# Request 7111 – Planning, assessment

(SCDC) Overlooking of garden spaces  
  
As part of an academic research, I am requesting information on how planning applications for proposed residential developments are assessed in terms of visual privacy( Particularly overlooking of garden spaces). Below is my request.  
  
In your Local Authority,  
  
1. Is 'Separation Distances between buildings' the only method used as a guide to assess visual privacy in the determination of planning applications for proposed residential developments?  
  
2. If the answer to question 1 is no, what other methods are used to assess visual privacy in the determination of planning application for proposed residential developments?  
  
For question 1, can you provided me with a 'Yes' or 'No'.  
For question 2, can you provide me with just a list of the methods.  
  
If there are no established guidelines on how visual privacy is accessed, can you also include that in your response.

## Response

1: No  
2: i) Existing overlooking and context e.g. built up neighbourhood, rural area, extent of existing privacy  
ii) what is being overlooked (private garden, habitable spaces or fronts of houses).  
iii) who is overlooking (is this a new unit or occupants of an existing unit?).  
iv) what can be implemented to mitigate the overlooking?  
v) the angle of overlooking  
vi) intervening landscaping  
vii) the room from which the overlooking would take place, bedroom or communal living space