

# LOCAL REVIEW BODY



191756/DPP– Review against refusal of planning permission  
for:

*“Formation of dormers and balcony with deck area to rear  
(retrospective)”*

at: 39 Craigton Terrace, Aberdeen

# Location Plan



Aerial Photo



# Street View (May 2014 – Prior to recent extension)



# Site Photos (before construction)



# Site Photo (as built)



## Site Photo (dormer/glazed door as built)



# Site Photo (view out)





# Site History: Summary

Application 171217/DPP - Permission granted for *“Erection of 1.5 storey gable extension , formation of dormers to front and rear, single storey extension and decking to rear”*

**approved Nov 2017**

Application 182081/DPP - for *“Erection of 1.5 storey gable extension , formation of dormers to front and rear, single storey extension and decking to rear”*

**withdrawn Jan 2019**

Application 191756/DPP – for *“Formation of dormers and balcony with deck area to rear (retrospective)”*

**refused Jan 2020**

# Site History: 171217/DPP – approved (1)

Nov 2017 – Application 171217/DPP - Permission granted for “Erection of 1.5 storey gable extension , formation of dormers to front and rear, single storey extension and decking to rear”

## REAR ELEVATION (APPROVED)

- Note cill level of left hand dormer window – standard windows to match existing
- Note width of new right-hand dormer and dormer spacing on roof

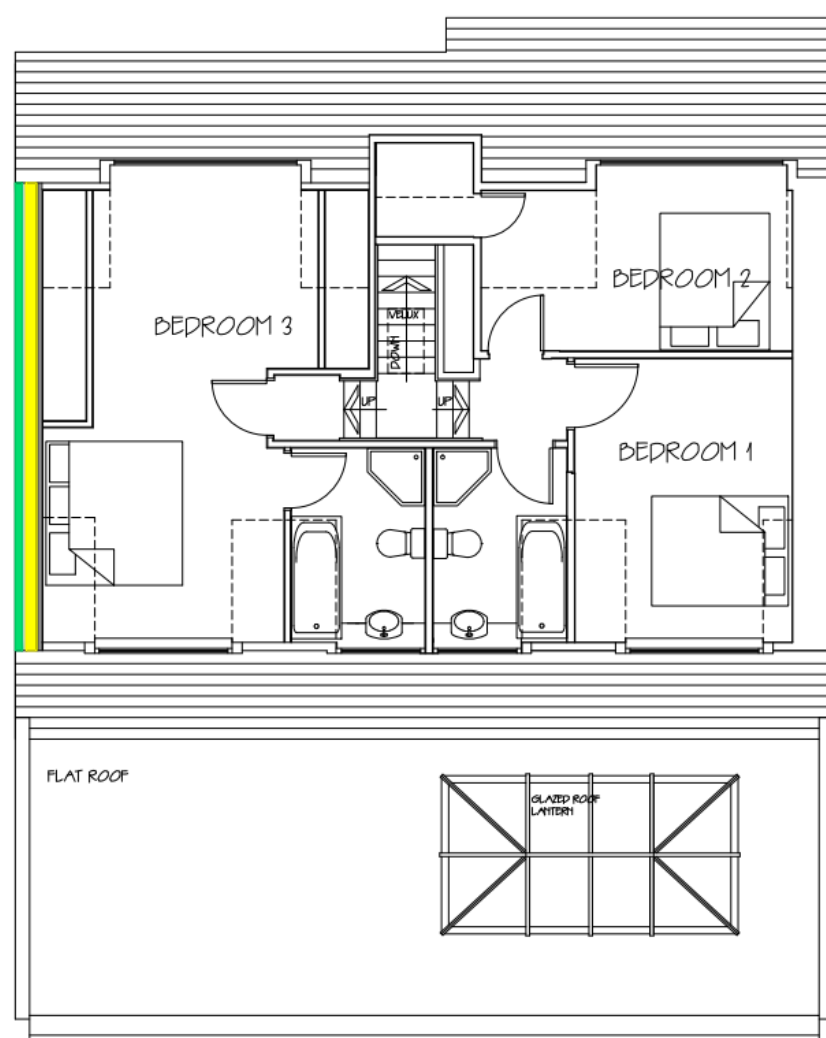


# Site History: 171217/DPP – approved (2)

Nov 2017 – Application 171217/DPP - Permission granted for “Erection of 1.5 storey gable extension , formation of dormers to front and rear, single storey extension and decking to rear”

## FIRST FLOOR (APPROVED)

- Note no access to flat roof and no external terrace/balcony area at first floor level

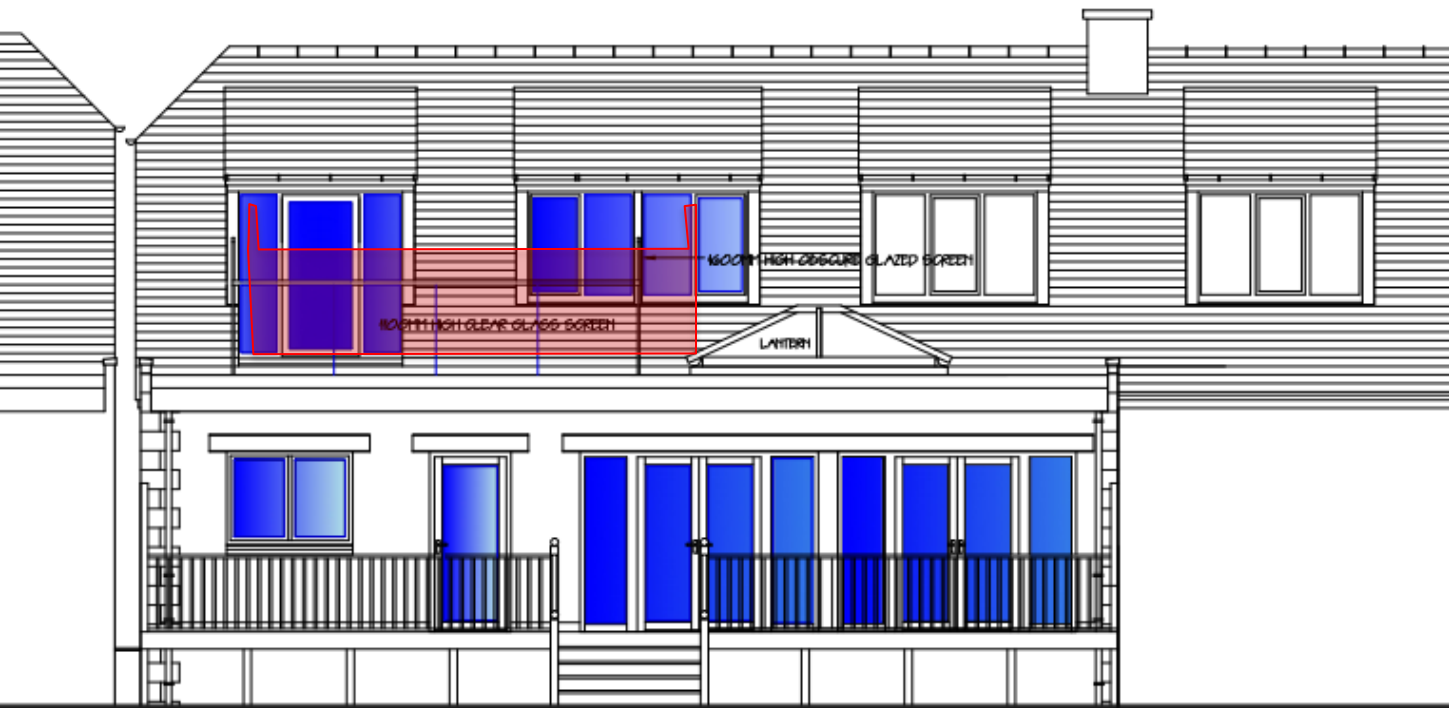


# Site History: 182081/DPP– withdrawn (1)

Application 182081/DPP - for *“Erection of 1.5 storey gable extension , formation of dormers to front and rear, single storey extension and decking to rear”* – App withdrawn Jan 2019

## REAR ELEVATION (WITHDRAWN)

- Note cill level of left hand dormer window now dropped to allow level access onto roof, with terrace enclosed by clear glass balustrade
- Note right-hand dormer remains as per approval

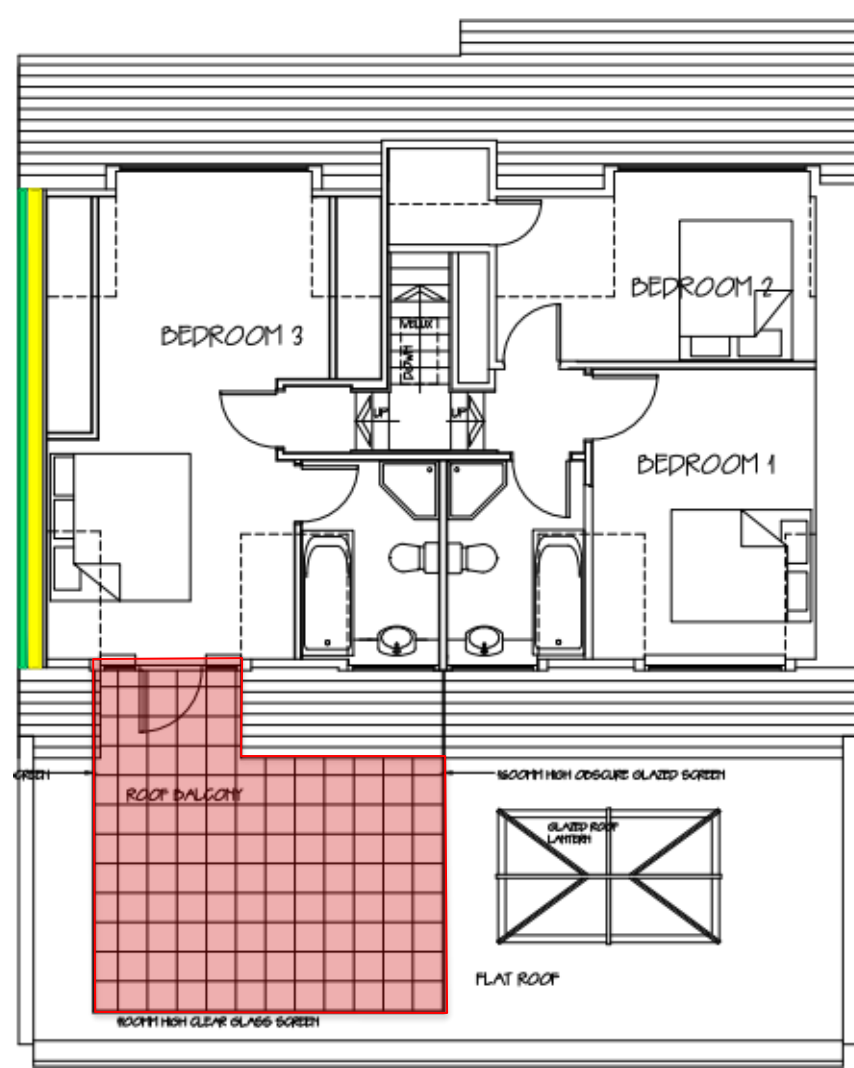


# Site History: 182081/DPP– withdrawn (2)

Application 182081/DPP - for *“Erection of 1.5 storey gable extension , formation of dormers to front and rear, single storey extension and decking to rear”* – App withdrawn Jan 2019

## FIRST FLOOR (WITHDRAWN)

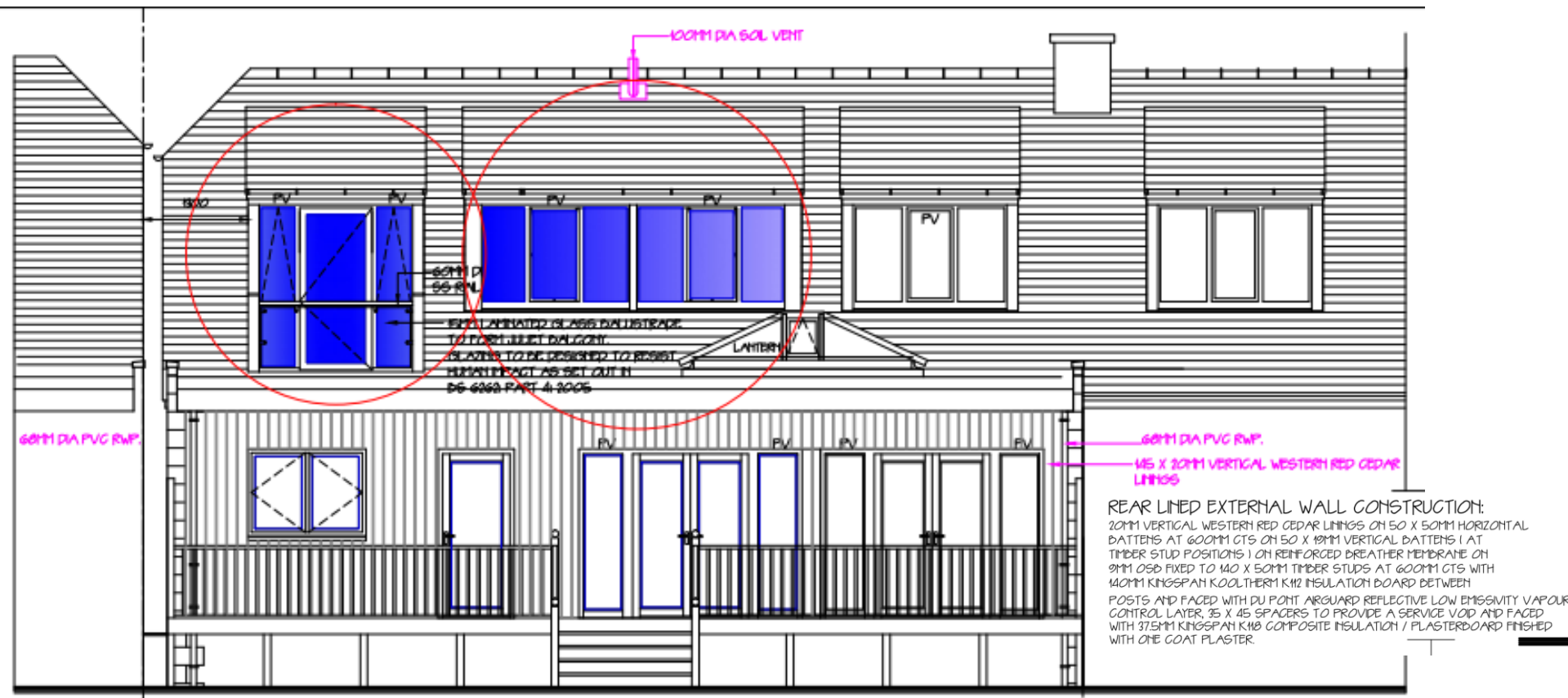
- Note cill level of dormer dropped to allow for formation of new glazed door onto flat roof, with formation of a terrace enclosed by a clear glazed balustrade



# Rear (SE) elevation (as proposed/as built)

## REAR ELEVATION (PROPOSED/AS BUILT)

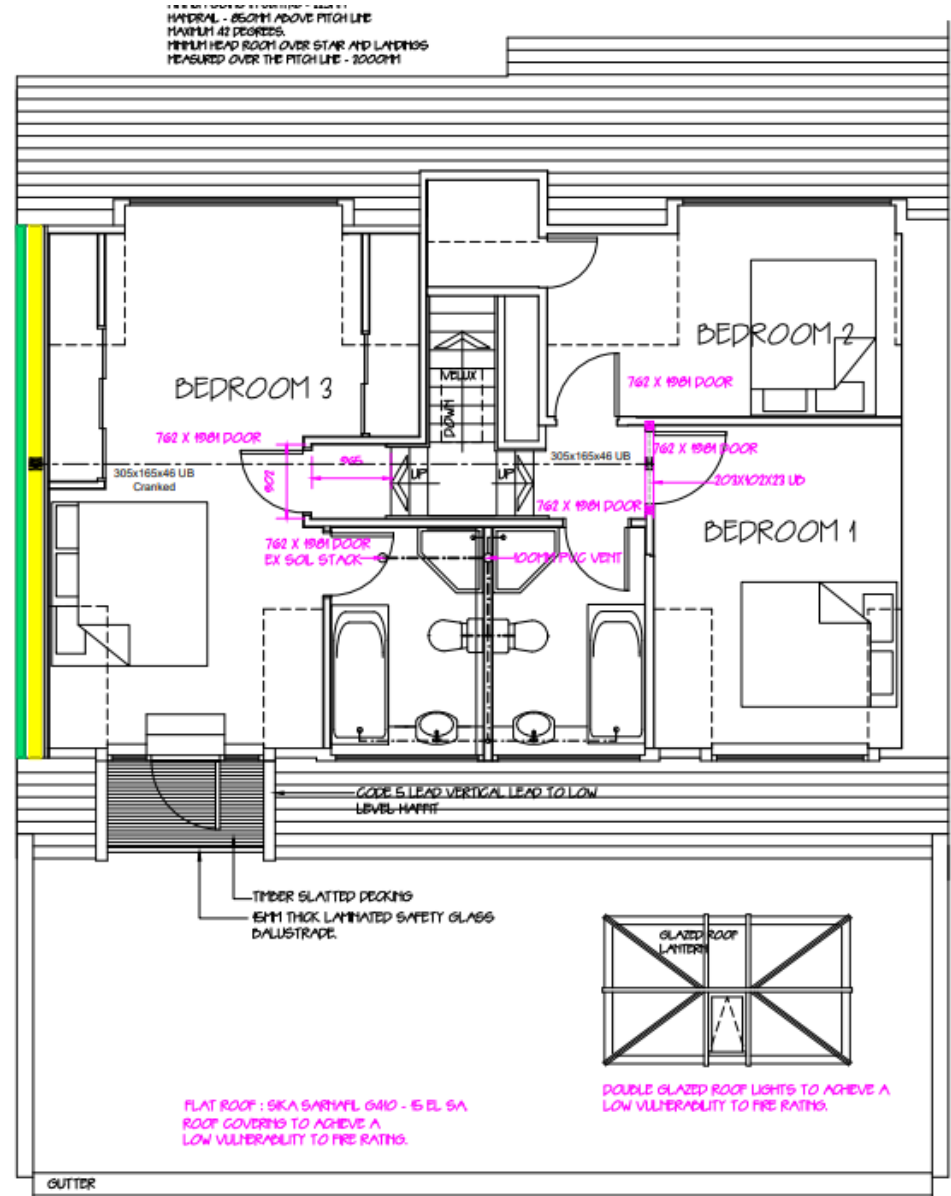
- Note cill level of left hand dormer window now dropped to allow formation of glazed door.
- Note width of right-hand dormer now increased from approved scheme and spacing between rear dormers reduced as a result



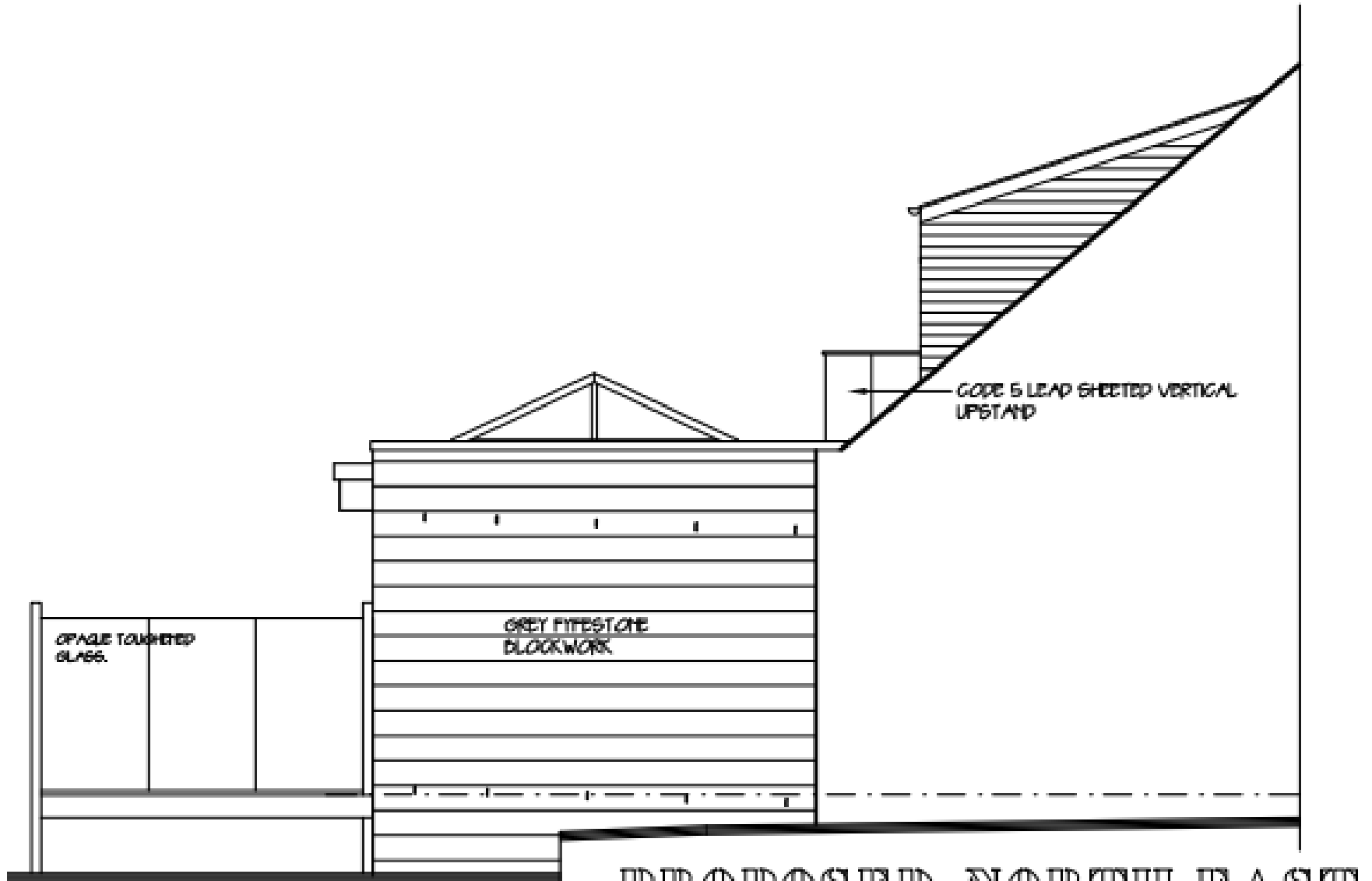
# Rear (SE) elevation (as proposed/as built)

## FIRST FLOOR (PROPOSED/AS BUILT)

- Note inclusion of glazed door and balcony with small section of glass balustrade – larger area of terrace no longer shown on flat roof.



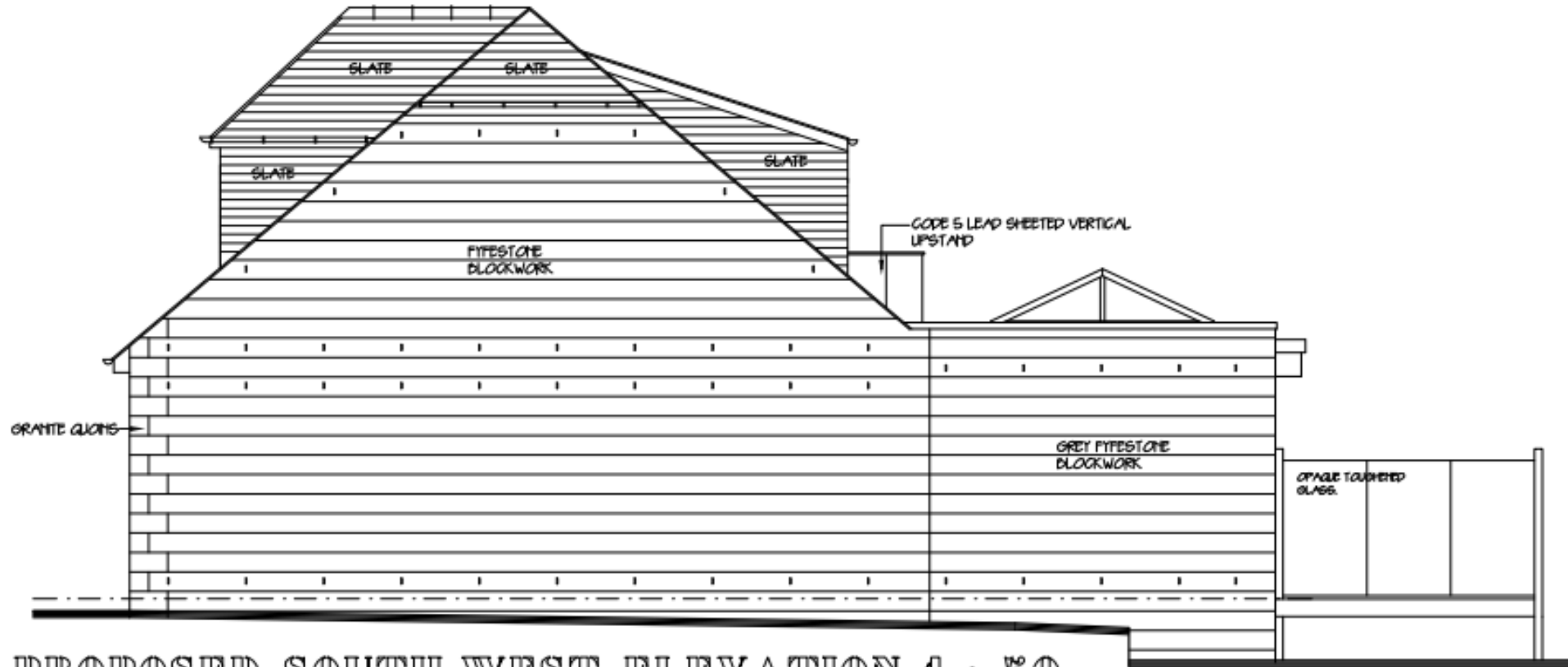
# Side Elevation (as proposed/as built)



PROPOSED NORTH-EAST  
ELEVATION 1 : 50



# Side Elevation (as proposed/as built)



PROPOSED SOUTH-WEST ELEVATION 1 : 50

# Reasons for Decision

- Dormers of inappropriate scale and design, appearing particularly dominant on the roof slope, and failing to address the requirements of the Council's Supplementary Guidance on Householder Development, which states that new dormers or roof extensions should respect the scale of the building and not dominate, overwhelm or unbalance the original roof.
- Introduction of direct access via glazed door onto a 1st floor level balcony, in conjunction with the enlarging of dormer window and increase in glazing to the rear face of the building, raises concerns regarding the potential for overlooking and impact on privacy and residential amenity.
- Proposal considered to be contrary to the requirements of Policies D1 (Quality Placemaking by Design) and H1 (Residential Areas) of the Aberdeen City Local Development Plan, and to the Council's Supplementary Guidance on Householder Development.
- No material planning considerations which would warrant approval of planning permission in this instance.

# Policy H1 (Residential Areas)

## Policy H1 - Residential Areas

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new development and householder development will be approved in principle if it:

- 1 does not constitute over development;
- 2 does not have an unacceptable impact on the character and amenity of the surrounding area;
- 3 does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010; and
- 4 complies with Supplementary Guidance.

- 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? (*in this case Householder Development Guide*)

# Householder Development Guidance

- General Principles –
  - Should be '**architecturally compatible in design and scale with the original house and its surrounding area**'.
  - Should not '**dominate or overwhelm**' the original house and should '**remain visually subservient**'.
  - Should not result in adverse impact on '**privacy, daylight, amenity**'
- Footprint of dwelling as extended 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)
- Approvals pre-dating the guidance (2017) do not represent a '**precedent**'

# Householder Development Guidance

## Dormer Windows – General Principles

- New dormers should respect scale of the building and should not dominate, overwhelm or unbalance the original roof;
- On individual properties or in terraces where there are existing well-designed dormers and where there is adequate roof space, the construction of new dormers which match those existing may be acceptable. Additional dormers will not be permitted however, if this results in the roof appearing overcrowded. These dormers should be closely modelled in their detail and position on the roof, on the existing good examples. They will normally be aligned with windows below;

# Householder Development Guidance

## Dormer Windows –

- Dormers should not appear to dominate original roof
- Dormer should not be built directly off the wallhead
- Small apron below windows may be acceptable on rear elevations (no more than 300mm)
- Roof of dormer should not extent to or beyond the ridge of the original roof
- Flat roofed dormers should generally be a min of 600mm below existing roof ridge
- Dormers should be a min of 600mm in from the gable
- Outermost windows should be positioned at the extremities of dormers
- Should be more glazing than solid on the face of any dormer
- Finishes should match those of original building and wherever possible window proportion and arrangement should echo those on the floor below; and
- Design and scale of any new dormer should take account of design and scale of existing dormers

## Decking –

- Proposals should not result in an adverse impact upon the amenity of adjacent dwellings, including both internal accommodation and external private amenity space

# Policy D1 (Quality Placemaking by Design)

## Policy D1 - Quality Placemaking by Design

All development 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. Well considered landscaping and a range of transportation opportunities ensuring connectivity are required to be compatible with the scale and character of the developments.

Places that are distinctive and designed with a real understanding of context will sustain and enhance the social, economic, environmental and cultural attractiveness of the city. Proposals will be considered against the following six essential qualities;

- **distinctive**
- **welcoming**
- **safe and pleasant**
- **easy to move around**
- **adaptable**
- **resource efficient**

How a development meets these qualities must be demonstrated in a design strategy whose scope and content will be appropriate with the scale and/or importance of the proposal.

- Does the proposal represent a high standard of design and have strong and distinctive sense of place?

# 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?*

Does it accord with the principles set out for dormer windows and decking/terraces in the 'Householder Development Guide'? Appointed officer's reasons for refusal highlight scale of dormers and potential impact on neighbours' privacy.

**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)