

# LOCAL REVIEW BODY



191551/DPP – Appeal against refusal of planning permission for:

‘Erection of replacement 1.5 storey extension to rear and straightening of eaves’

at 16 Newlands Crescent, Aberdeen

# Location Plan



# Aerial Photo: Location

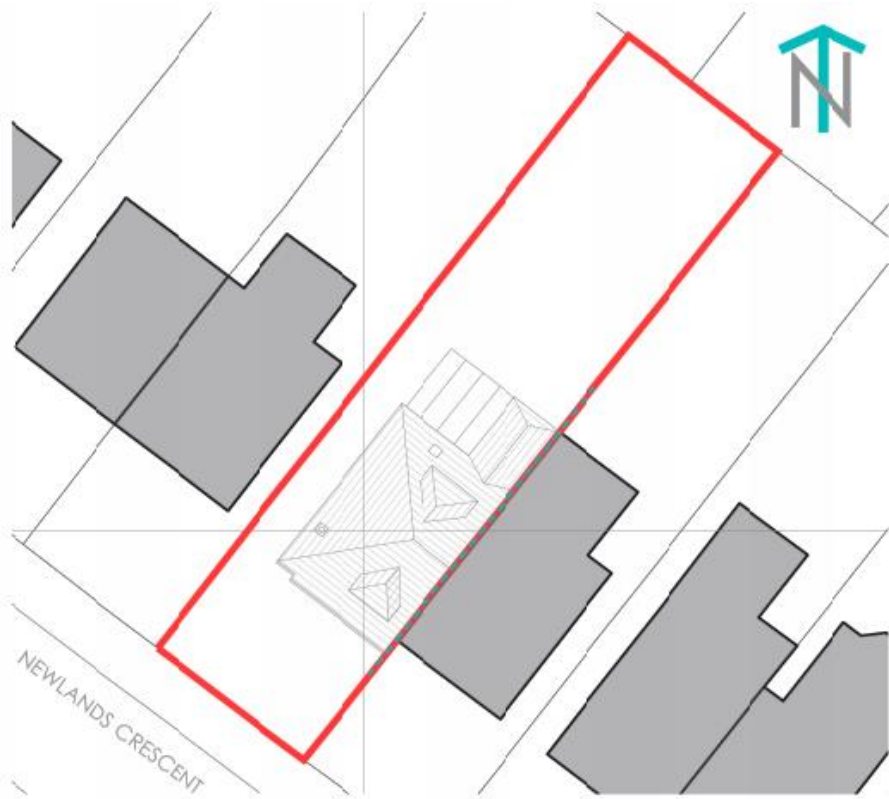


# Street view image





# Block Plan: Existing/Proposed



# Front Elevation: Existing/Proposed



PROPOSED SOUTH WEST  
ELEVATION

# Rear Elevation: Existing/Proposed



# Side Elevation: Existing/Proposed





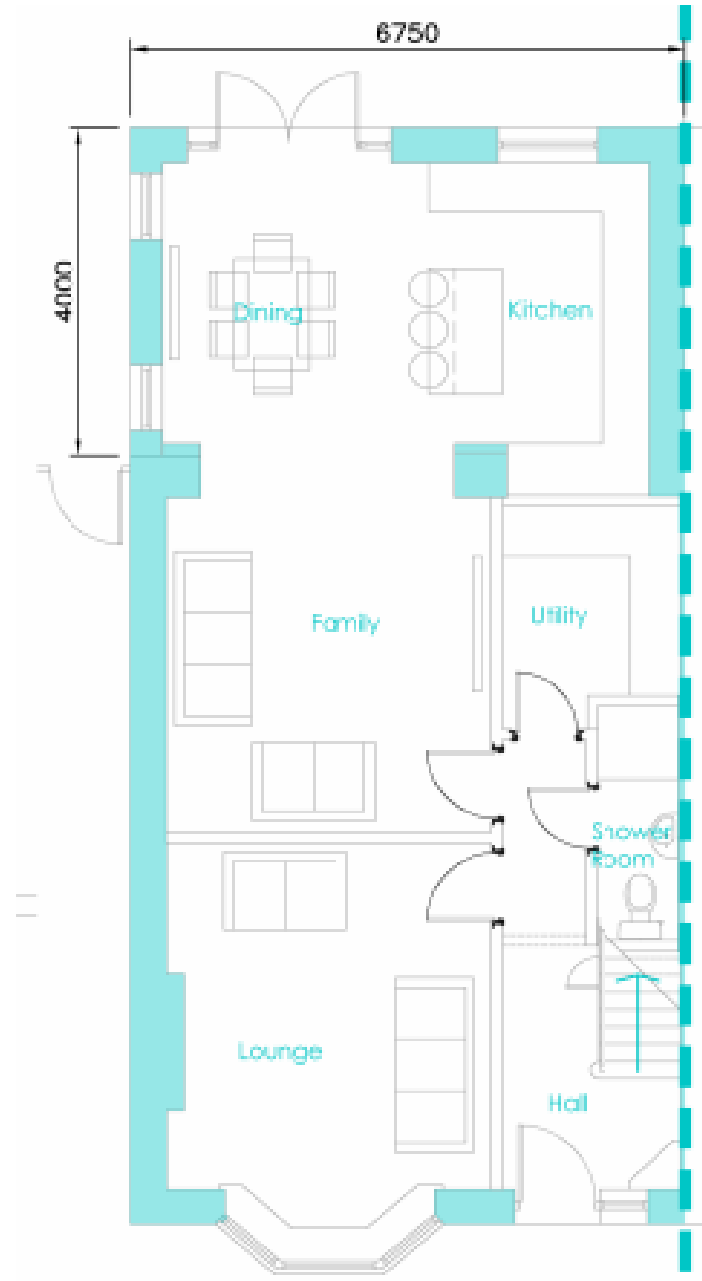
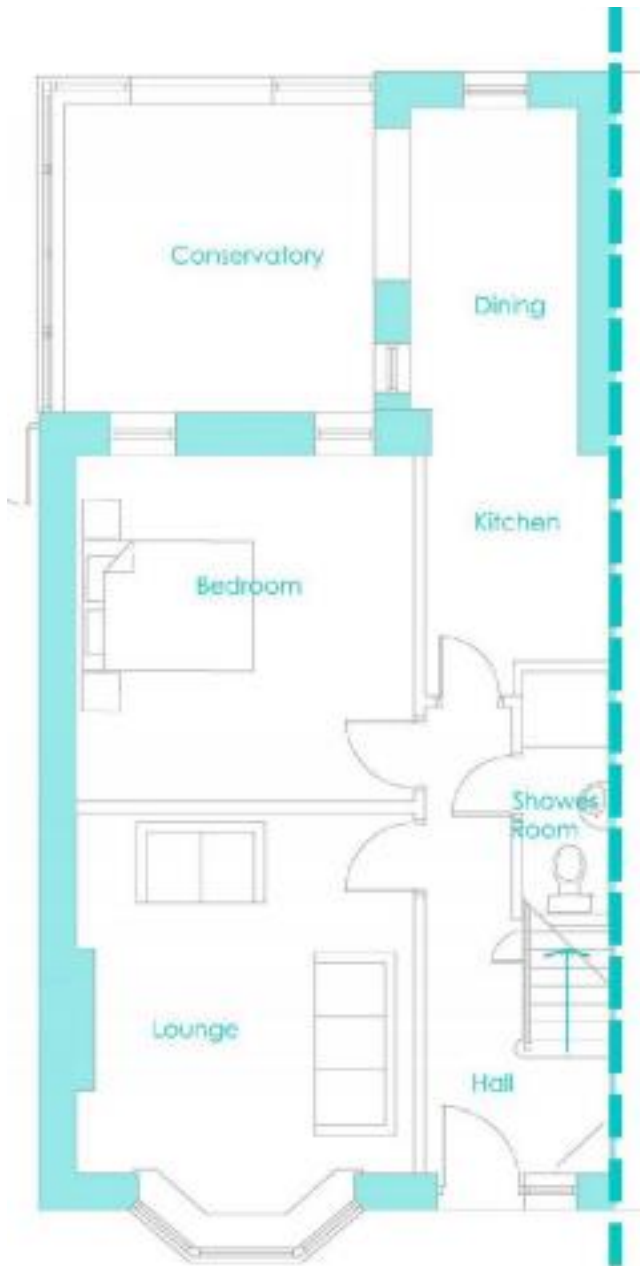
# Side Elevation: Existing/Proposed



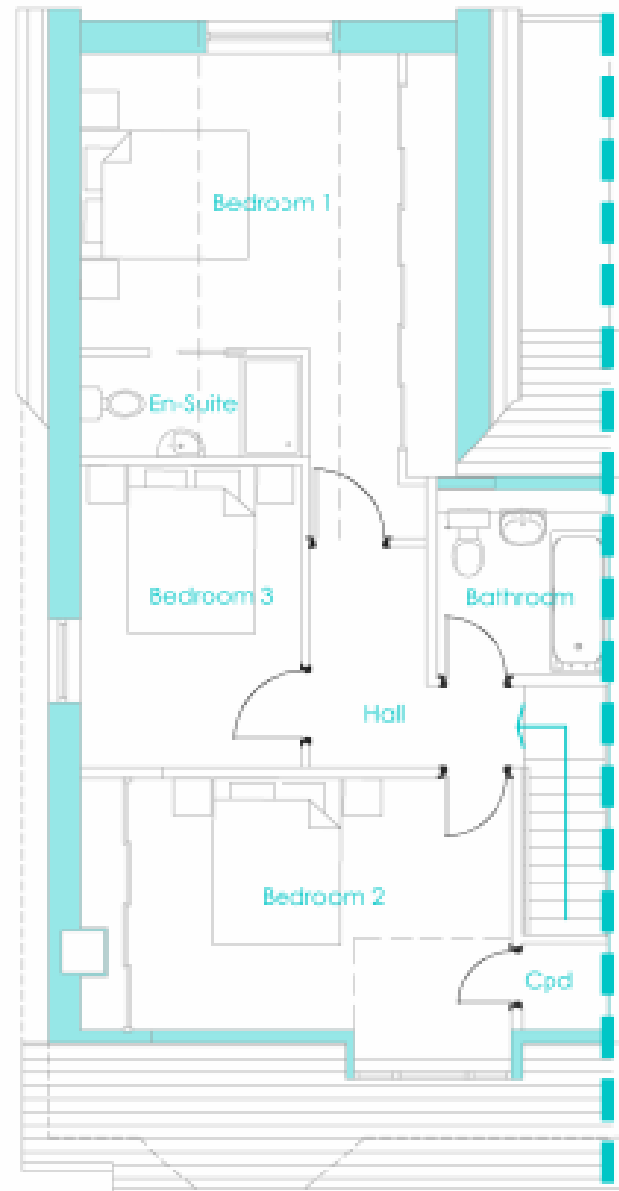
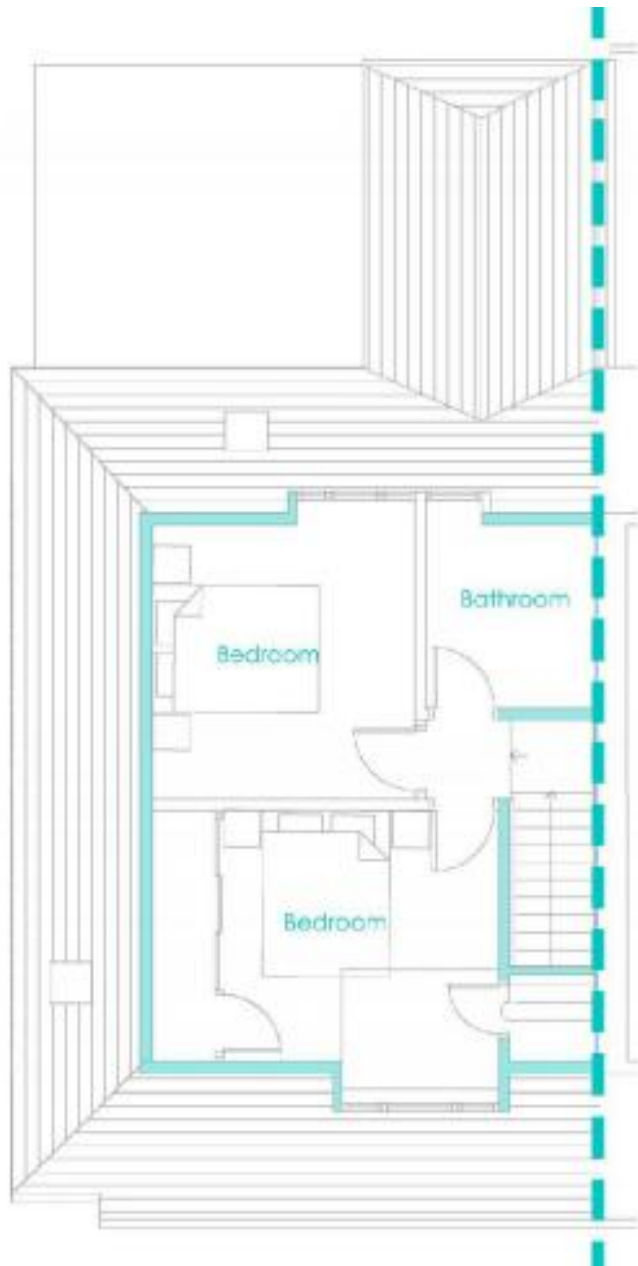
E  
F



# Ground floor: Existing/Proposed



# First floor: Existing/Proposed





# Reasons for Refusal

The proposed straightening of the gable would create an imbalance in the appearance of the set of semi-detached dwellinghouses at 14 / 16 Newlands Crescent which would result in a development that fails to accord with the prevailing character of the streetscene which would dilute Newlands Crescent's 'distinctive sense of place'.

Resultant conflict with Policy H1 (Residential Areas) and Policy D1 (Quality Placemaking by Design) in the ALDP, as well the Householder Development Guide SG - section 3.1.8 of which prohibits the practice of extending hipped roofs on one in a pair of one and half storey semi-detached dwellinghouses to terminate at a raised gable where the other half of the building has not already been altered

No other material considerations outweigh this conflict and therefore the proposed development is considered unacceptable.



# H1: Residential Areas

- Is this overdevelopment?
- Would it have an *‘unacceptable impact on the character and amenity’* of the area?
- Would it result in the loss of open space?
- Does it comply with Supplementary Guidance?

(e.g. Householder Development Guide SG)



# D1: Quality Placemaking by Design

All dev't must *“ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials”*.

Proposals will be assessed against the following six essential qualities:

- Distinctive
- Welcoming
- Safe and pleasant
- Easy to move around
- Adaptable
- Resource-efficient



# Householder Development Guide

Extensions should:

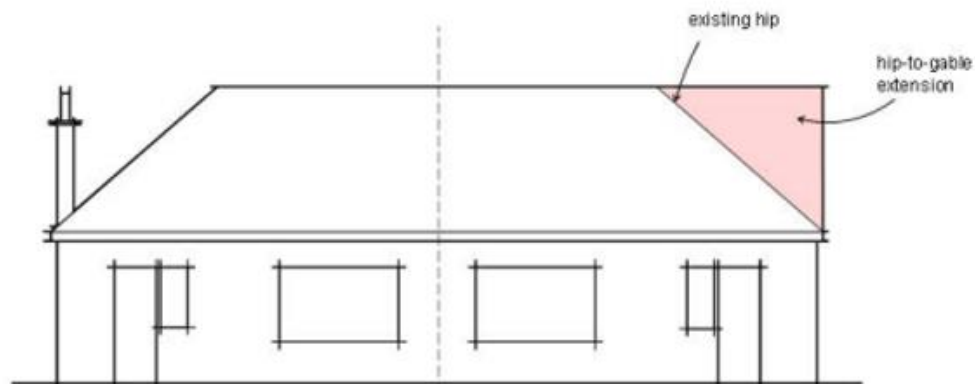
- Be ***“architecturally compatible with original house and surrounding area”*** (design, scale etc)
- Should not ***‘dominate or overwhelm’*** the original house. Should remain visually subservient.
- Should not result in adverse impact on **privacy, daylight, amenity**
- Approvals pre-dating this guidance do not represent a **‘precedent’**
- Footprint of dwelling should not exceed **twice that of original house**
- **No more than 50% of front or rear curtilage** may be covered (anything less than that considered on its merits)

# Householder Development Guide

- “Modifying only one half of a hipped roof is likely to result in the roof having an unbalanced appearance”

**The practice of extending a hipped roof on one half of a pair of semi-detached houses to terminate at a raised gable will not generally be accepted unless:**

- The other half of the building has already been altered in this way; **or**
- Such a proposal would not, as a result of the existing streetscape and character of the buildings therein, result in any adverse impact on the character or visual amenity of the wider area.



# Points for Consideration:

Zoning: Does the proposal comply with the tests set out in policy H1 (Residential Areas)?

Design: Is the proposal of sufficient design quality (D1) - *having regard for factors such as scale, siting, footprint, proportions relative to original, materials, colour etc?*

The proposal involves altering a hipped roof on one half of a pair of semi-detached houses, which is not generally accepted by the Householder Development Guide SG. Do members consider that there is anything specific to the streetscape here which would mitigate any adverse impact on character or visual amenity?

**1. Does the proposal comply with the Development Plan when considered as a whole?**

**2. Are there any material considerations that outweigh the Development Plan in this instance?**

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)