

# LOCAL REVIEW BODY



191169/DPP– Review against refusal of planning permission for:

Erection of 2 storey extension including first floor terrace with carport below; installation of replacement garage to rear; formation of new window opening in rear gable; installation of replacement of windows at upper floor; alterations to boundary wall; and, landscaping works in front curtilage to create garden area and parking spaces

16-18 Fountainhall Road, Aberdeen

# Location Plan





# Location – Aerial Photo





# Street View image (March 2019)



Google

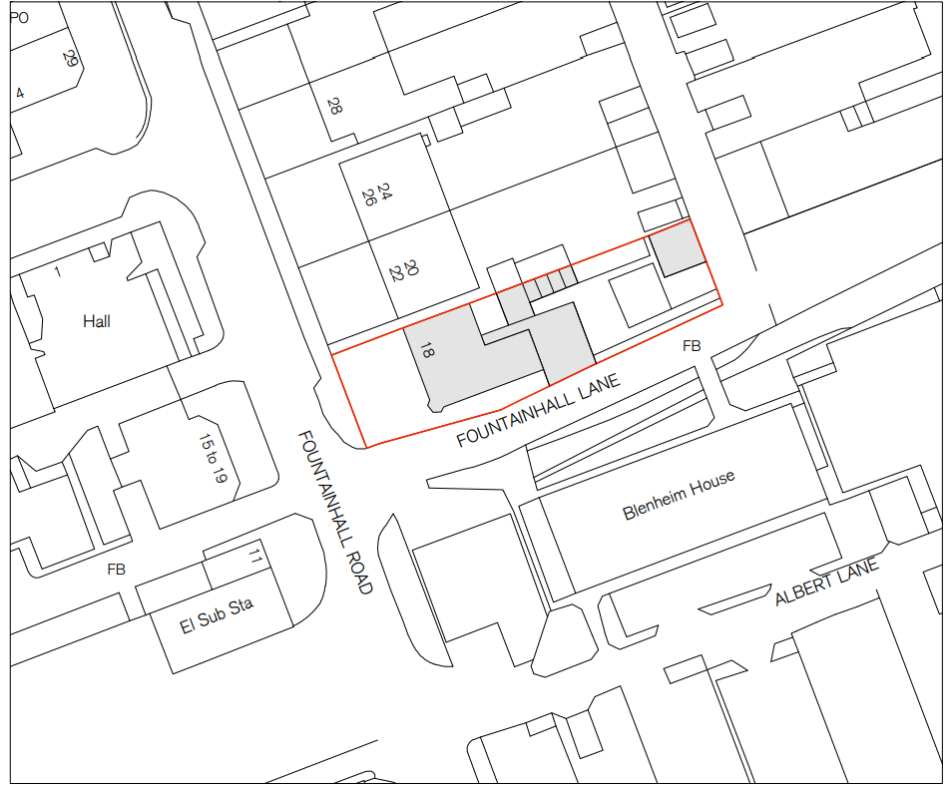
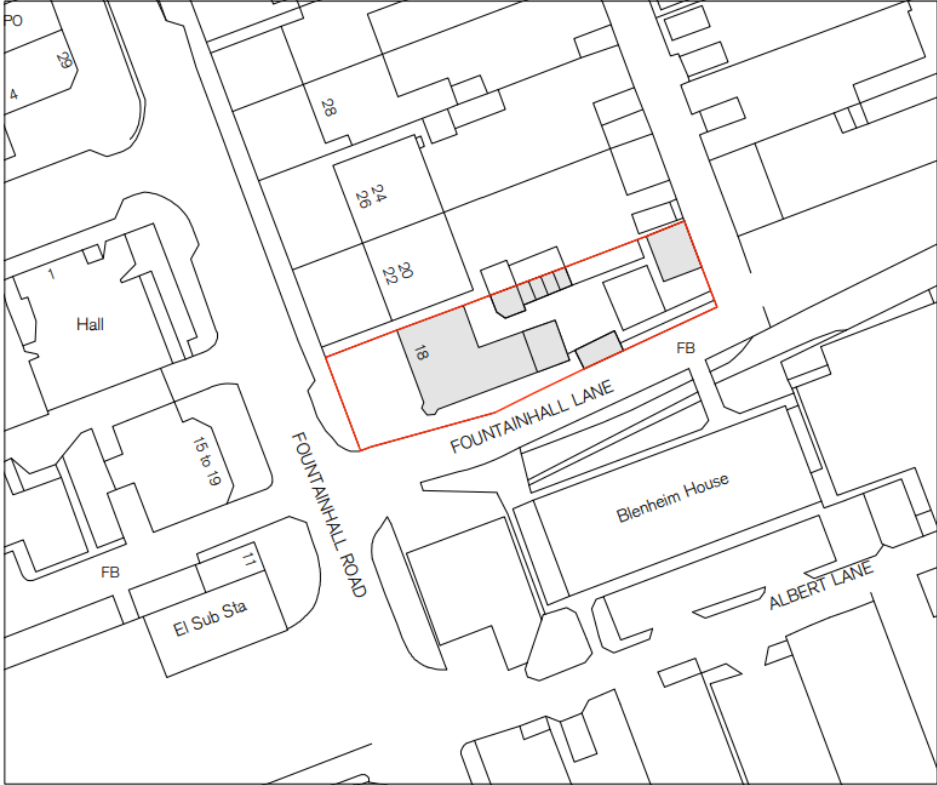
# Street View image (March 2019)



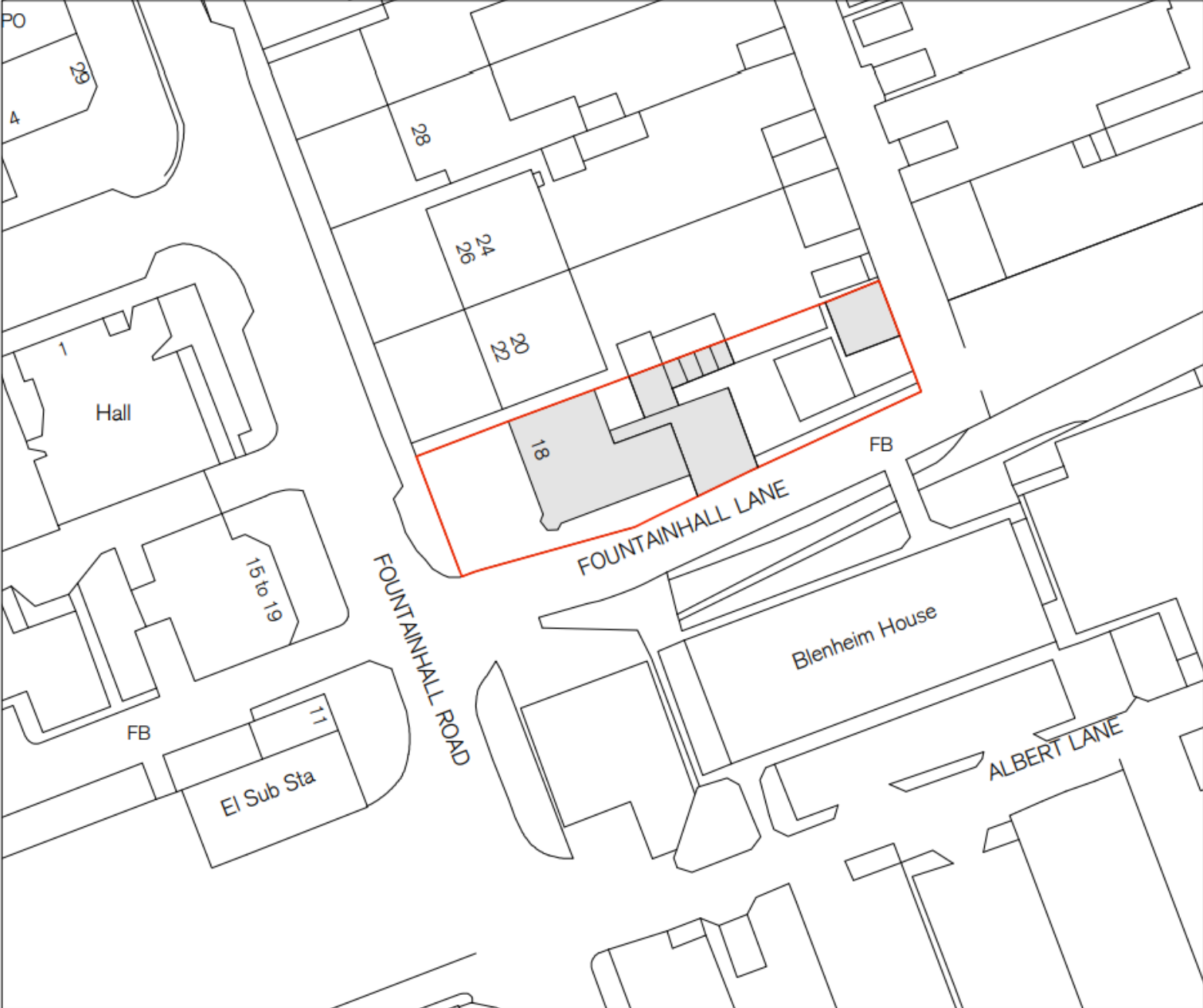
Google



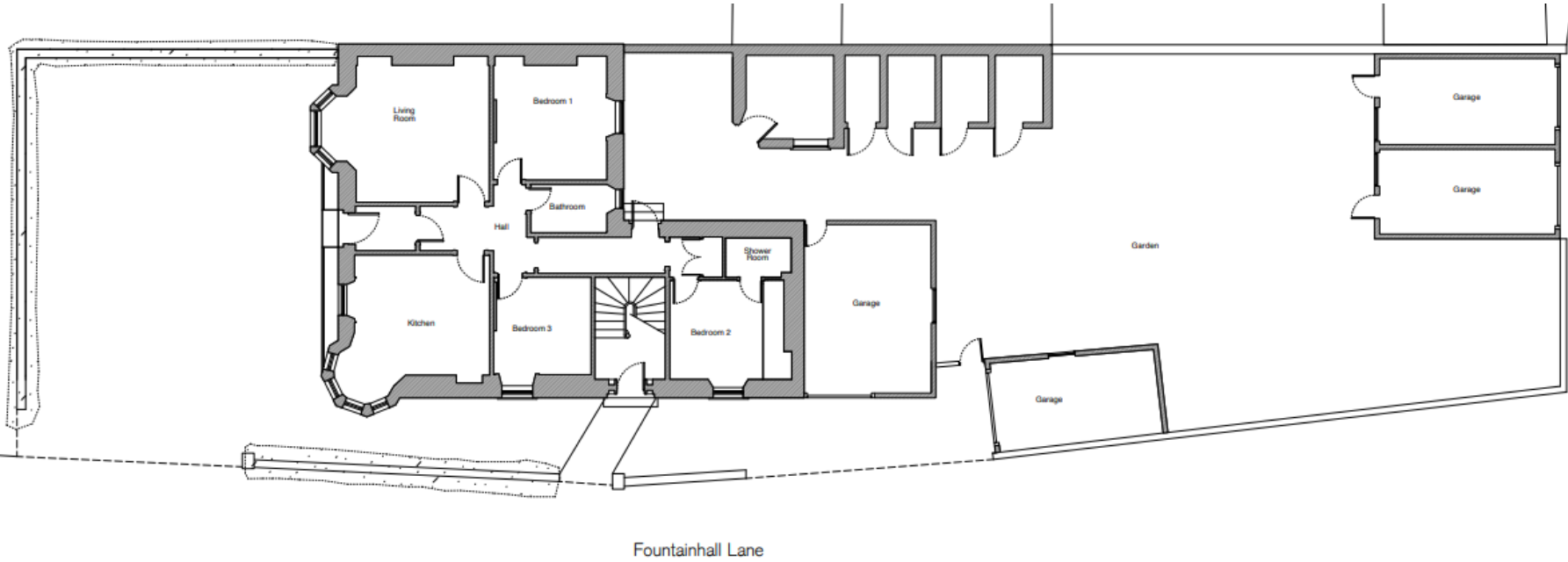
# Existing and Proposed Site Plan



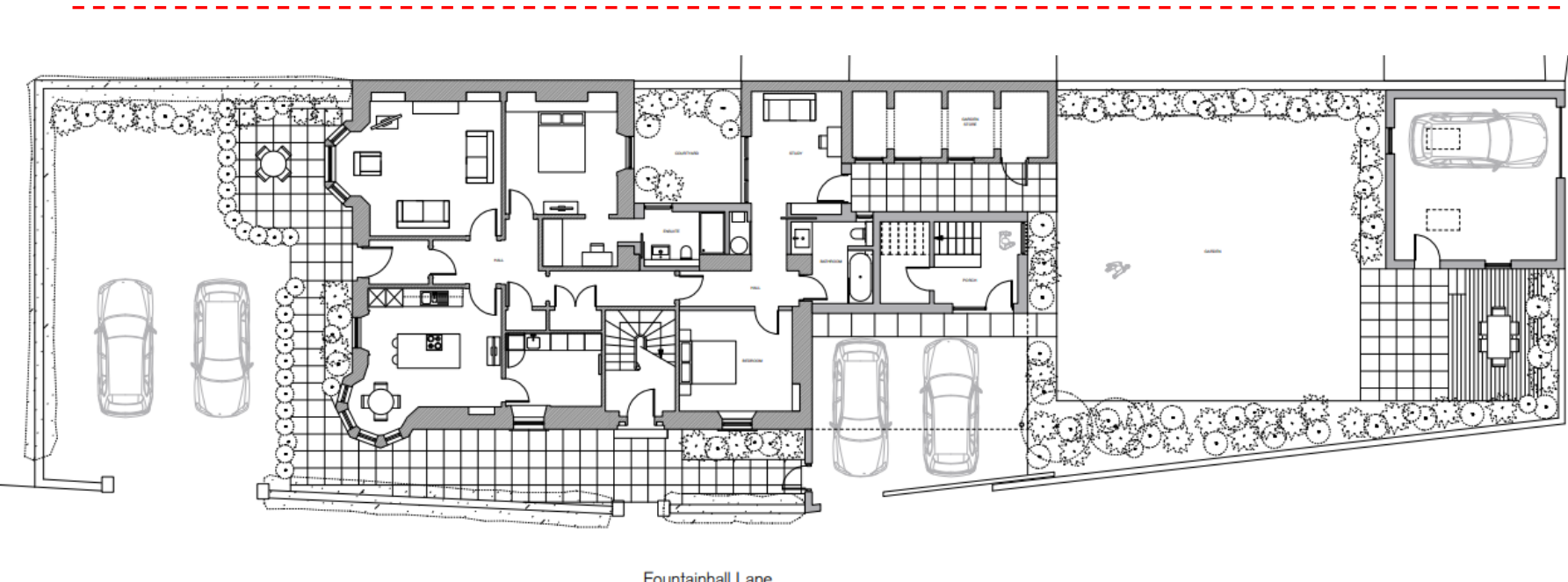
# Proposed Site Plan



# Existing & Proposed Ground Floor



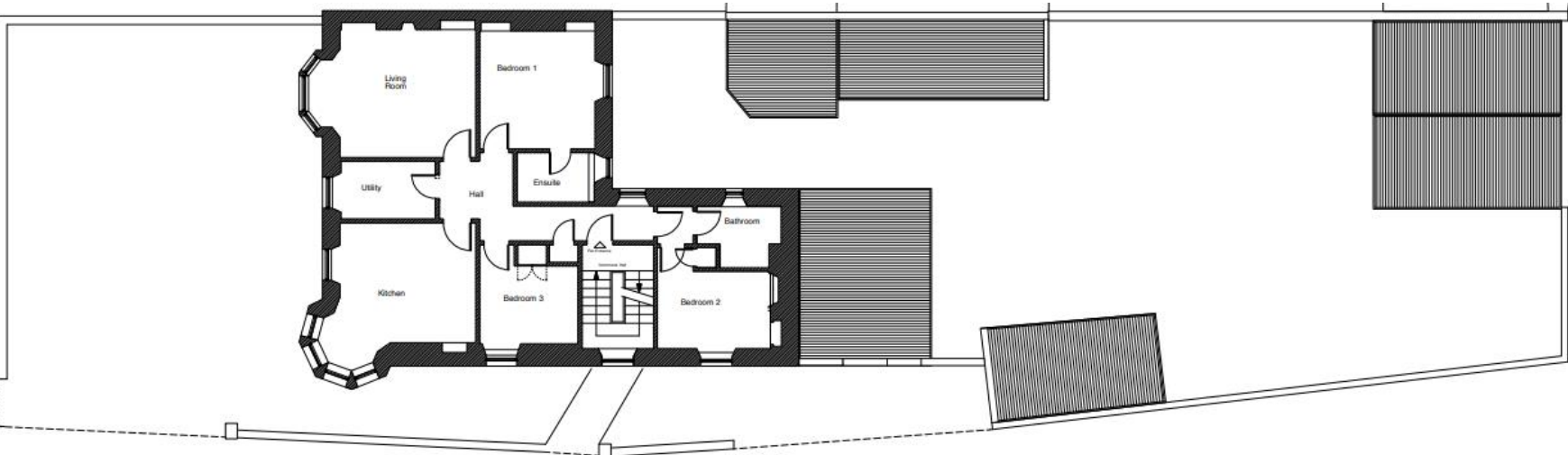
Fountainhall Lane



Fountainhall Lane

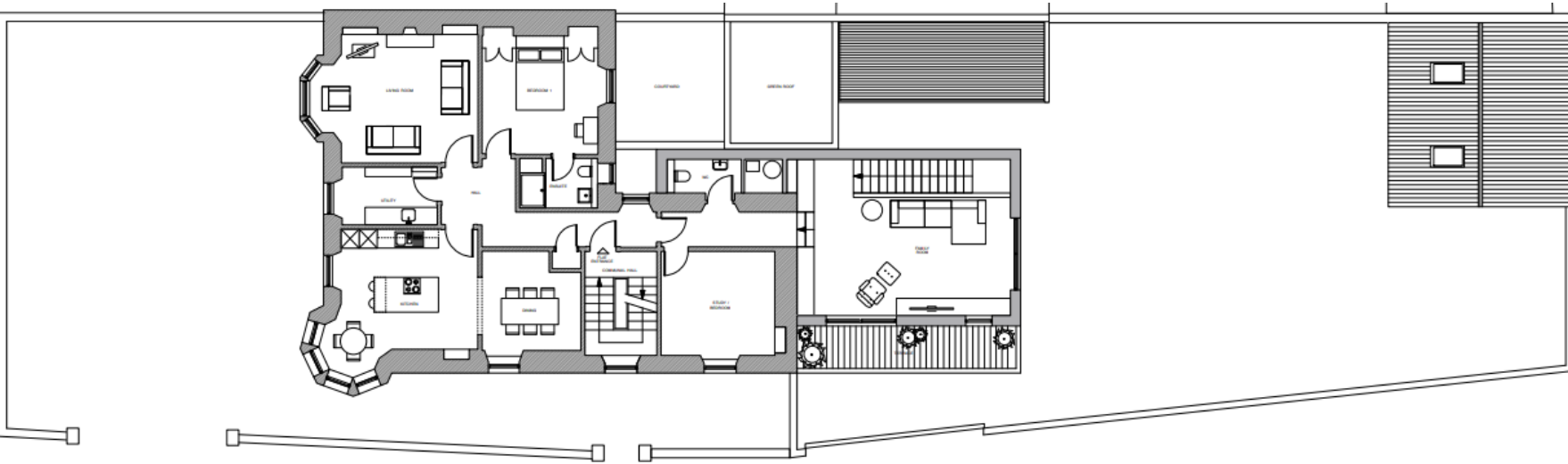


# Existing & Proposed First Floor



Fountainhall Lane

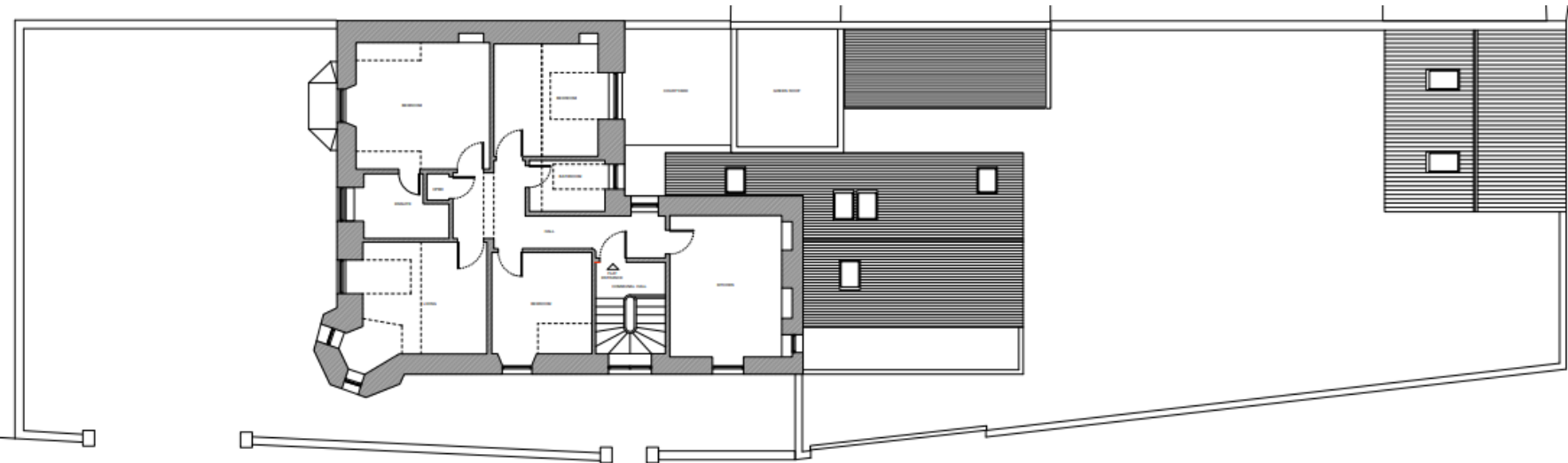
Fountainhall Lane



Fountainhall Lane

Fountainhall Lane

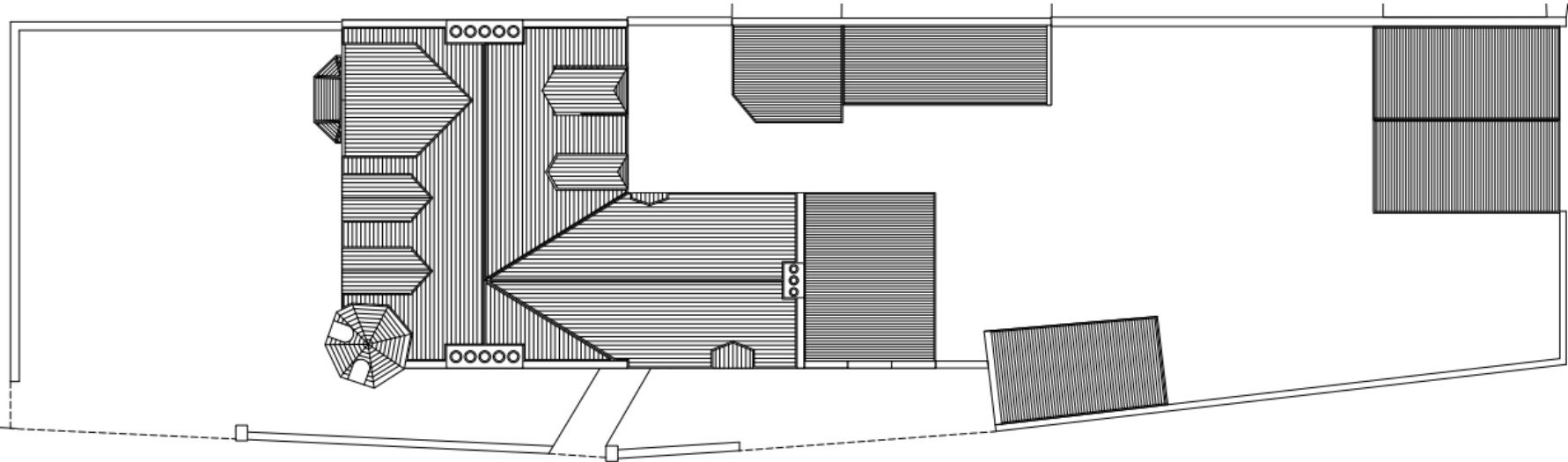
# Proposed Second Floor Plan



Fountainhall Lane

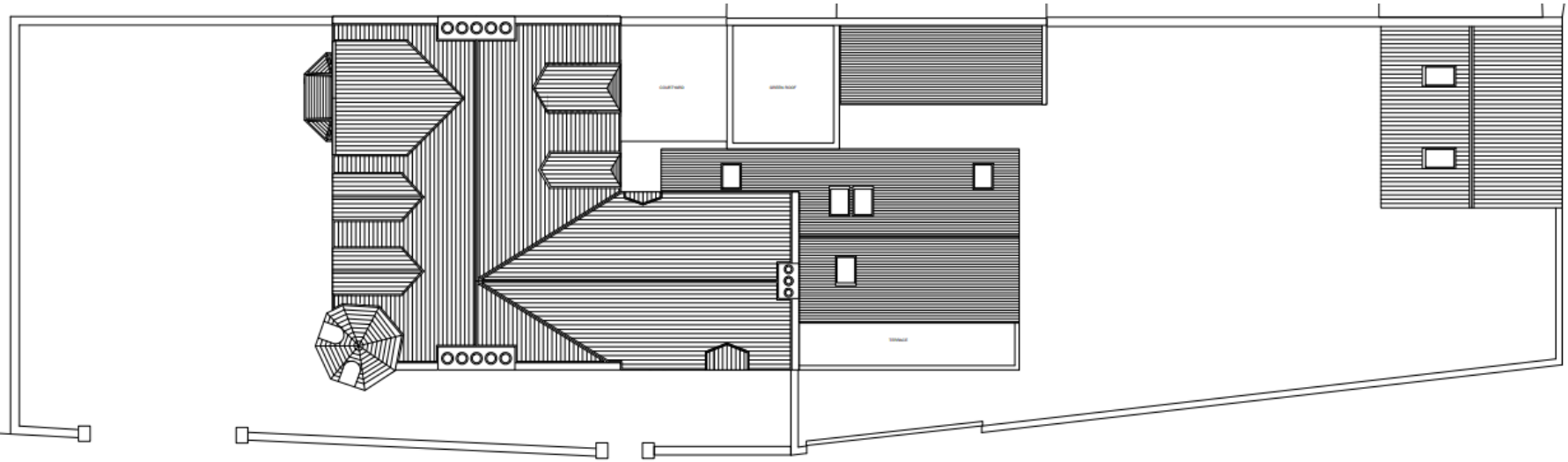
Fountainhall Lane

# Existing & Proposed Roof Plan



Fountainhall Lane

Fountainhall Lane

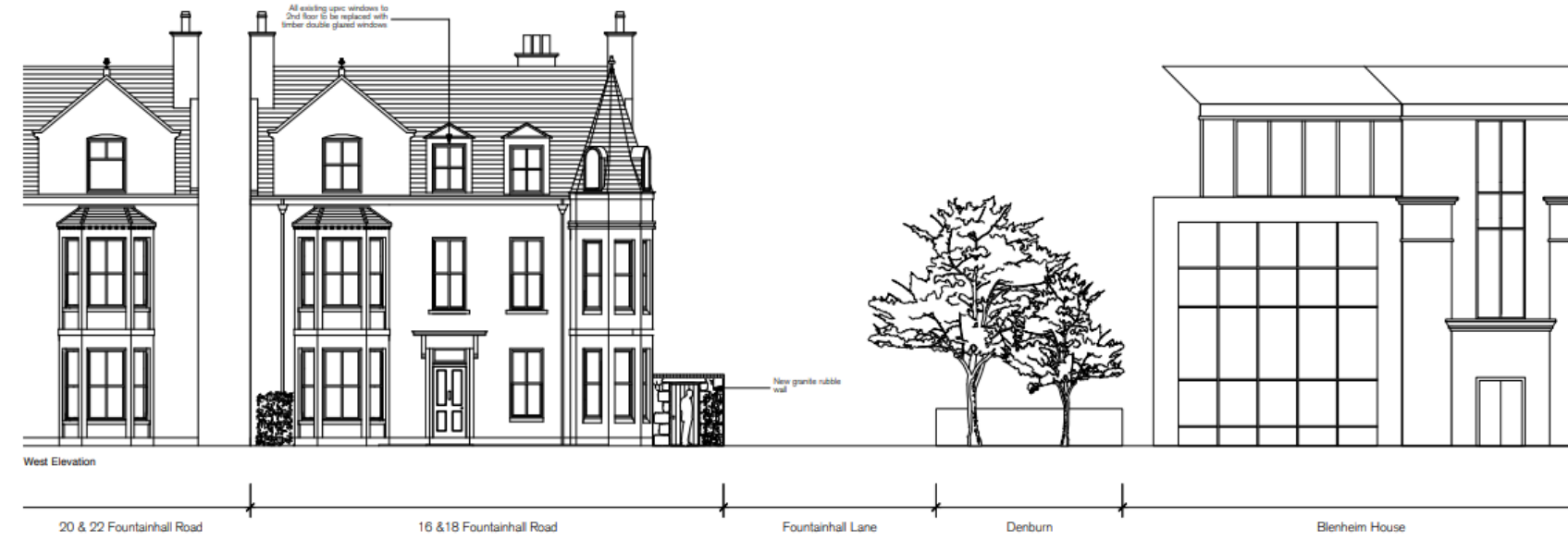


Fountainhall Lane

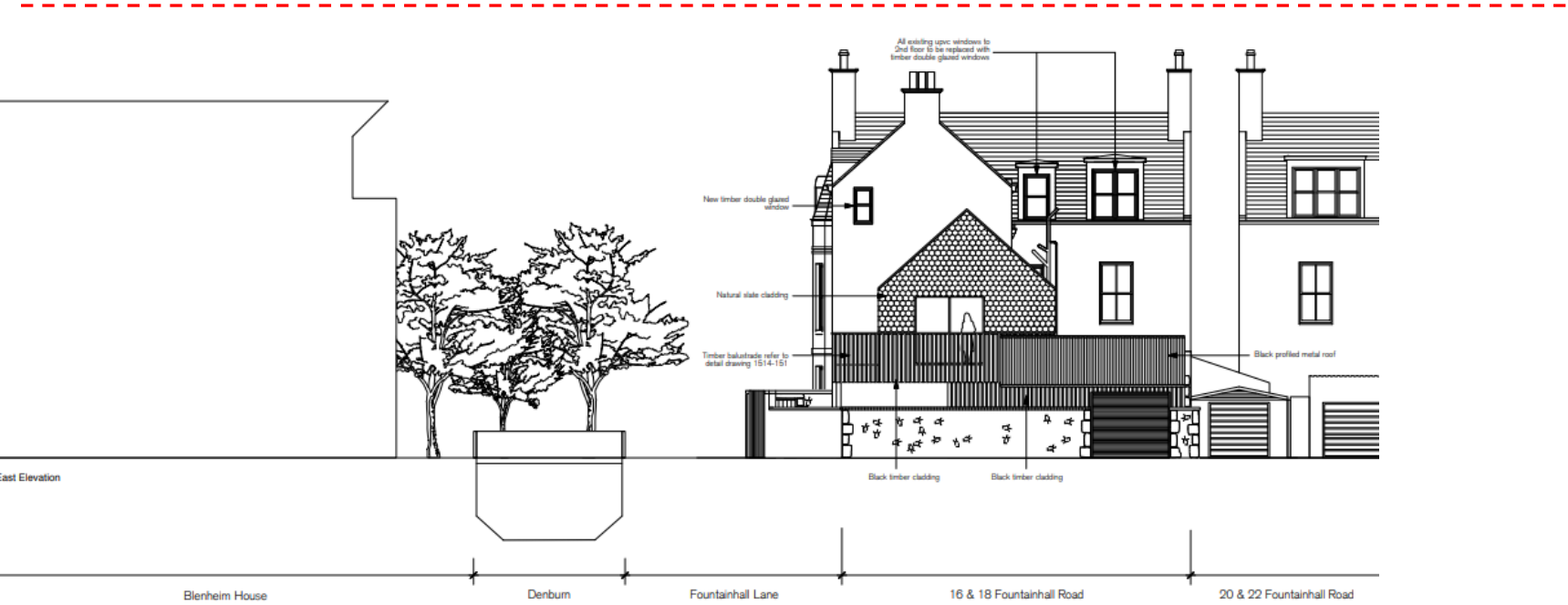
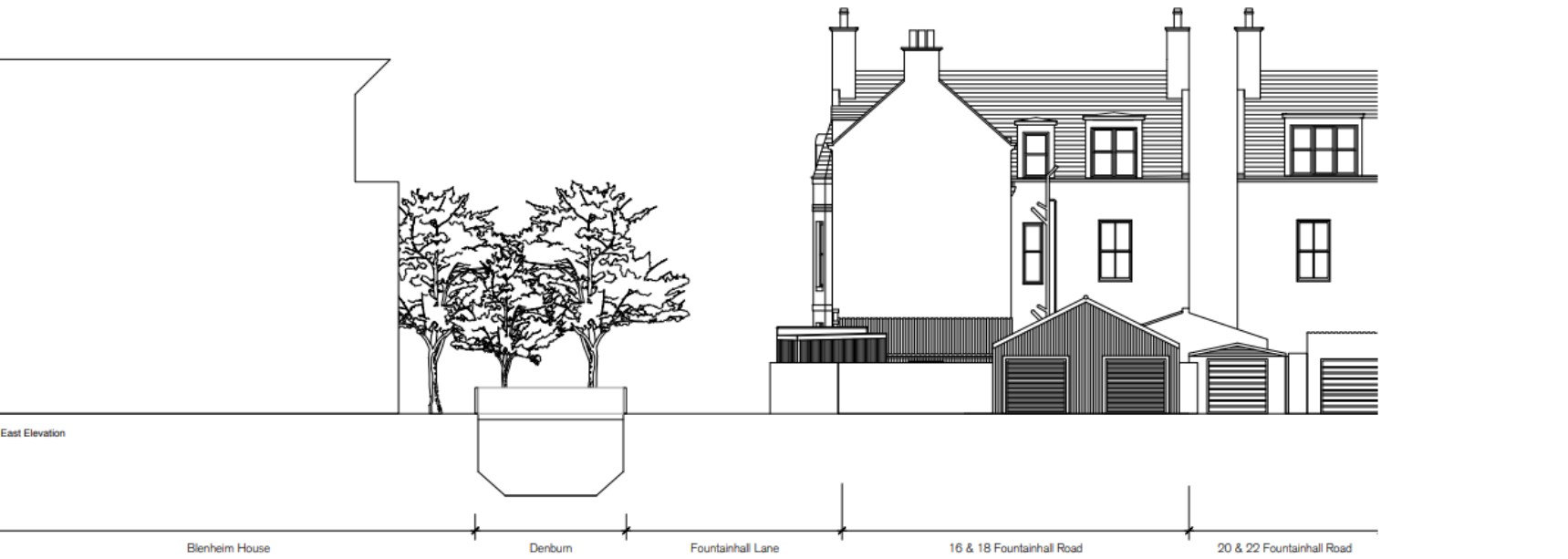
Fountainhall Lane



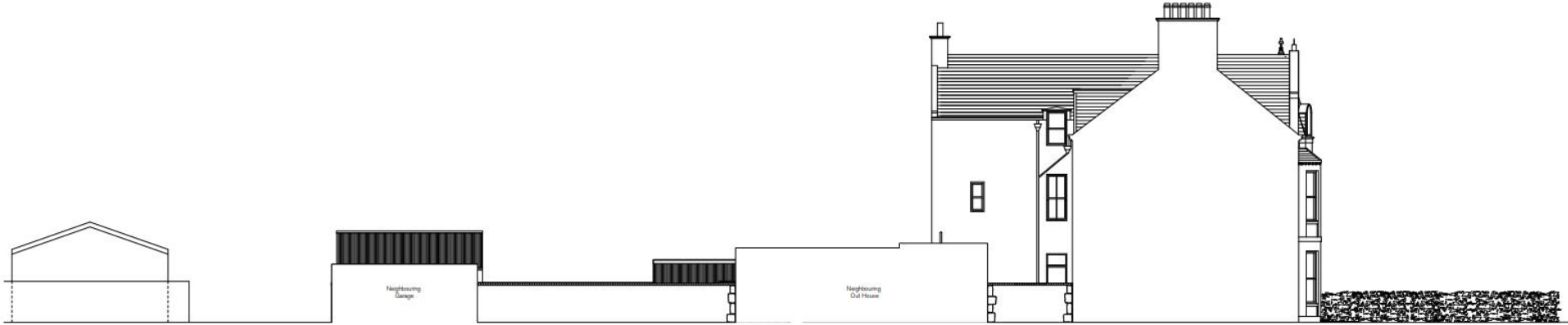
# Existing and Proposed West (front) Elevation



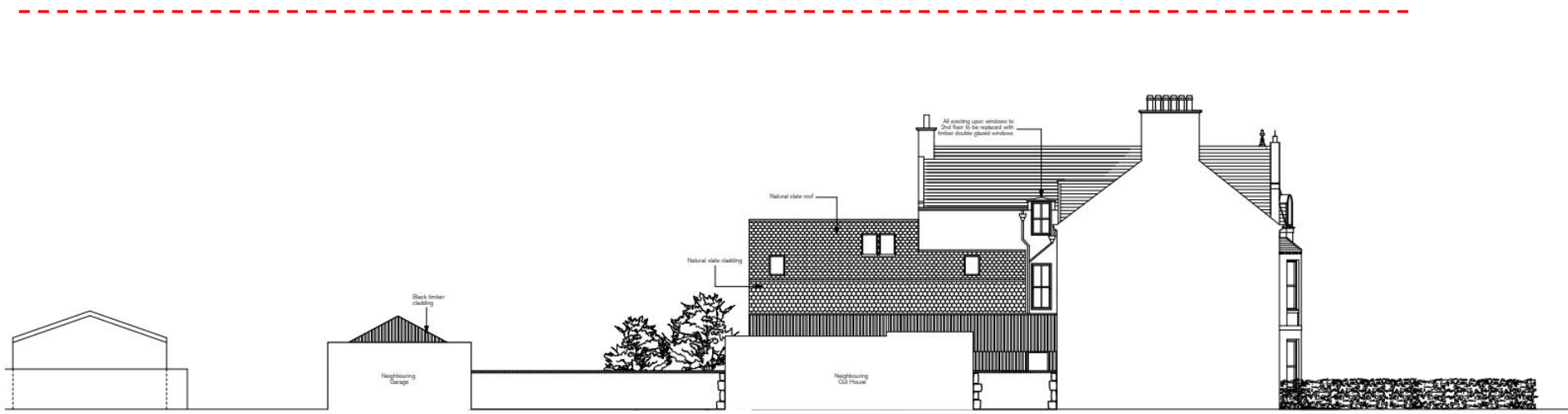
# Existing and Proposed East (rear) Elevation



# Existing and Proposed North (side) Elevation



North Elevation



North Elevation



# Existing and Proposed South (side) Elevation



South Elevation



South Elevation

New metal railings painted black

All existing upper windows to 2nd floor to be replaced with timber double glazed windows

Natural slate roof

Natural slate cladding

Black timber cladding

New metal railings painted black

Sliding timber gate (colour black)

Timber balustrade refer to detail drawing (13.14-15)

Existing granite rubble wall to be repaired

# Reasons for Decision

1) The proposed extension by virtue of its form, scale, layout and pallet of finishing materials - would not suitably respect the scale, form and character of the existing historic building and therefore would have a detrimental impact on the character and amenity of the Albyn Place/Rubislaw Conservation Area and thus fails to preserve or enhance the character and appearance of the area. As such, the proposal would be at odds with Policy H1 (Residential Areas), Policy D1 (Quality Placemaking by Design) and Policy D4 (Historic Environment) in the Aberdeen Local Development Plan 2017, as well as the relevant sections of Scottish Planning Policy, Historic Environment Policy for Scotland and Historic Environment Scotland Guidance on “Managing Change in the Historic Environment: Guidance Notes”.

2) The scale of hard surface landscaping, including car parking, in the front curtilage is of detriment to the character of the Fountainhall Road streetscene – especially between Fountainhall Lane and Desswood Place - and therefore is of detriment to the character and amenity of the Albyn Place/Rubislaw Conservation Area, placing the proposal at odds with the aims of Policy D4 (Historic Environment) in the Aberdeen Local Development Plan 2017.



# 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)





# 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



## D4: Historic Environment

- ACC will *'protect, preserve and enhance'* the historic environment, in line with national and local policy and guidance
- High quality design that respects the character, appearance and setting of the historic environment, and protects the special architectural and historic interest of its LBs and CAs will be supported

# SG: Householder Development Guide

- Extensions should be architecturally compatible with original house and surrounding area (design, scale etc)
- Should not '*dominate or overwhelm*' original house. Should remain visually subservient.
- Extensions should not result in a situation where the amenity of neighbouring properties would be adversely affected (e.g. privacy, daylight, general amenity)
- Approvals pre-dating this guidance do not represent a 'precedent'

# SG: Householder Development Guide

- The built footprint of a dwelling house as extended should not exceed twice that of the original dwelling.
- No more than 50% of the front or rear curtilage shall be covered by development.
- Single storey extensions will be limited to 4m in projection along a mutual boundary



# SG: Repair & Replacement of Windows and Doors

Sets out guidance for window replacement:

- Repair and retain of historic windows always promoted over replacement
- Non-traditional windows should be restored to a traditional style, appropriate to the age & character of the building
- If non-historic windows on public elevation within a CA are being replaced, *“the reinstatement of the original types and arrangements of windows will always be encouraged”*
- Where existing uPVC S+C windows are to be replaced, replacement with uPVC S+C windows will be permitted, subject to criteria relating to: visible portion of window frame; thickness of frame/lower sash/meeting rails, etc.



# Scottish Planning Policy (SPP)

- Proposals in CAs should preserve or enhance the character and appearance of the CA. Proposals that do not harm the character or appearance should be treated as preserving it.

## HES – Managing Change: Extensions

- *Must protect the character and appearance of the building*
- *Should be subordinate in scale and form*
- *Should be located on a secondary elevation*
- *Must be designed in a high-quality manner using appropriate materials*
- *Extensions that would unbalance a symmetrical elevation and threaten the original design concept should be avoided*



## MANAGING CHANGE IN THE HISTORIC ENVIRONMENT WINDOWS



HISTORIC  
ENVIRONMENT  
SCOTLAND

ÀRAINNEACHD  
EACHDRAIDHEIL  
ALBA

January 2018

- **Maintenance and repair** is the preferred means of safeguarding the character of a historic window;
- **Where a window is beyond repair**, its replacement should be permitted, but should closely match original window design, detail and materials.
- **In replacing sash windows, materials other than timber (e.g. uPVC) will rarely be acceptable;**
- In other cases the windows may be modern replacements, sometimes inexact copies of the original examples, or using inappropriate sections or materials. **In such cases it should be acceptable to replace the windows with an aim to regain the original design intention or improve the existing situation.**



# Points for Consideration:

Zoning: Do members consider that the proposed works would adversely affect the character or amenity of the area, as set out in policy H1? Do the proposed alterations accord with the relevant SG, also tied to policy H1?

Historic Environment: Do members consider that the proposed works to preserve or enhance the character and amenity of the Conservation Area, as required by SPP, HESPS and policy D4 of the ALDP?

Design: Is the proposal of sufficient design quality (D1), appropriate to its context?

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

**2. Do other material considerations weigh for or against the proposal? Are they of sufficient weight to overcome any conflict with the Development Plan?**

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)