

Architectural Design Statement Appendix A Overlooking Mitigation Through Design

Gort Mell, Old Slane Road and R168, Mell
and Tullyallen, Drogheda, Co. Louth

The revised design proposal provides for majority 16m separation distances. The proposed design also includes reduced separation distances of 15m between some of the proposed dwellings. In these cases, 8m. back gardens have been maintained for those units with first floor windows to the rear.

The configurations with distances reduced to 15m are carefully planned to provide the same level of back garden privacy as if there were a 16m separation distance with both 8m back gardens. We have ensured that there are no first-floor opposing windows, thereby mitigating direct overlooking between the dwellings.

The design prioritises the quality and usability of private amenity spaces. In accordance with SPPR 1, by ensuring 8m back gardens where the house has first floor windows, we have created functional and pleasant private open space in all cases, that are in accordance with the Compact Settlement Guidelines. This design choice balances the need for privacy and outdoor space within the constraints of the site, and good urban design.

Our design aligns with the principles of Sustainable and Compact Settlement Guidelines by optimising land use while providing adequate privacy and amenity space. The configuration we propose promotes a high-quality living environment without compromising the privacy or functionality of the gardens.

Compact Settlement Guidelines - SPPR 1 - Separation Distances:

It is a specific planning policy requirement of these Guidelines that statutory development plans¹⁵ shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level.

When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms¹⁶ at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

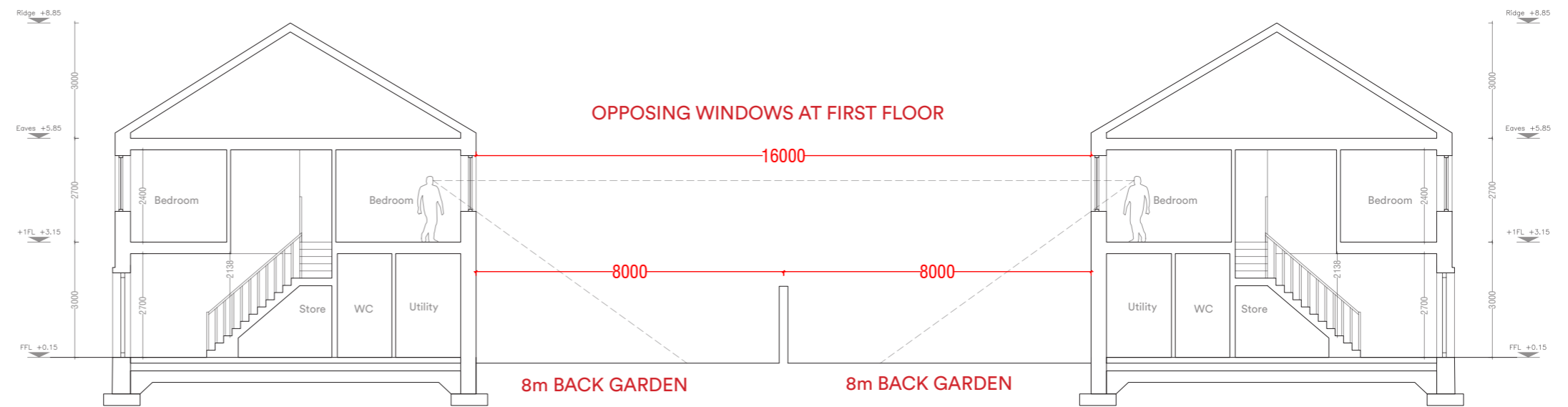
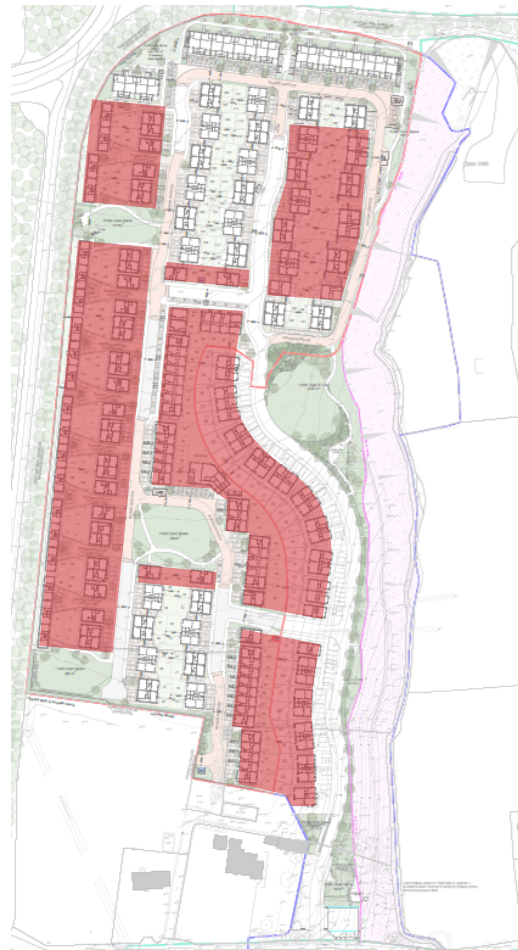
There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.

This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.

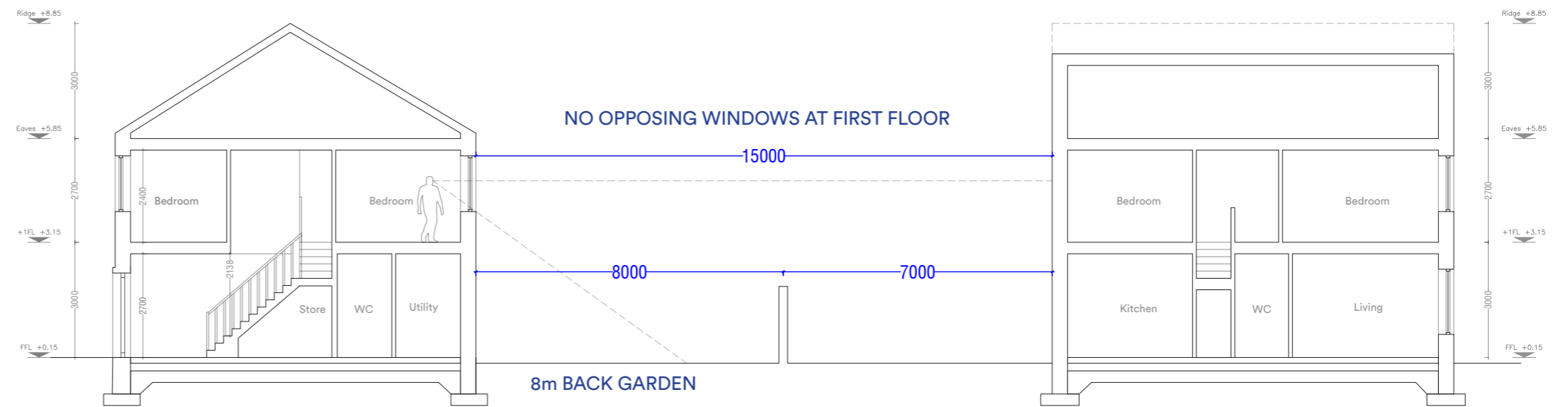
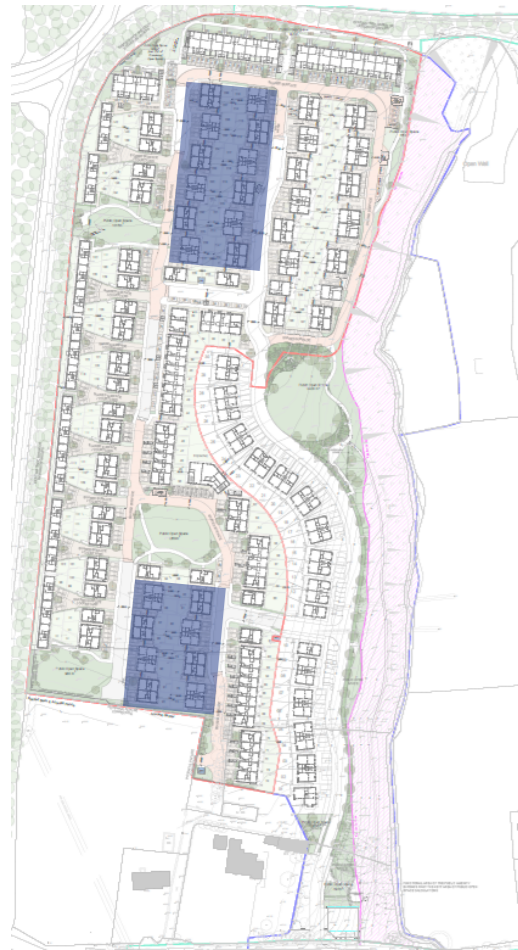
SCENARIO 1

≥ 16m SEPARATION



SCENARIO 2

15m SEPARATION



SCENARIO 3

14m SEPARATION

UNITS 196, 197, 198, 199, 185, 186, 211, 212 ONLY

