



Open space guidelines: Space around dwellings

Minimum space standards

Each plot should provide:

- A minimum front garden depth of 6 meters
- A minimum rear garden depth of 10 meters
- A minimum rear garden area of 70 square meters for plots up to 300 meters total area
- A minimum rear garden area of 100 square meters for plots over 300 meters total area
- In plots of up to 300 square meters, the garden must take up at least 60% of the site
- In plots over 300 square meters, the garden must take up at least 70% of the site

The above standards apply to all detached and semi-detached dwellings with a possible reduction for terraced dwellings.

Detached dwellings should have:

- A minimum side garden width of 5 meters to be provided on the basis of 2.5 meters either side or alternative side distances of 2 and 3 meters
- An overall minimum side garden width of 4 meters may be provided where the dwelling house has an integral garage and the minimum distance between the side walls of the adjacent dwelling house is 4 meters

Semi-detached and terraced dwellings should have:

- A minimum side width of 3 meters
- The minimum distance between the side walls of adjacent dwelling houses may be reduced to 4 meters where dwellings have integral garages
- In any instances where a rear garden backs onto a side garden, the minimum rear garden depth may be reduced
- With respect to detached, semi-detached and terraced dwelling houses, planning conditions may be imposed to ensure a minimum distance between dwelling houses of 4 meters.

Flatted developments, nursing homes and sheltered housing complexes should have:

- 20 square meters garden space per bedroom

Notes for guidance:

- Minor variations of these standards could be acceptable to take account of topographical features, adjacent developments and other requirements of planning consents
- These standards may be used as a reference point when considering development of individual plots or infill developments in existing town centres