



# Agenda Item 4

## Special Planning Committee – 9<sup>th</sup> February 2021

### Update Sheet

**Agenda Item No. 3**                      **Approval of Public and Stakeholder Consultation on Placemaking Supplementary Planning Guidance for Residential Developments**

Appendix A:                              Consultation Draft Placemaking Guidance for Householder Development

Amend paragraph 3.39 on p20 as follows

Replace paragraph 3.39 with the following:

*3.39 Paragraph 2.29 sets out the importance of maintaining a separation distance of 15m to avoid **overbearing impacts** to any affected properties. In some cases maintaining a 15m separation distance can also be important to ensure development proposals do not give rise to unacceptable **overlooking impacts** on habitable rooms and gardens. Any proposals that seek a reduction in this separation distance will be assessed by the Planning Authority as to whether the individual circumstances that apply in that case justify a relaxation of the 15m standard distance.*

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