

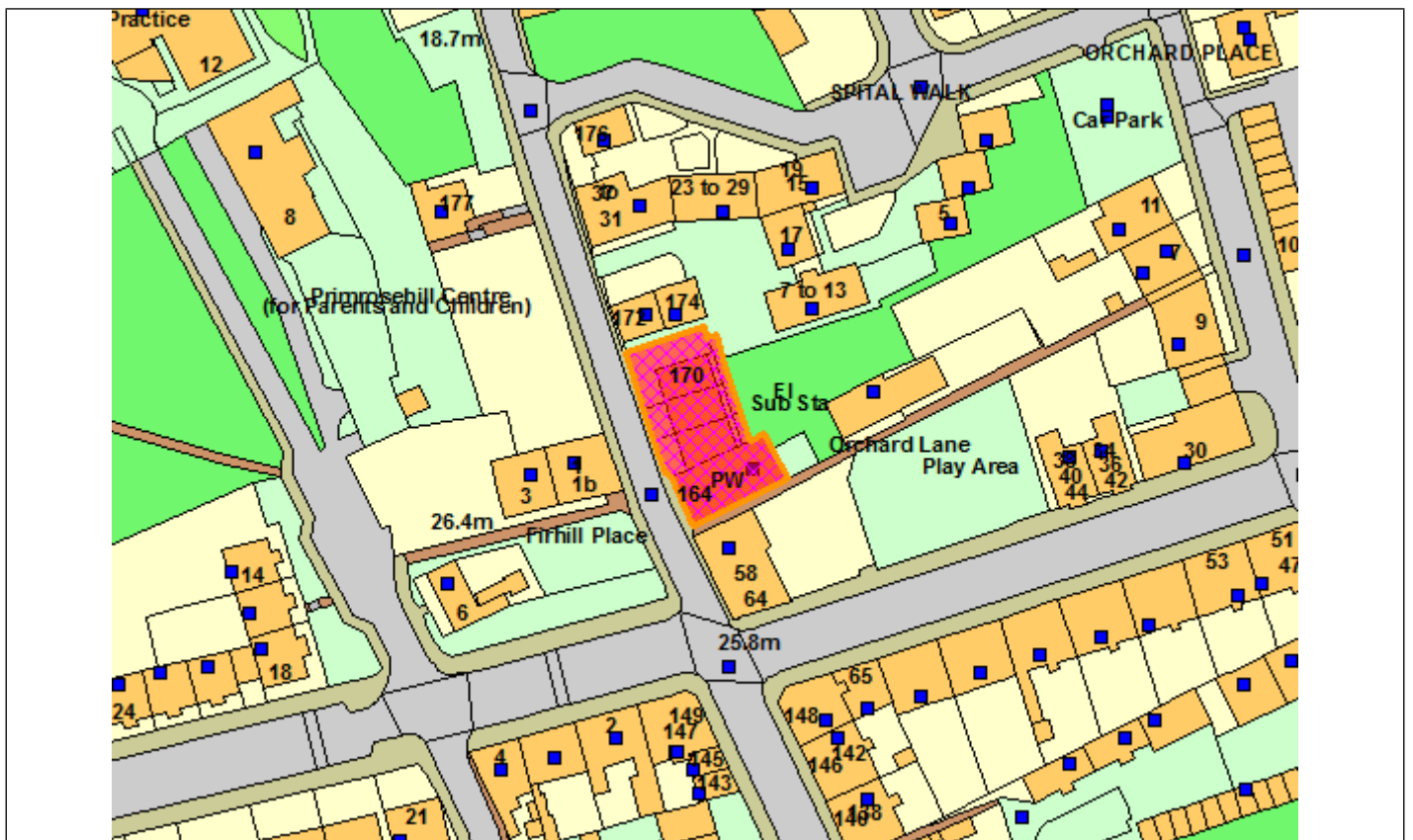


Planning Development Management Committee

Report by Development Management Manager

Committee Date:

Site Address:	Mosque, 164-170 Spital, Aberdeen, AB24 3JD
Application Description:	Installation of roof lights and external escape stairs, formation of dormers to rear and increase roof height of rear hall
Application Ref:	191310/DPP
Application Type	Detailed Planning Permission
Application Date:	27 August 2019
Applicant:	Aberdeen Mosque And Islamic Centre
Ward:	Tillydrone/Seaton/Old Aberdeen
Community Council:	Old Aberdeen
Case Officer:	Dineke Brasier



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RECOMMENDATION

Approve Unconditionally

APPLICATION BACKGROUND

Site Description

The application site comprises a collection of four buildings with separate entrances, used together as a mosque. The complex consists of three matching two storey buildings and a lower single storey building. All are finished in granite to the front, render to the rear with slated pitched roofs.

The site is located in the Old Aberdeen Conservation Area and is in an area designated as an existing community facility due to the presence of the University of Aberdeen.

Relevant Planning History

171356/DPP – Change of use from Class 9 (dwelling house) to Class 10 (non-residential institutions) (retrospective) – Approved conditionally 20 February 2018

APPLICATION DESCRIPTION

Description of Proposal

The proposed development consists of the following elements:

- a. Construction of three matching dormers to the rear roofslope of the three two storey buildings. The dormers would be centrally located in each roofslope, be clad in zinc standing seam; and measure c.3m by c.1.5m;
- b. Construction of ten matching conservation style velux windows in the front roofslope and one in the rear roof slope of the single storey building, each measuring c.1.2m by c.0.8m;
- c. Raising of the roof and wallhead of the rear projection of the single storey building by c.1m.

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=PWVVGPBZIX400> .

Supporting statement by the applicant setting out that the additional space created will primarily be used for back office uses such as an office, board meeting room, seminar room and storage areas.

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because the Old Aberdeen Community Council has lodged an objection, and therefore, as the application is recommended for approval, it falls outwith the scheme of delegation.

CONSULTATIONS

Old Aberdeen Community Council – No design statement has been submitted, and the drawings are not clear in terms of the proposed new works/ new facilities. Therefore, unable to make an assessment of potential impact to local traffic/parking and, possibly, noise, both issues which have attracted comments from the community in the past.

Roads Development Management – No objection. This proposal would create additional office space and meeting rooms within the top/attic floor but does not provide additional prayer rooms, therefore it is not considered that the proposal shall impact or fundamentally change the day to day operation of the site. Although the site does not currently provide any associated car parking provision it is not considered that the proposal shall be detrimental to the existing situation.

The site is currently well served in terms adequate pedestrian links serving the surrounding area, public transport links along the Spital, which also forms part of National Cycle Route 1.

REPRESENTATIONS

None received.

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.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities to preserve and enhance the character or appearance of conservation areas.

National Planning Policy and Guidance

Scottish Planning Policy (SPP)

Historic Environment Policy for Scotland (HEPS)

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

CF1: Existing Community Sites and Facilities

D4: Historic Environment

Supplementary Guidance and Technical Advice Notes

Householder Development Guide

EVALUATION

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 site is located in an area designated as an existing community facility, and policy CF1 applies. The designation is due to the presence of the University of Aberdeen in the general surrounding area. This policy sets out that where such an area contains other uses than that for which the area has been designated (in this case the university), and these uses make a positive contribution to the character and community identity of the area, then any proposal for development that would not have a detrimental impact on the community facility, the character of the area or the vitality of the local community will be accepted in principle. In this case, the site is an existing religious institution that seeks to maximise accommodation within the current site through utilising the existing roof space for back office uses such as an office and board meeting room. It is considered that such an intensification of an existing use would not have a detrimental impact on the character of the area or the vitality of the local community, and as such the principle of the development would comply with policy CF1.

Impact on the Old Aberdeen Conservation Area

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. 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 site is located in the Old Aberdeen Conservation Area, and policy D4 applies. This policy sets out that the Council will protect, preserve and enhance the historic environment in line with Scottish Planning Policy, SHEP (now HEPS) and its own supplementary guidance and conservation area character appraisals.

In this case, the row of four terraced buildings together comprising the application property are relatively modern, finished in granite to the front and render to the rear with slated pitched roofs. In themselves, they do not significantly contribute nor distract from the existing character of the surrounding conservation area.

Dormers

The dormers would be located to the rear of the buildings, measure c.3m by c.1.5m and be finished in zinc standing seam cladding. Even though technically the buildings are not residential, the Householder Development Guide sets out criteria in relation to the construction of dormers that would equally apply in this case. It specifically mentions that non-traditional dormers may be accepted on the rear of non-listed buildings in conservation areas. It is considered that the proposed dormers would comply with the criteria as set out in the HDG for the following reasons: the dormers would not dominate or overwhelm the original roof; would not be built directly off the wallhead, would not extend to the ridge, and would be set in more than 600mm from the gable or party wall of each individual property; and would contain significantly more glazing than solid with windows at the extremities. Proposed materials would be zinc, which would not match the roofing materials for the existing buildings. However, taking account of the modest size of the proposed dormers, the existing materials on the rear of the properties consisting of a mix of render for the walls and slates for the roofs, it is considered that the use of this non-traditional material would be acceptable, and would form an acceptable contrast in this context. As such, it is considered that the proposed dormers, due to their scale, design and positioning on the roofs, would not detract

from the character and appearance of the Old Aberdeen Conservation Area, and as such would preserve the existing historic environment in line with policy D4 and relevant national policy and guidance.

Rooflights

A total of ten rooflights would be positioned to the front and one rooflight to the rear roof slope. All would match in design and size and would measure c.1.2m by c.0.8m. All rooflights would be conservation style and have recessed flashings. To the front, the roof lights would be spread equally over the four buildings, resulting in each individual roof receiving two or three rooflights. As such, it is considered that the proposed rooflights would not have a dominating impact on the roofslope and not detract from the character of the original buildings or the surrounding conservation area. Furthermore, the single rooflight to the rear would be acceptable, and not have a detrimental impact on the surrounding area. As such, this part of the proposal is considered to preserve the character of the surrounding Conservation Area, in compliance with policy D4 and relevant national policy and guidance.

Raising of the roof

The final part of the proposal is to raise the wallhead and roof height of the existing rear projection. Currently, the ground floor level in this projection is lower than that in the main building resulting in a step down between the front and rear prayer hall. The proposal is to raise the floor level in the rear prayer hall to allow for a single, level prayer hall, and thus improving access. This would necessitate raising the wallhead and roof height of this projection by c.975mm. Currently, the eaves of the rear projection sit well below the eaves of the main building. Raising the wallhead would result in the eaves height of the projection matching those of the main building, whilst the ridge height of the roof would still sit well below the ridge height of the main building. As such, the projection would remain subservient in character to the original building. Proposed materials would match the existing building, with the existing slates reused for the roof. As such, this part of the proposal is considered not to have a detrimental impact and would thus preserve the character of the Old Aberdeen Conservation Area, in compliance with policy D4 and relevant national policies and guidance.

Impact on residential amenity

The site is located on the corner of Spital and Orchard Lane and is set within a cluster of residential properties to the north, north east, east and south. Due to their small scale and massing, the proposed alterations to the buildings would not result in a significant loss of light to any of these dwellings.

The rear of the buildings look out over a shared communal drying green/ outdoor amenity area. This area is currently overlooked by the surrounding dwellings and the rear windows of the application property. The construction of the dormers would therefore not result in a significant increase of overlooking of this space, nor would it result in direct overlooking of any neighbouring residential dwellings.

As the proposal is unlikely to attract significantly more visitors to the premises than in the current layout, it is not considered that there will be an unacceptable impact on residential amenity in relation to noise.

As such, the proposal would not have a detrimental impact on the residential amenity of any neighbouring dwellings.

Impact on parking

The proposal would maximise usage of the buildings through a loft conversion, in effect increasing its floorspace. However, a supporting statement has been submitted, setting out that the proposed uses for these rooms are 'back office' uses, such as an office, board meeting room and storage

areas. As such, these are not likely to result in a significant increase in visitors to the building. No parking is currently available on-site, nor is there any opportunity to create on-site parking, and thus the premises are reliant on on-street parking, public car parks and the use of sustainable transport modes such as walking, cycling and public transport. This is an existing situation, and it is not considered that the proposed alterations to the building would create an unacceptable additional impact on demand for these spaces.

Matters raised by the Community Council

Concerns with regards to clarify of the proposal – *The proposal is as described above and presented sufficiently clear in the drawings and additional statement accompanying the application.*

Potential impact on parking and noise – *These issues are addressed above in the evaluation.*

RECOMMENDATION

Approve Unconditionally

REASON FOR RECOMMENDATION

The proposed alterations to the buildings are considered to preserve the character and appearance of the surrounding Old Aberdeen Conservation Area and would not have a detrimental impact on the use of the surrounding area as an existing community facility. In addition, it would not have a detrimental impact on residential amenity of neighbouring properties, nor would it have an unacceptable impact on parking. As such, the proposal is considered to comply with policies CF1 (Existing Community Sites and Facilities), D1 (Quality Placemaking by Design), D4 (Historic Environment) and T2 (Managing the Transport Impact of Development) of the 2017 Aberdeen Local Development Plan, the Householder Development Guide and relevant sections in Scottish Planning Policy and Historic Environment Policy for Scotland. There are no material considerations that would warrant refusal in this instance.

CONDITIONS

None

ADVISORY NOTES FOR APPLICANT

None