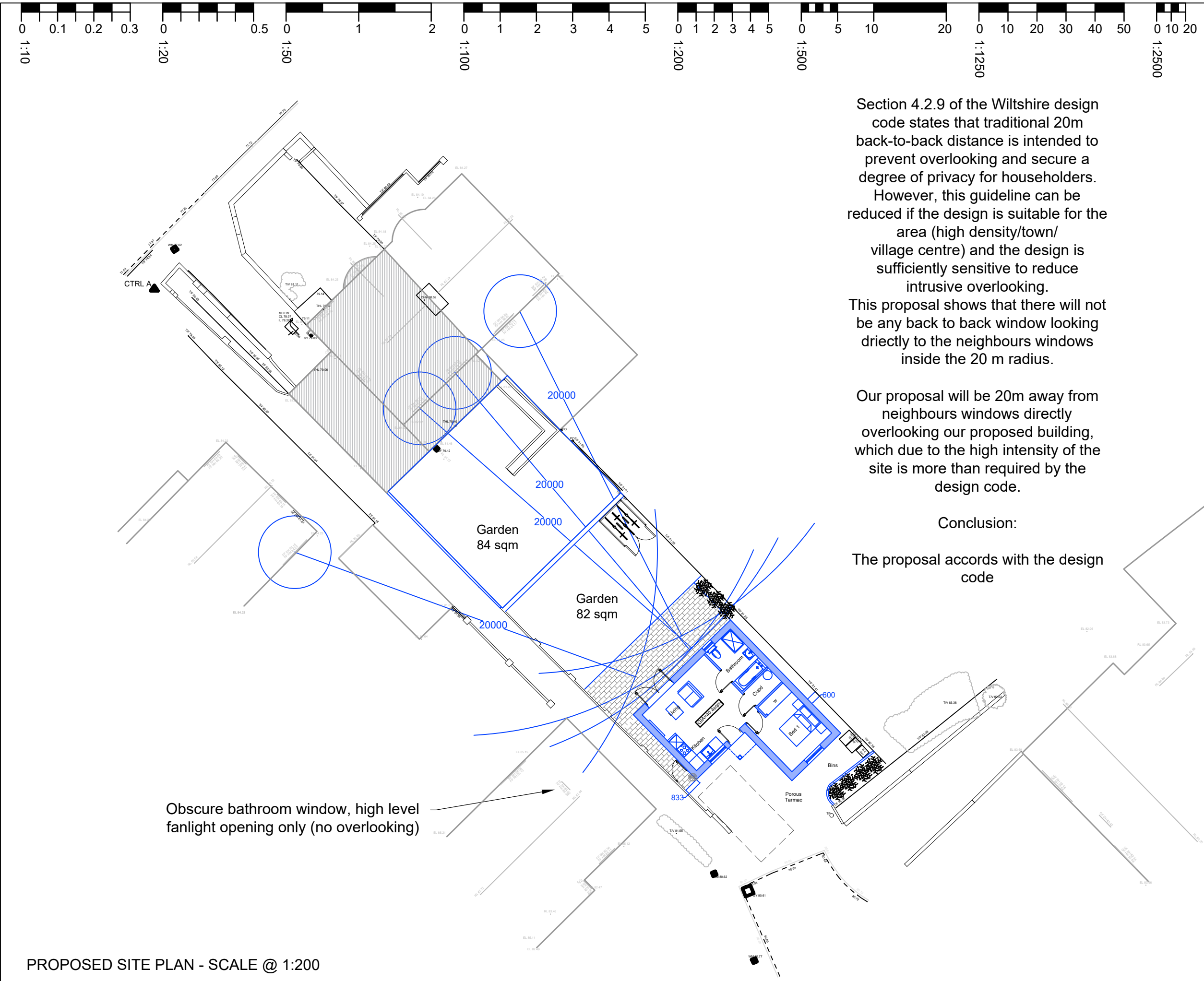




PROPOSED SITE PLAN - SCALE @ 1:200

Section 4.2.9 of the Wiltshire design code states that traditional 20m back-to-back distance is intended to prevent overlooking and secure a degree of privacy for householders. However, this guideline can be reduced if the design is suitable for the area (high density/town/ village centre) and the design is sufficiently sensitive to reduce intrusive overlooking. This proposal shows that there will not be any back to back window looking directly to the neighbours windows inside the 20 m radius.

Our proposal will be 20m away from neighbours windows directly overlooking our proposed building, which due to the high intensity of the site is more than required by the design code.

Conclusion:
The proposal accords with the design code

THIS DRAWING IS COPYRIGHT © Western Design Ltd 2025

REPRODUCING THESE DRAWINGS BY PRINTING OR COPYING MAY LEAD TO ERRORS, PLEASE REFER TO SCALE BAR. DO NOT SCALE OFF THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IF ANY DISCREPANCIES ARE FOUND, PLEASE CONTACT WESTERN DESIGN ARCHITECTS IMMEDIATELY.

DESIGNERS RISK ASSESSMENT- HEALTH AND SAFETY THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

A design and risk assessment Drawing CDM01 should form part of our drawing package, if you have not received this from us by post, email or by collection please contact us for a copy before moving forward with the project.

NOTES PLANNING

1. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building regulations should be assumed.

2. With regard to Fire Safety Design all layout details and indicated construction materials are subject confirmation by a specialist fire consultant prior to construction. Material choices are for planning/aesthetic purposes only with fire performance details subject to confirmation by a Specialist Fire Consultant (fixing system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)

NORTH

KEY

— EXISTING

— SITE BOUNDARY

- - - DEMOLISHED

— NEW CONSTRUCTION

REV.	DETAILS	BY	CKD	DATE
-	-	-	-	-

WDA

westerndesignarchitects.com

Western Design Architects

12 The Granary, Hinton Business Park, Tarrant Hinton, Dorset, DT11 8JF
T:01258 830675 E:info@westerndesign.co.uk

CLIENT

Kevin Sheppard

PROJECT

53 Leigh Road, Westbury

DRAWING TITLE

Proposed site plan
Overlooking study

DATE	05.03.2026	DRAWN BY	MT	CHECKED BY	MJW
SCALE	1:200@A3	JOB NO.	2526071		
DRAWING NO.	107	REVISION	-		

PLANNING