

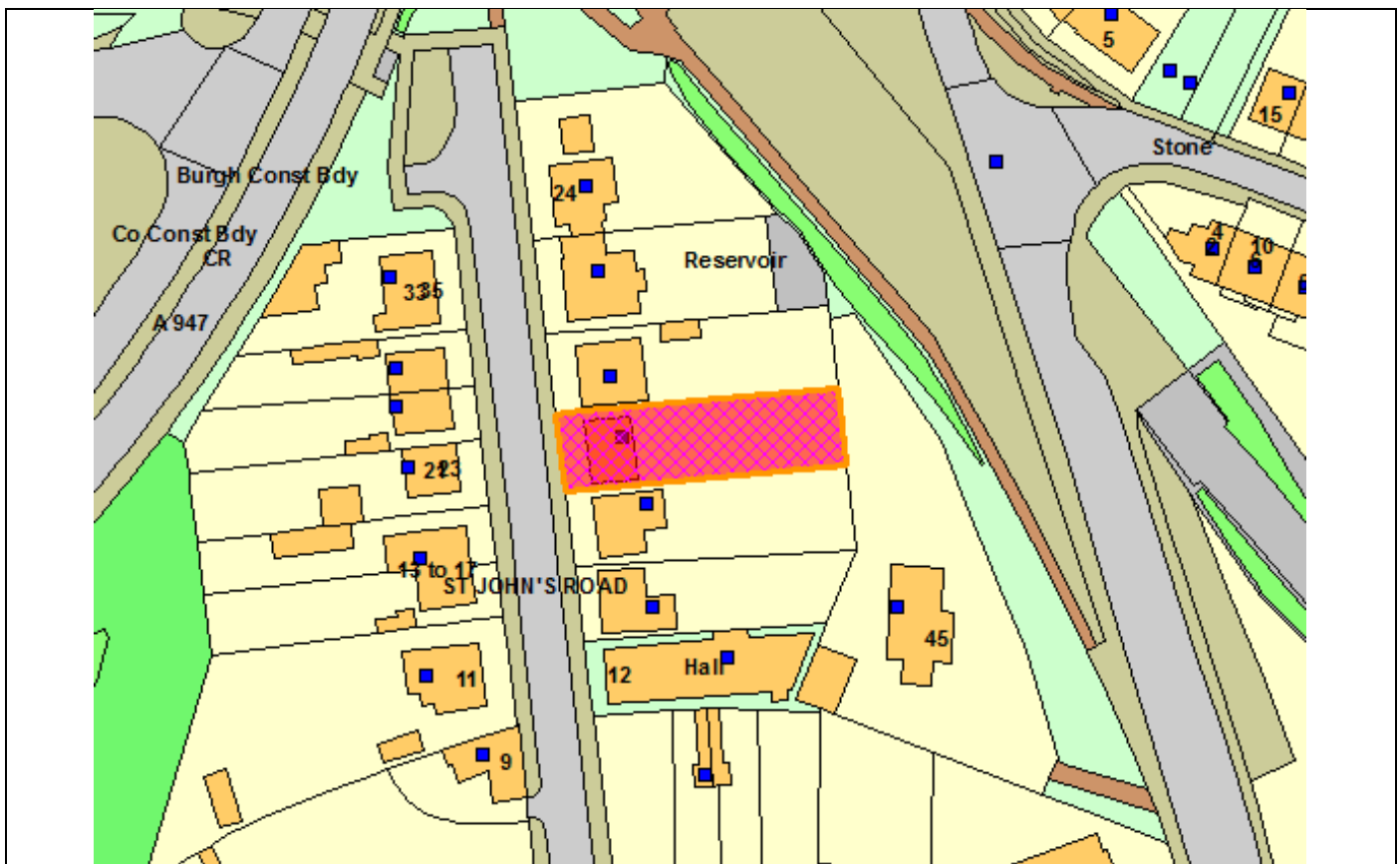


# Planning Development Management Committee

Report by Development Management Manager

**Committee Date: 15<sup>th</sup> August 2019**

<b>Site Address:</b>	Clyans, 18 St John's Road, Aberdeen, AB21 9AL.
<b>Application Description:</b>	Erection of single storey extension and external steps to rear
<b>Application Ref:</b>	190945/DPP
<b>Application Type</b>	Detailed Planning Permission
<b>Application Date:</b>	11 June 2019
<b>Applicant:</b>	Mrs Catherine Stewart
<b>Ward:</b>	Dyce/Bucksburn/Danestone
<b>Community Council:</b>	Bucksburn and Newhills
<b>Case Officer:</b>	Gavin Clark



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## RECOMMENDATION

Approve Unconditionally

## **APPLICATION BACKGROUND**

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### **Site Description**

The application property is a 1½ storey granite-built dwelling located within a well-established residential area in Bucksburn. The proposal has a western facing principal elevation, which fronts onto St John's Road. An extensive area of garden ground is located to the rear, which slopes from west to east. The dwelling has not been extended previously. There are two outbuildings located within the rear garden of the property and a summerhouse has recently been erected near the rear boundary. St John's Road is a cul-de-sac.

### **Relevant Planning History**

None

## **APPLICATION DESCRIPTION**

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### **Description of Proposal**

Erection of a single storey extension to the rear of the dwelling. The extension, which would be built on a sloping area of rear garden ground would vary in height from approximately 4.5m – 4.9m, would have a projection of 8.85m (the rear steps would extend out by another 2m), and a width of 8.73m. Its floor area would be approximately 79 sqm.

Internally, the extension would include a utility room, hall, bedroom (with en-suite) and kitchen/ living area. The extension would be finished with a smooth render basecourse, grey dash render/ harling and a slate roof. Two windows (serving a bedroom and en-suite) would be located on the south elevation, an access door and three roof lights would be located on the north elevation and four roof lights two windows and an access door would be located on the east (rear) elevation.

The proposal has been amended since the original submission to reduce the overall length (by 0.65m) and width (by 0.3m) of the extension, remove some windows and alter the design of the roof (partial pitched rather than flat) and removed decking at the rear of the extension.

### **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=PSXA4CBZGS600>.

- Parking Survey
- Topographical Plan
- Supporting Statement
- Drainage Calculations

### **Reason for Referral to Committee**

The application has been referred to the Planning Development Management Committee because there have been six or more timeous letter of objection and a letter of objection has also been received from Bucksburn and Newhills Community Council.

## **CONSULTATIONS**

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**ACC - Roads Development Management Team** – initially requested the submission of a parking survey to review the capacity on the surrounding road network. Following the submission of this survey, which indicated adequate capacity, there is no objection to the planning application. They also confirmed no objection with regards to the proposed soakaway.

**Bucksburn and Newhills Community Council** – make the following comments on the application:

1. The extension in size, elevation and floor area would dominate the existing dwelling and there are no other extensions of this size in the surrounding area;
2. The extension would fail to comply with the Householder Development Guide;
3. The materials proposed do not complement the existing property;
4. Concerns were highlighted with regards to drainage required for the extension; and
5. Concerns relating to on-street parking, and the additional demand as a result of the extension.

## **REPRESENTATIONS**

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7 written representation (not including supplementary comments received from the same person) expressing objection to the proposal have been received. The matters raised can be summarised as follows:

1. The footprint of the extension would not be in keeping with the character of the surrounding area;
2. The proposed extension would have a detrimental impact on surrounding residential amenity;
3. The proposed extension would have an adverse impact on the levels of privacy afforded to neighbouring properties;
4. The submitted plans are in-accurate;
5. The proposal would have an adverse impact in terms of parking in the surrounding area;
6. Concerns were highlighted with regards to flooding and the drainage soakaway that is proposed within the curtilage of the property;
7. Issues highlighted with regards to the land ownership certificate;
8. The materials proposed are not in keeping with the character of the surrounding area.

## **MATERIAL CONSIDERATIONS**

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### **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.

### **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) (ALDP)**

- H1: Residential Areas
- D1: Quality Placemaking by Design
- NE6: Flooding, Drainage and Water Quality

### **Supplementary Guidance (SG)**

- Householder Development Guide (HDG)

## **EVALUATION**

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### **Aberdeen City and Shire Strategic Development Plan (2014)**

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

### **Principle of Development**

The application site is in a residential area, whereby Policy H1 of the ALDP is applicable 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). These issues are assessed in the below evaluation.

### **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.

The proposed extension would be compatible in design and scale to the original dwelling in terms of height, location and its form, which would utilise materials that would be similar to other extensions found in the surrounding area. Several properties have been extended to varying scales and designs, including a large 2 storey extension immediately adjacent to the application site. The extension would not result in the footprint of the dwelling being doubled (following the submission of amended plans – which indicate an existing floor layout of approx. 82sqm and whereas the proposed floor area of the extension would be approximately 79 sqm. Also, less than 50% rear garden ground would be covered by development (including the recently constructed garden shed – which was erected as permitted development). The extension would therefore be compliant with the aspirations and criterion as set out in the HDG. The proposal would therefore not constitute overdevelopment, in compliance with Policy H1 of the ALDP and the HDG and designed with due consideration for its context in accordance with Policy D1 and the HDG.

### **Amenity**

The proposed extension, due to its location within the site and relative to boundaries, the size of adjacent plots and overall design would not adversely affect the level of privacy afforded to any neighbouring residential property. It should also be noted that the design has been amended to remove windows from the northern elevation. Of the two windows on the side elevation facing 16 St John's Road, one would serve a bathroom, with the other window looking onto the gable wall of the adjacent property. Whilst this would offer an opportunity to overlook part of the neighbouring garden ground of 16 St John's Road, it is not considered to be to such an adverse extent that would warrant

refusal of planning permission. The windows and door on the rear elevation would offer no worse overlooking than from the existing property and are also considered acceptable in this instance. There would also be no adverse impact in terms of overshadowing or loss of sunlight to neighbouring properties due to distance to the boundaries and size/ overall scale of the extension. The proposal is therefore considered to comply with Policies H1 and D1 of the ALDP, and the SG.

### **Other Matters**

Initially, officers in Roads Development Management requested that a parking survey be submitted due to the lack of off-street parking on site. This was submitted by the applicants, which showed a survey that was undertaken in an evening, with sufficient capacity for parking in the surrounding road network. Subsequently, there is no objection to the application from a parking or road safety perspective.

In terms of the proposed soakaway, it is noted that this is located more than 5m from each boundary, which would comply with Building Regulations. It is not anticipated that this arrangement would result in any increased flood risks to properties in the surrounding area and as a result there would be no conflict with Policy NE6 of the ALDP.

### **Matters Raised by the Community Council**

The matters raised can be addressed as follows:

1. The above evaluation has demonstrated that the proposed extension, as amended, is appropriate for its context, and would not have an adverse impact on the character and appearance of the surrounding area;
2. With the amendments to the size and design of the extension, the proposal complies with the general aims of the HDG for the above reasoning;
3. The proposal has been amended to include a grey dash render, which is considered to be appropriate for the surrounding context – as discussed above;
4. The drainage information has been reviewed by officers in Roads Development Management, where it was concluded that the proposal would not have an adverse impact on the surrounding area – as discussed above;
5. The proposal, and submitted parking survey, has been reviewed by officer in Roads Development Management, who are content that there are sufficient parking facilities in the surrounding area to accommodate any additional demand resulting from this extension.

### **Matters Raised in Letters of Objection**

A number of the comments raised echoed those of the Community Council, and can be addressed as follows:

1. Discussed in point 1 above
2. Discussed in the amenity section of the evaluation;
3. Discussed in the amenity section of the evaluation;
4. The plans, as amended, are an accurate reflection of what is being proposed;
5. Discussed in point 5 above
6. Discussed in point 4 above, and within the evaluation;
7. This is a legal matter, and not a material planning consideration. The applicants have legally certified that they are the sole owner of the land; and
8. Discussed in point 3 above.

## **RECOMMENDATION**

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Approve Unconditionally

## **REASON FOR RECOMMENDATION**

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The proposed extension would be architecturally compatible in design and scale with the original dwelling and the surrounding area and would not adversely affect the character and amenity of the surrounding area. In addition, officers in Roads Development Management have no objection from a parking perspective and no concerns have been raised with regards to the proposed soakaway. It therefore complies with Policies D1 – Quality Placemaking by Design, NE6: Flooding, Drainage and Water Quality and H1 – Residential Areas of the Aberdeen Local Development Plan, and the associated Supplementary Guidance: 'The Householder Development Guide'. There are no material planning considerations that warrant refusal in this instance.