

Public Document Pack



To: Councillor Boulton, Chairperson; and Councillors Duncan and Avril MacKenzie.

Town House,
ABERDEEN 13 June 2019

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

The Members of the **LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL** are requested to meet in **Committee Room 2 - Town House** on **WEDNESDAY, 19 JUNE 2019 at 3.00 pm.**

FRASER BELL
CHIEF OFFICER - GOVERNANCE

BUSINESS

1.1 Procedure Notice (Pages 3 - 4)

COPIES OF THE RELEVANT PLANS / DRAWINGS ARE AVAILABLE FOR INSPECTION IN ADVANCE OF THE MEETING AND WILL BE DISPLAYED AT THE MEETING

MEMBERS PLEASE NOTE THAT THE FOLLOWING LINK WILL TAKE YOU TO THE LOCAL DEVELOPMENT PLAN.

[Local Development Plan](#)

TO REVIEW THE DECISION OF THE APPOINTED OFFICER TO REFUSE THE FOLLOWING APPLICATIONS

PLANNING ADVISER - GAVIN EVANS

2.1 29 Ferryhill Place - Formation of Linked Roof Extension and Additional Dormer to Rear - 190350/DPP

2.2 Delegated Report, Original Application Form, Decision Notice and Letters of Representation (if there are any) (Pages 5 - 20)

Members, please note that all plans and supporting documents relevant to the review can be viewed online at the following link by entering the application reference number:-

(Ref: 190350)

<https://publicaccess.aberdeencity.gov.uk/online-applications/search.do?action=simple&searchType=Application>

2.3 Planning Policies Referred to in Documents Submitted (Pages 21 - 22)

2.4 Notice of Review with Supporting Information Submitted by Applicant / Agent (Pages 23 - 42)

Members, please note that all plans and supporting documents relevant to the review can be viewed online at the following link by entering the application reference number:-

(Ref: 190350)

<https://publicaccess.aberdeencity.gov.uk/online-applications/search.do?action=simple&searchType=Application>

2.5 Determination - Reasons for Decision

Members, please note that reasons should be based against Development Plan policies and any other material considerations.

2.6 Consideration of Conditions to be Attached to the Application - if Members are Minded to Over-Turn the Decision of the Case Officer

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Mark Masson on mmasson@aberdeencity.gov.uk / tel 01224 522989 or Lynsey McBain on lymcbain@aberdeencity.gov.uk / tel 01224 522123

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

PROCEDURE NOTE

GENERAL

1. The Local Review Body of Aberdeen City Council (the LRB) must at all times comply with (one) the provisions of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 (the regulations), and (two) Aberdeen City Council's Standing Orders.
2. In dealing with a request for the review of a decision made by an appointed officer under the Scheme of Delegation adopted by the Council for the determination of "local" planning applications, the LRB acknowledge that the review process as set out in the regulations shall be carried out in stages.
3. As the first stage and having considered the applicant's stated preference (if any) for the procedure to be followed, the LRB must decide how the case under review is to be determined.
4. Once a notice of review has been submitted interested parties (defined as statutory consultees or other parties who have made, and have not withdrawn, representations in connection with the application) will be consulted on the Notice and will have the right to make further representations within 14 days.
Any representations:
 - made by any party other than the interested parties as defined above (including those objectors or Community Councils that did not make timeous representation on the application before its delegated determination by the appointed officer) or
 - made outwith the 14 day period representation period referred to abovecannot and will not be considered by the Local Review Body in determining the Review.
5. Where the LRB consider that the review documents (as defined within the regulations) provide sufficient information to enable them to determine the review, they may (as the next stage in the process) proceed to do so without further procedure.
6. Should the LRB, however, consider that they are not in a position to determine the review without further procedure, they must then decide which one of (or combination of) the further procedures available to them in terms of the regulations should be pursued. The further procedures available are:-
 - (a) written submissions;
 - (b) the holding of one or more hearing sessions;
 - (c) an inspection of the site.

7. If the LRB do decide to seek further information or representations prior to the determination of the review, they will require, in addition to deciding the manner in which that further information/representations should be provided, to be specific about the nature of the information/representations sought and by whom it should be provided.
8. In adjourning a meeting to such date and time as it may then or later decide, the LRB shall take into account the procedures outlined within Part 4 of the regulations, which will require to be fully observed.

DETERMINATION OF REVIEW

9. Once in possession of all information and/or representations considered necessary to the case before them, the LRB will proceed to determine the review.
10. The starting point for the determination of the review by the LRB will be Section 25 of the Town and Country Planning (Scotland) Act 1997, which provides that:-

“where, in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan unless material considerations indicate otherwise.”
11. In coming to a decision on the review before them, the LRB will require:-
 - (a) to consider the Development Plan position relating to the application proposal and reach a view as to whether the proposal accords with the Development Plan;
 - (b) to identify all other material considerations arising (if any) which may be relevant to the proposal;
 - (c) to weigh the Development Plan position against the other material considerations arising before deciding whether the Development Plan should or should not prevail in the circumstances.
12. In determining the review, the LRB will:-
 - (a) uphold the appointed officers determination, with or without amendments or additions to the reason for refusal; or
 - (b) overturn the appointed officer’s decision and approve the application **with or without appropriate conditions.**
13. The LRB will give clear reasons for its decision in recognition that these will require to be intimated and publicised in full accordance with the regulations.



Strategic Place Planning

Report of Handling

Site Address:	29 Ferryhill Place, Aberdeen, AB11 7SE.
Application Description:	Formation of linked roof extension and additional dormer to rear
Application Ref:	190350/DPP
Application Type:	Detailed Planning Permission
Application Date:	1 March 2019
Applicant:	Mr Neil Wilson
Ward:	Torry/Ferryhill
Community Council:	Ferryhill and Ruthrieston
Case Officer:	Dineke Brasier

RECOMMENDATION

Refuse

APPLICATION BACKGROUND

Site Description

The application property is a traditional 1½ storey end of terrace property located on the southern side of Ferryhill Place close to its junction with Ferryhill Road. It is constructed of granite with a slated roof. The front roof slope contains two timber dormers, and the rear roof slope a single timber piended dormer and small roof light. The property is category B listed, located within the Marine Terrace Conservation Area.

Relevant Planning History

190349/LBC – is the accompanying application for listed building consent, which is currently under consideration;
 180519/DPP – is for the creation of a lightwell; formation of dormer and replacement window was approved on 16th July 2018; and
 180606/LBC – is for the conversion of the basement into living space; formation of dormer to rear; replacement window and raising of window cill; and internal alterations including removal of wall was approved on 16th July 2018.

APPLICATION DESCRIPTION

Description of Proposal

Construction of a second piended dormer and linked roof extension to the rear roof slope. The dormer has been consented as part of 180519/DPP and 180606/LBC and would be a traditional piended dormer with timber windows and slated roof and apron, mirroring the existing dormer on the rear roof slope. The two dormers would be linked by a flat roofed slated panel set at a slight 10° angle measuring c.0.9m by c.1.5m and covered by a dark grey roofing membrane with lead flashings.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PNOS6HBZLK600>

Supporting Statement by Aurora Planning

CONSULTATIONS

Ferryhill And Ruthrieston Community Council – None received

REPRESENTATIONS

None

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

National Planning Policy and Guidance

Scottish Planning Policy – paragraphs 141 through to 143 covers listed buildings and conservation areas.

Historic Environment Scotland Policy Statement

Aberdeen City and Shire Strategic Development Plan (2014) (SDP)

The purpose of the SDP is to set a spatial strategy for the future development of the Aberdeen City and Shire. The general objectives of the plan are promoting economic growth and sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change, limiting the use of non-renewable resources, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility.

From the 29 March 2019, the Strategic Development Plan 2014 will be beyond its five-year review period. In the light of this, for proposals which are regionally or strategically significant or give rise to cross boundary issues between Aberdeen City and Aberdeenshire, the presumption in favour of development that contributes to sustainable development will be a significant material consideration in line with Scottish Planning Policy 2014.

The Aberdeen City Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Proposed Aberdeen City & Shire SDP 2020 may also be a material consideration.

Aberdeen Local Development Plan (2017)

D1: Quality Placemaking by Design

D4: Historic Environment

H1: Residential Areas

Supplementary Guidance (SG)

Householder Development Guide

Other Material Considerations

Managing Change in the Historic Environment: Roofs

EVALUATION

Principle of Development

The application site is located in a residential area, under Policy H1 of the ALDP, and the proposal relates to householder development. Householder development would accord with this policy in principle if it does not constitute over development, adversely affect the character and amenity of the surrounding area, and it complies with the Supplementary Guidance, in this case the Householder Development Guide (HDG). The proposal is for an additional dormer and link connecting to an existing dormer on the rear elevation. As such, it would not result in an increase in the footprint of the dwelling, and would therefore not be considered an overdevelopment of the site. The other issues listed above are assessed below.

Design and Scale

To determine the effect of the proposal on the character of the area it is necessary to assess it in the context of Policy D1 of the ALDP. This policy recognises that not all development will be of a scale that makes a significant placemaking impact but recognises that good design and detail adds to the attractiveness of the built environment.

In addition, the dwelling is part of a terrace of Category B listed buildings consisting of 17-29 Ferryhill Place, and falls within the Marine Terrace Conservation Area. Policy D4 is therefore relevant. This policy sets out that the Council will protect, preserve and enhance the historic environment, and that high quality design should respect the character, appearance and setting of the historic environment and should protect the special architectural or historic interest of its listed buildings and conservation areas.

Finally, Supplementary Guidance on Householder Development – the Householder Design Guide (HDG) provides criteria that should be used in the assessment of applications for dormers and dormer extensions within residential areas.

The proposal is for the creation of a second dormer on the rear roof slope and a connecting link between this proposed dormer and the existing dormer. The proposed dormer would have a traditional piended design, and would match the existing in dimensions, design and use of materials. This dormer was also assessed and approved as part of planning permission and listed building consent 180519/DPP and 180606/LBC. It is therefore considered acceptable and can be constructed notwithstanding the determination of this current application.

The proposed dormer would be connected to the existing dormer through a link measuring c1m by c.1.5m. It would have a flat roof and a fully slated link panel. The roof would be clad in dark grey roofing membrane with lead flashings. Slates would match existing.

HDG sets out in section 3.1.7 Dormers – General Principles that the linking of dormers with vertical panels will not be permitted anywhere on listed buildings. The dwelling is a category B listed building, and the proposal is therefore clearly contrary to this criterion of the HDG. The Marine Terrace Conservation Area Appraisal sets out that dormer windows are a traditional feature on properties within the Conservation Area. In that respect, the proposed additional rear dormer was therefore considered to be an acceptable addition to the rear roof slope of the property in question. However, the linking of dormers is not a traditional feature connected to these original buildings, as this is a much more modern development. The proposed link would therefore detract from the original form of the property. Taking account of both the category B

listing of the dwelling, and its position within the Marine Terrace Conservation Area, it is considered that this proposal would not take sufficient cognisance of the character and appearance of the surrounding area, nor would it preserve or enhance the surrounding historic environment, or the character, setting and appearance of the category B listed building.

Guidance contained in 'Managing Change in the Historic Environment: Roofs' sets out that the design, use of materials, construction and detailing of roofs make a substantial contribution to the character of any historic building or area. In this case, it is considered that the detailing of the second dormer would be acceptable. However, the addition of a further detail, the link between the two dormers, would have such a detrimental impact on the character and appearance of this relatively unchanged category B listed property, that it would not be in compliance with the spirit of this guidance as it would detract from the relatively simple form of the existing roof and that prevalent within the wider terrace.

In their supporting statement, the applicant refers to the existing extension and box dormer at the neighbouring property at 27 Ferryhill Place. This is a historic extension and was not assessed under the current local development plan. Throughout the years, planning policies in relation to development within conservation areas and on listed buildings have become more stringent to ensure these historic assets are preserved and protected, and as such this existing extension and box dormer carries little weight in the assessment of this application.

Neither can it be argued that the existing form of 27 Ferryhill Place has any bearing on the assessment of this application. 29 Ferryhill Place is a relatively unaltered property and a good example of a typical 1½ storey dwelling within this Conservation Area and worthy of its Category B listing which carries significant weight. The proposed approved roof alteration which consisted of the second dormer only, was considered to comply with all relevant policies due to its design, positioning and use of materials, and would not have a significant detrimental impact on the character and appearance of both the Category B listed building, nor on the Marine Place Conservation Area, whilst ensuring the building would be suitably adapted for modern living, and this remains the case. However, the linking of both dormers would result in a feature that is not traditional for these buildings and would distort the relatively simple and characteristic design of the rear roof slope.

Each case is assessed on a site by site basis. Notwithstanding this, the other examples of dormers within the Supporting Statement of the applicant are not considered to be relevant. These include historic examples of the type of link dormers that would not be approved under current policies and guidance; or they would be located on modern developments, such as the Apple Apartments in Devanha Gardens immediately to the south of the application property, which are not listed and where the linked dormers are an integral part of the overall design of the building. As such, they do not demonstrate an acceptable form of dormer development that would be readily applicable to the application property.

Taking account of the above, the proposal to construct a linked dormer fails to comply with policies H1, D1 and D4 of the 2017 Aberdeen Local Development Plan, the Householder Design Guide and all relevant national policies, including guidance contained within Managing Change in the Historic Environment, Scottish Planning Policy and Historic Environment Scotland Policy Statement.

Impact on amenity

The proposed dormer and link would not have a detrimental impact on the residential amenity of neighbouring properties as it would not result in an unacceptable increase of overlooking, nor would it result in a loss of light or excessive overshadowing.

In terms of assessment against the Strategic Development Plan, due to the small scale of this proposal the proposed development is not considered to be strategic or regionally significant, or require consideration of cross-boundary issues and, therefore, does not require detailed consideration against the SDP.

RECOMMENDATION

Refuse

REASON FOR RECOMMENDATION

The proposed link dormer is considered not to preserve or enhance the historic fabric of the category B listed building and the character and appearance of the Marine Terrace Conservation Area, and as such does not take sufficient recognition of the setting of the building within the surrounding historic environment. It is therefore considered not to comply with policies H1 (Residential Areas), D1 (Quality Placemaking by Design) and D4 (Historic Environment) of the 2017 Aberdeen Local Development Plan; Supplementary Guidance - Householder Design Guide; Scottish Planning Policy – paragraphs 141-143; Historic Environment Scotland Policy Statement; and Managing Change in the Historic Environment – Roofs. There are no material consideration that would warrant approval in this instance.

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Marischal College Planning & Sustainable Development Business Hub 4, Ground Floor North Broad Street Aberdeen AB10 1AB Tel: 01224 523 470 Fax: 01224 636 181 Email: pi@aberdeencity.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100155146-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Proposed dormer apron between existing and consented dormer.

Has the work already been started and/ or completed? *

No Yes - Started Yes – Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	AK architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Ashley	Building Name:	Westpoint, Arnhall Business Park
Last Name: *	Keenon	Building Number:	
Telephone Number: *	07399873227	Address 1 (Street): *	Prospect Road
Extension Number:		Address 2:	Westhill
Mobile Number:		Town/City: *	Aberdeenshire
Fax Number:		Country: *	United Kingdom
		Postcode: *	AB32 6FJ
Email Address: *	admin@ak-architecture.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Neil	Building Number:	29
Last Name: *	Wilson	Address 1 (Street): *	Ferryhill Place
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Aberdeen
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	AB11 7SE
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Aberdeen City Council

Full postal address of the site (including postcode where available):

Address 1:

29 FERRYHILL PLACE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

ABERDEEN

Post Code:

AB11 7SE

Please identify/describe the location of the site or sites

Northing

805093

Easting

393811

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Ashley Keenon

On behalf of: Mr Neil Wilson

Date: 25/02/2019

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Ashley Keenon

Declaration Date: 25/02/2019

Payment Details

Online payment: ABSP00003730
Payment date: 01/03/2019 11:23:00

Created: 01/03/2019 11:23

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Ashley Keenon
AK architecture
Westpoint, Arnhall Business Park
Prospect Road
Westhill
Aberdeenshire
AB32 6FJ

on behalf of **Mr Neil Wilson**

With reference to your application validly received on 1 March 2019 for the following development:-

**Formation of linked roof extension and additional dormer to rear
at 29 Ferryhill Place, Aberdeen**

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **REFUSE PLANNING PERMISSION** for the said development in accordance with the particulars given in the application form and the following plans and documents:

Drawing Number	Drawing Type
A-0056-02-01-001 Rev A02	Location Plan
A-0056-02-01-007 Rev A02	Site Layout (Proposed)
A-0056-02-01-008 Rev A02	Multiple Floor Plans (Proposed)
A-0056-02-01-009 Rev A02	Multiple Elevations (Proposed)

REASON FOR DECISION

The reasons on which the Council has based this decision are as follows:-

The proposed link dormer is considered not to preserve or enhance the historic fabric of the category B listed building and the character and appearance of the Marine

Terrace Conservation Area, and as such does not take sufficient recognition of the setting of the building within the surrounding historic environment. It is therefore considered not to comply with policies H1 (Residential Areas), D1 (Quality Placemaking by Design) and D4 (Historic Environment) of the 2017 Aberdeen Local Development Plan; Supplementary Guidance - Householder Design Guide; Scottish Planning Policy - paragraphs 141-143; Historic Environment Scotland Policy Statement; and Managing Change in the Historic Environment - Roofs. There are no material considerations that would warrant approval in this instance.

Date of Signing 25 April 2019



Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL, AS AGREED WITH APPLICANT (S32A of 1997 Act)

None.

RIGHT OF APPEAL THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision of the planning authority –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at www.eplanning.scot.

Notices of review submitted by post should be sent to Strategic Place Planning (address at the top of this decision notice).

SERVICE OF PURCHASE NOTICE WHERE INTERESTS ARE AFFECTED BY A PLANNING DECISION

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development that would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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National Planning Policy

Scottish Planning Policy (SPP)

<https://www.gov.scot/Resource/0045/00453827.pdf>

Historic Environment Policy for Scotland (HEPS)

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=1bcfa7b1-28fb-4d4b-b1e6-aa2500f942e7>

Aberdeen Local Development Plan (ALDP)

H1: Residential Areas;

D1: Quality Placemaking by Design;

D4: Historic Environment

Supplementary Guidance

Householder Development Guide

<https://www.aberdeencity.gov.uk/sites/default/files/2.1.PolicySG.HouseHoldDesignGuide.pdf>

Other Material Considerations

Marine Terrace Conservation Area Character Appraisal

https://www.aberdeencity.gov.uk/sites/default/files/2013_Con_Appraisal_8_Marine_Ter.pdf

Historic Environment Scotland 'Managing Change in the Historic Environment' guidance notes on:

- Use and Adaptation of Listed Buildings
<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8ab1f9c9-521a-435e-a3f2-aa240119b5e1>
- Roofs
<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=577dd6d3-94cc-4a14-b187-a60b009af4bd>

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Marischal College Planning & Sustainable Development Business Hub 4, Ground Floor North Broad Street Aberdeen AB10 1AB Tel: 01224 523 470 Fax: 01224 636 181 Email: pi@aberdeencity.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100166038-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation: Aurora Planning Limited

Ref. Number: You must enter a Building Name or Number, or both: *

First Name: * Margaret Building Name:

Last Name: * Bochel Building Number: 22

Telephone Number: * 07378164327 Address 1 (Street): * Rubislaw Terrace

Extension Number: Address 2:

Mobile Number: Town/City: * Aberdeen

Fax Number: Country: * UK

Postcode: * AB10 1XE

Email Address: * maggie@auroraplanning.co.uk

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Neil"/>	Building Number:	<input type="text" value="29"/>
Last Name: *	<input type="text" value="Wilson"/>	Address 1 (Street): *	<input type="text" value="29 Ferryhill Place"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Aberdeen"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="AB11 7SE"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="Aberdeen City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="29 FERRYHILL PLACE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="ABERDEEN"/>
Post Code:	<input type="text" value="AB11 7SE"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="805093"/>	Easting	<input type="text" value="393811"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Formation of linked roof extension and additional dormer to rear.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see Notice of Review paper apart.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Please see Appendix One of Notice of Review paper apart.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

190350/DPP

What date was the application submitted to the planning authority? *

01/03/2019

What date was the decision issued by the planning authority? *

25/04/2019

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Site requires to be seen in the context of similar developments elsewhere in the area.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Site is to the rear of a private house.

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Dr Margaret Bochel

Declaration Date: 20/05/2019

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**29 FERRYHILL PLACE
ABERDEEN
AB11 7SE**

**NOTICE OF REVIEW UNDER
S.43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

in respect of

DECISION TO REFUSE PLANNING APPLICATION REFERENCE 190350/DPP

PAPER APART



1 Introduction

1.1 Planning application reference 190350/DPP was submitted to Aberdeen City Council on 01/03/2019, seeking: *“The formation of linked roof extension and additional dormer to rear”* at 29 Ferryhill Place, Aberdeen.

1.2 The description of the application notwithstanding, the proposed development comprises only the formation of an extension linking two dormer windows, one of which is pre-existing and the other one of which is consented (pursuant to planning application reference 180519/DPP and listed building consent reference 180606) but which had not yet been built. As such, the application requires to be determined on basis of the acceptability of the proposed link extension only.

1.3 The application was refused on 25/04/2018, with the reason for refusal being given in the Decision Notice [Document 12] as:

“The proposed link dormer is considered not to preserve or enhance the historic fabric of the category B listed building and the character and appearance of the Marine Terrace Conservation Area, and as such does not take sufficient recognition of the setting of the building within the surrounding historic environment. It is therefore considered not to comply with policies H1 (Residential Areas), D1 (Quality Placemaking by Design) and D4 (Historic Environment) of the 2017 Aberdeen Local Development Plan; Supplementary Guidance - Householder Design Guide; Scottish Planning Policy - paragraphs 141-143; Historic Environment Scotland Policy Statement; and Managing Change in the Historic Environment - Roofs. There are no material consideration that would warrant approval in this instance.”

1.4 A review of the decision to refuse the application is now sought on the grounds that, as set out in the Planning Statement submitted with the application [Document 10] and in the following paragraphs, the proposed dormer:

- is in accordance with the relevant Development Plan Policies specifically, Policies H1, D1, and D4;
- complies with the requirements of Supplementary Guidance: Householder Development Guide in terms of dimensions and style;
- will have no impact on the listed terrace, the listing for which recognises that similar dormer window developments are a feature of the southern elevation of the terrace;



- will have no impact on the character and appearance of the Marine Terrace Conservation Area by virtue of its location on the rear elevation of the property and the quality and nature of both the design and the materials proposed; and
- is consistent with the principles of Scottish Planning Policy and Historic Environment Policy Scotland in terms of allowing for positive change in the historic environment.

1.5 It should also be noted that there were no objections to the application from any statutory consultees, nor from any neighbours.

1.6 A full list of documents submitted with the application is provided in Appendix One, together with all other relevant documents referred to in this statement.

1.7 For the reasons given in both the Planning Statement and in this paper apart, read in conjunction with the documents listed in Appendix One, it is submitted that the appeal should be allowed, and the application granted.

2 Policy context

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the Development Plan comprises the Aberdeen City and Shire Strategic Development Plan (SDP) (2014) and the Aberdeen Local Development Plan (ALDP) (2017).

2.1 In addition, Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires, with respect to any buildings or other land in a conservation area, that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2.2 Full details of both the proposed development and the policy context against which the application requires to be considered are set out in the Planning Statement submitted with the application, in terms of which it is submitted that the application complies with the Development Plan and is supported by all other relevant material planning considerations.

3 Reason for refusal

3.1 Although the Decision Notice gives only one reason for refusal, it contains three elements as follows:



- *The proposed link dormer is considered not to preserve or enhance the historic fabric of the category B listed building and the character and appearance of the Marine Terrace Conservation Area, and as such does not take sufficient recognition of the setting of the building within the surrounding historic environment.*
- *It is therefore considered not to comply with policies H1 (Residential Areas), D1 (Quality Placemaking by Design) and D4 (Historic Environment) of the 2017 Aberdeen Local Development Plan; Supplementary Guidance - Householder Design Guide; Scottish Planning Policy - paragraphs 141-143; Historic Environment Scotland Policy Statement; and Managing Change in the Historic Environment - Roofs.*
- *There are no material consideration that would warrant approval in this instance.*

3.2 Each of the reasons for refusal is addressed in turn below, demonstrating how the application complies with the Development Plan in terms of the issues raised in the Decision Notice.

3.3 In doing this, it should also be noted that the Report of Handling for the application [Document 11] expressly acknowledges that the proposed development:

- would not be considered an overdevelopment of the site; and
- would not have a detrimental impact on the residential amenity of neighbouring properties as it would not result in an unacceptable increase of overlooking, nor would it result in a loss of light or excessive overshadowing.

3.4 The only concerns then relate to the proposed development's relationship to the historic environment as considered below.

The proposed link dormer is considered not to preserve or enhance the historic fabric of the category B listed building and the character and appearance of the Marine Terrace Conservation Area, and as such does not take sufficient recognition of the setting of the building within the surrounding historic environment.

3.5 In this regard, the Report of Handling for the application draws heavily on section 3.1.7 of **Supplementary Guidance: Householder Development Guide** [Document 16]. The Guidance has been adopted as part of the Aberdeen Local Development Plan and, as such, has statutory status in the determination of planning applications.



- 3.6 Section 3.1.7 states that, as a general principle, the linking of dormers with vertical panels will not be permitted anywhere on listed buildings. However, as set out in paragraphs 3.22 to 3.25 of the Planning Statement, this must be read in the context of both the Guidance and the Development Plan as a whole. In particular, whereas section 3.1.7 of the Guidance sets out general principles, subsequent sections expand on this with more specific provisions that require to be looked at in detail.
- 3.7 Of particular importance is the section headed “*Rear Elevations and Exceptions*” which states that “*The guidelines for older properties may be relaxed where a property is situated between two properties which have existing box dormer extensions, or in a street where many such extensions have already been constructed. They may also be relaxed on the non-public (rear) side of a property.*” This applies whether or not a property is listed. In this case, the proposed dormer extension would both be on the non-public side of the property, and on a street on which a number of box dormers can be seen (including on one of the immediately neighbouring properties) as shown in Appendix Two. As such, a more relaxed approach should be taken in this instance, in accordance with the Guidance, to allow for the creation of a more useable living space.
- 3.8 The provisions of the Guidance set out above notwithstanding, the Report of Handling indicates that existing dormers in the area should not be taken into account in determining the application, and that examples given in the Planning Statement should not be considered relevant. In this regard, it is fully accepted that each planning application requires to be considered on its own merits. However, ignoring the presence of existing dormers in the area is to ignore the express provisions of the Guidance. In doing that the application would not be determined in accordance with the Development Plan, as is required by statute. Conversely, determining the application in accordance with the Development Plan requires the presence of existing dormers to be taken into account in this instance.
- 3.9 Likewise, as also set out in the Planning Statement submitted with the application, the **Marine Terrace Conservation Area Character Appraisal and Management Plan (CACAMP)** [Document 20] highlights the variety of architectural styles and detailing in the area, including variants on the Aberdeen cottage style and various dormer windows. Further, for the listed buildings at 17 – 29 (odd numbers) Ferryhill Place, the listing specifically refers to there being irregular door and window arrangements, including some modern rectangular dormers.
- 3.10 As such, when the presence of existing dormers is properly taken into account in accordance with the Guidance, as well as the fact that the proposed extension would be on a non-public (rear) elevation of the property, and complies with all other



relevant criteria set out in the guidance (as set out in detail in paragraph 3.24 of the Planning Statement submitted with the application and summarised in Appendix Three), it is submitted that due recognition has been given to the property's historic setting. That being the case, the proposed dormer extension would have no negative impact on this, with there accordingly being no justification for the application being refused on this ground.

It is therefore considered not to comply with policies H1 (Residential Areas), D1 (Quality Placemaking by Design) and D4 (Historic Environment) of the 2017 Aberdeen Local Development Plan; Supplementary Guidance - Householder Design Guide; Scottish Planning Policy - paragraphs 141-143; Historic Environment Scotland Policy Statement; and Managing Change in the Historic Environment - Roofs.

3.11 Policy H1– Residential Areas – as set out in paragraph 3.11 of the Planning Statement, this Policy sets out three criteria which must be complied with for residential development to be acceptable, each of which are satisfied as follows:

- does not constitute over development – as noted in paragraph 3.3 above, the Report of Handling for the application states that the development proposed in this application would not constitute over development;
- does not have an unacceptable impact on the character and amenity of the surrounding area – the Report of Handling also accepts that the development proposed in this application would not affect residential amenity enjoyed in the area, while the fact that the proposed extension would not be visible from either the street or neighbouring properties means that it cannot be said to have any impact on the character of the wider area; and
- complies with Supplementary Guidance – this has been covered in detail in paragraphs 3.5 to 3.8 above, as well as in the Planning Statement, in light of which it is submitted that the proposed development clearly complies with the relevant Supplementary Guidance – Householder Development Guide.

3.12 Policy D1 – Quality Placemaking by Design – the provisions of Policy D1 are set out in detail in paragraphs 3.15 and 3.16 of the Planning Statement submitted with the application. In terms of this it should be emphasised that the use of slate would be in keeping with both the existing roof and the dormer window recently consented. In addition, as stated above, dormers of this nature are already a feature of the area. At the same time, account must be taken of the contribution that the proposed development would make to placemaking in terms of addressing current issues with the lack of head space in the master bedroom of the property, providing a high quality



residential environment and ensuring the long term sustainable use of a historic building. As such, it is submitted that the application fully aligns with Policy D1.

- 3.13 **Policy D4 – Historic Environment** - with regards to listed buildings and conservation areas, Policy D4 specifically looks to protect their special architectural or historic interest. As outlined above the listing for 17 – 29 (odd numbers) Ferryhill Place refers to the existence of modern rectangular dormers within this terrace, while the proposed extension would not be visible within the wider conservation area, thus it would have no impact on the architecture or interest of this. This is also addressed in more detail in paragraphs 3.17 – 3.20 of the Planning Statement, in light of which it is submitted that the proposed development presents no conflict with Policy D4.
- 3.14 **Supplementary Guidance - Householder Design Guide** – this is discussed in detail in paragraphs 3.5 to 3.8 above, in which it is demonstrated that the proposed development does comply with the provisions of the Supplementary Guidance.
- 3.15 **Scottish Planning Policy (SPP) [Document 17] paragraphs 141-143** – although non-compliance with SPP is cited as a reason for refusal, it is not clear why that is the case, given that it is not discussed in the Report of Handling for the application. When SPP is considered it is clear that its provisions do not prevent alterations to historic buildings. Rather it states that change to a listed building should be managed to protect its special interest while enabling it to remain in active use, with special regard to be given to the importance of preserving and enhancing the building. The adaptation of a traditional building for modern family use, as proposed in terms of this application, through the installation of a feature that is in keeping with the listing of the building as set out above, both protects the property’s special interest and enables it to remain in active use as advocated by SPP. As such, the application should be supported accordingly.
- 3.16 **Historic Environment Scotland Policy Statement** – the provisions of this are also not explored in the Report of Handling. Historic Environment Scotland’s Policy Statement has, however, now been replaced by the **Historic Environment Policy for Scotland** [Document 18], which sets out six policies for managing the historic environment. Where relevant to this application, these make it clear that decisions should be informed by an inclusive understanding of the historic environment’s breadth and cultural significance, should ensure that enjoyment and benefits of the historic environment are secured for present and future generations, and should contribute to the sustainable development of communities and places. In this regard, the proposed extension reflects the listing of the Terrace, as outlined in paragraph 3.9 above, and would ensure that the house continues to provide a high-quality residential environment now and into the future, making a positive contribution to



this as a place. As such, the proposed development is fully in line with Historic Environment Policy for Scotland and should be supported accordingly.

- 3.17 **Historic Environment Scotland’s Managing Change series of guidance notes - Roofs (2010)** [Document 19] – again, the provisions of this are not discussed in the Report of Handling but, as set out in more detail in paragraphs 4.8 – 4.10 of the Planning Statement submitted with this application, the guidance note recognises that roof alterations such as that proposed in terms of this application can legitimately create additional space to allow a building to remain in use and develop with the needs of occupants. There is nothing in the guidance note to preclude dormer extensions such as that proposed in this instance. As such, there is no reason for concluding that the application is contrary to the guidance, and the application should instead be considered to be consistent with this for the reasons outlined in this paragraph.

There are no material consideration that would warrant approval in this instance.

- 3.18 An important material consideration in terms of this application is the positive impact that the proposed extension would have on the applicant and their family’s quality of life. As an historic building, 29 Ferryhill Place does not allow for the level of headroom that would now be expected in contemporary living spaces, providing a sub-standard living environment. Conversely, the proposed extension will, through a relatively small intervention, create a significant improvement, allowing the applicant and others to continue to enjoy the property now and in the future. In turn, this will ensure the long-term sustainable use and care of the property, which is ultimately what all the relevant policies and guidance on the historic environment referred to above seek to achieve. It is submitted that this requires to be taken into account when considering the proposed development, and the application approved accordingly.

4 Conclusion

- 4.1 For the reasons given in the Planning Statement and set out above, it is clear that the proposed development:
- complies with the relevant policies of the Local Development Plan, including Policies D1, H1 and D4;
 - complies with the requirements and related Supplementary Guidance-Householder Design Guide in terms of design, style and the background of the listing in the Ferryhill place and the context of the ALDP statement as a whole;



- is consistent with the existing pattern of the historic fabric of Marine Terrace Conservation Area by virtue of its location on a private rear elevation of the property;
- is consistent with the principles of Scottish Planning Policy and Historic Environment Policy for Scotland in terms of allowing for positive change in the historic environment; and
- complies with Historic Environment Scotland's Managing Change series of guidance notes - Roofs due to the design of the link dormer to the rear of the building which creates an additional space and indeed makes a positive contribution to the needs of occupants.

4.2 As such, the review should be allowed, and the application approved.



Appendix One: List of documents submitted with Notice of Review

Planning application documents

1. Application Form
2. Location Plan
3. Existing Site Plan
4. 2 x Existing Floor Plans
5. Existing Elevations
6. Existing Section
7. Proposed Site Plan
8. Proposed Floor Plans
9. Proposed Elevations
10. Planning Statement

Report of handling and associated documents

11. Report of Handling
12. Decision Notice
13. Neighbour Notification List

Development Plan and other policy documents

14. Aberdeen City and Shire Strategic Development Plan (2014)
15. Aberdeen Local Development Plan (2017)
16. Supplementary Guidance Householder Development Guide

Material considerations

17. Scottish Planning Policy (2014)
18. Historic Environment Policy for Scotland
19. Managing Change in the Historic Environment – Roofs (2010)
20. Aberdeen City Conservation Area Character Appraisal and Management Plan for Marine Terrace



Appendix Two: Existing box dormers and aprons in the area





Appendix Three: Requirements for dormer windows in terms of Supplementary Guidance - Householder Design Guide

- **The aggregate area of all dormers should not dominate the original roof slope** – including the proposed apron, the aggregate area of all dormers on 29 Ferryhill Place would cover less than a third of the total roof area, with the proposed apron itself covering less than 2m² out of the total roof area of approximately 26m², such that this would not dominate the roof slope.
- **Dormer hafts should be a minimum of 400mm in from the inside face of the gable tabling** – the proposed apron would be between already consented dormers, well set in from the inside face of the gable tabling.
- **The front face of dormer extensions should be a minimum of 400mm back from the front edge of the roof, but not so far back that the dormer appears to be pushed unnaturally up the roof slope** – as set out above, the proposed apron would be between already consented dormers, well set back from the front edge of the roof.
- **Flat roofs on box dormers should be a reasonable distance below the ridge** – in this case, the roof height is 1.6m below the main roof ridge, this also being 0.75m below the height of the already consented dormers' ridges.
- **Solid panels between windows in box dormers may be permitted but should not dominate the dormer elevation** – in this context, the apron proposed in this application would be smaller than the dormers on either side, and accordingly would be consistent with Guidance in this regard.



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