quarter where there is a significant change of angle of orientation between the siting of dwellings opposite (over 30 degrees).
- 3.0.06 This applies to 2 Westfield Grove, and our closest point is 20m away, so we do comply
- 3.0.07 5.13 The incorporation of permanent screening between respective elevations can help to reduce overlooking between conventionally designed dwellings, where this can be achieved in a manner compatible with their character. In particular, where evidence of satisfactory screening is demonstrated, it may be possible to reduce separation distances below the dimensions recommended in paragraphs 5.10 - 5.11.
- 3.0.08 This applies to both Penlan and No 2 Westfield Grove. Westfield Grove has both an angled building, no direct overlooking and significant established landscape between. Penlan has a 90 degree relationship of gable (existing building) to elevation (the Proposal), alongside, dense landscape between. Both properties have characteristics that the Outlook, Amenity, Privacy and Daylight SPD (2008) guidance allows reductions in separation distances to apply
- 3.0.09 5.14 The retention of existing established evergreen trees and shrubs, such as holly, yew or laurel, adjacent to a common boundary can be particularly useful in screening out inter-visibility, although they may also cause overshadowing in gardens with North - South orientation.
- 3.0.10 All boundaries retain landscape and are supplemented within the site by new landscaping which allows for mitigation
- 3.0.11 5.16 The selective position of window openings to habitable rooms on facing elevations, such as moving window openings from a front elevation to a flank elevation, particularly at the first floor level, can stop any direct overlooking of the neighbouring dwelling.
- 3.0.12 This case applies to both to Penlan and 2 Westfield Grove
- 3.0.13 5.18 It may also be possible to design individual window openings to control the direction of view both into and out of the accommodation, whilst allowing sufficient natural daylight to enter the room.
- 3.0.14 Whilst all the buildings as part of the Proposals, do not in our view have any DIRECT overlooking of the private windows of existing dwellings, we have suggested further mitigation could be offered to Penlan and No 2 Westfield Grove to further mitigate any perceived impact, as set out in the Architectural Proof, by the provision of angled windows that would comply with para 5.18 of the Outlook, Amenity, Privacy and Daylight SPD (2008)
- 3.0.15 5.19 Creatively designed oriel windows can also be employed to change the direction of view by 45° or 90° for rooms in awkward positions.
- 3.0.16 Refer to above



# APPENDIX 1



FIGURE 3 : Diagram illustrating the identified properties and the closest separation distance to a window on the Proposal

3.0.17 **Nut Cottage and Cedars** Standard separation distance requirement is 30m. However we are not directly overlooking from block 5, **and** we have dense trees between so separation distance should be reduced from 30m to 20m or 15m according to the SPD Paras 5.12, 5.13, 5.16 and Table 1

3.0.18 **Penlan** Standard separation distance where we are 90 degrees to a property is 15m as identified in table 1 of the SPD. So this is compliant. However we also have a dense tree belt which SPD para's 5.13, 5.14 and 5.15 allow further reductions. In relation to overbearing impacts, para 3.4 suggests equal distance to height, however the existing trees between already have an overbearing impact which our proposals do not make any worse.

3.0.19 **No.2 Westfield Grove** Standard separation distance is 30m however Paras 5.12, and 5.13 to 5.15 with Fig 16 suggest this can be reduced to 20m separation distance. Which we comply with. In relation to overbearing, para 3.4 suggests a height equal to distance is acceptable and we are 20.5 m away and 20m high, with a dense landscape belt between, so this should be acceptable.



# APPENDIX 1

## 4.0.00 Appendix 1 Separation Distances

No. of Storeys	Measured Dimension	Distance
One	front to front elevation	6
	back to back elevation	12
	front or back to boundary/flank	6
	side to boundary	1
Two	front to front elevation	10
	back to back elevation	20
	front or back to boundary/flank	10
	side to boundary	1
Three and over	front to front elevation	15
	back to back elevation	30
	front or back to boundary/flank	15
	side to boundary	2



Extracted from: Woking Design SPD Page 25 Table 1

FIGURE 4 : Diagram illustrating examples of outlooks and separation distances from SPD

4.0.01 The table extract from the Outlook, Amenity, Privacy and Daylight SPD (2008) is identified and where it relates to our proposals, we comply.



**4.0.02 In having reviewed the Outlook, Amenity, Privacy and Daylight SPD (2008), it can be seen that the Proposals do comply with the Council's own guidance and thus the reasons for refusal on the basis of impacts on Privacy or Overbearing Effect, are incorrect.**

# LEACH RHODES WALKER CONTACT US

[info@lrw.co.uk](mailto:info@lrw.co.uk) | [www.lrw.co.uk](http://www.lrw.co.uk)



Ground Floor West  
50 Dearmans Place  
**Manchester**  
M3 5LH  
t: +44 (0)161 833 0211  
e: manchester@lrw.co.uk

12 Devonshire Street  
**London**  
W1G 7AB  
t: +44 (0)207 201 2160  
e: london@lrw.co.uk

87 Dr. Iacob Felix Street  
District 1  
**Bucharest**  
t: +40 (21) 650 4026  
e: bucharest@lrw.ro