

LOCAL REVIEW BODY

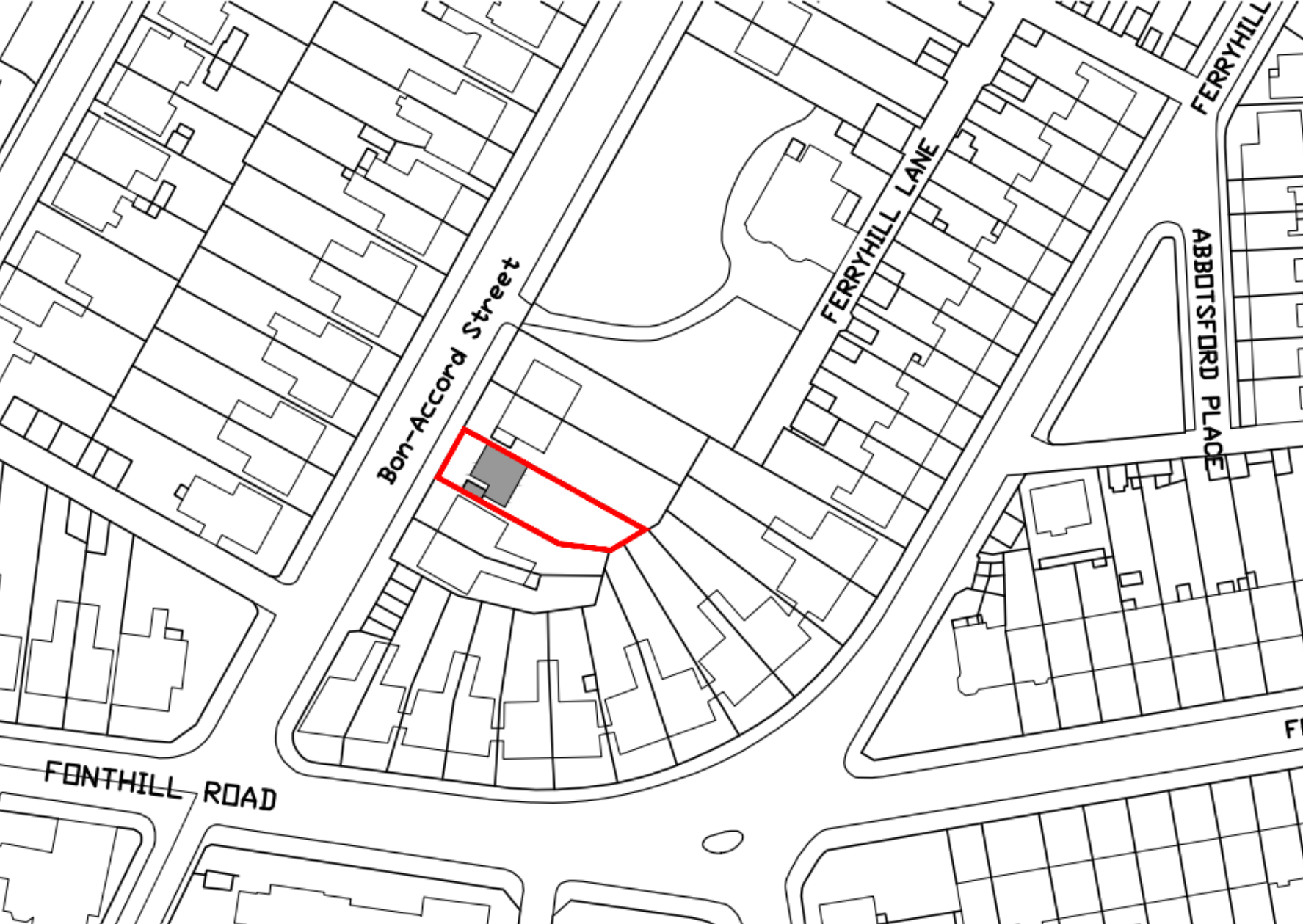


200068/DPP– Review against refusal of planning permission
for:

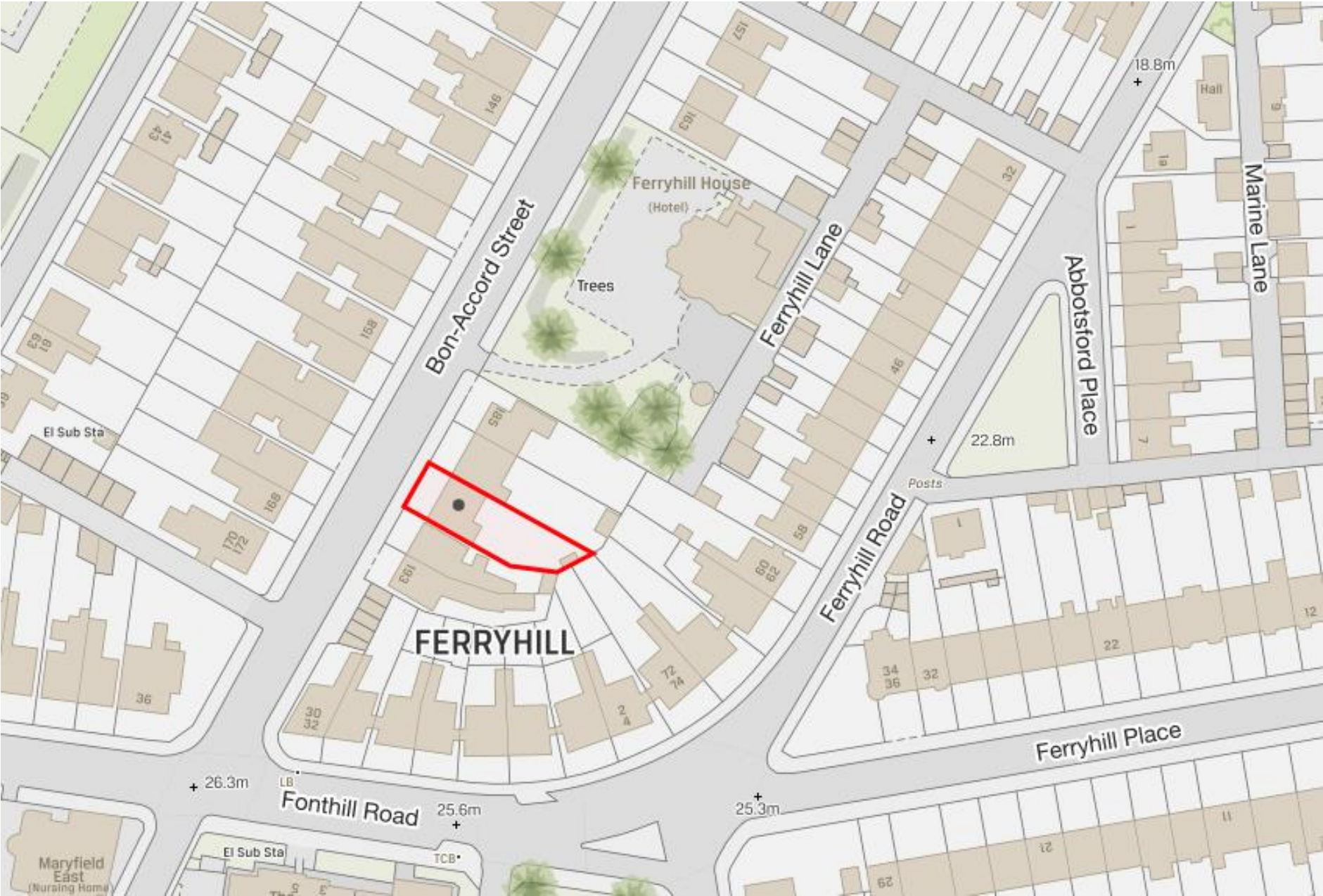
*“Formation of dormer to rear and installation of roof lights to
front”*

at: 189 Bon-Accord Street, Aberdeen

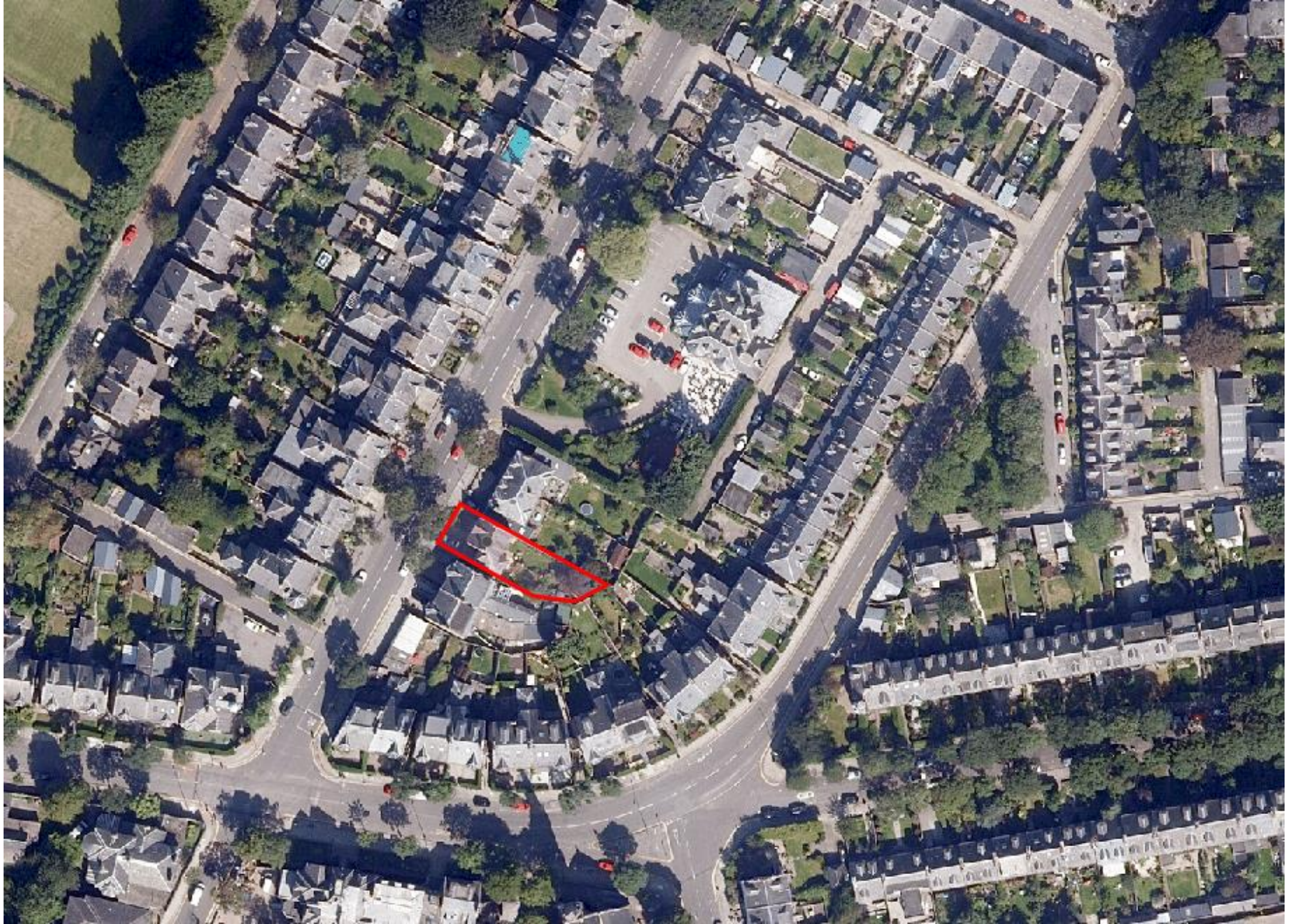
Location Plan



Location Plan



Aerial Photo



Street View (March 2019)



Google

Image captured

Front (NW) elevation

Existing



Proposed

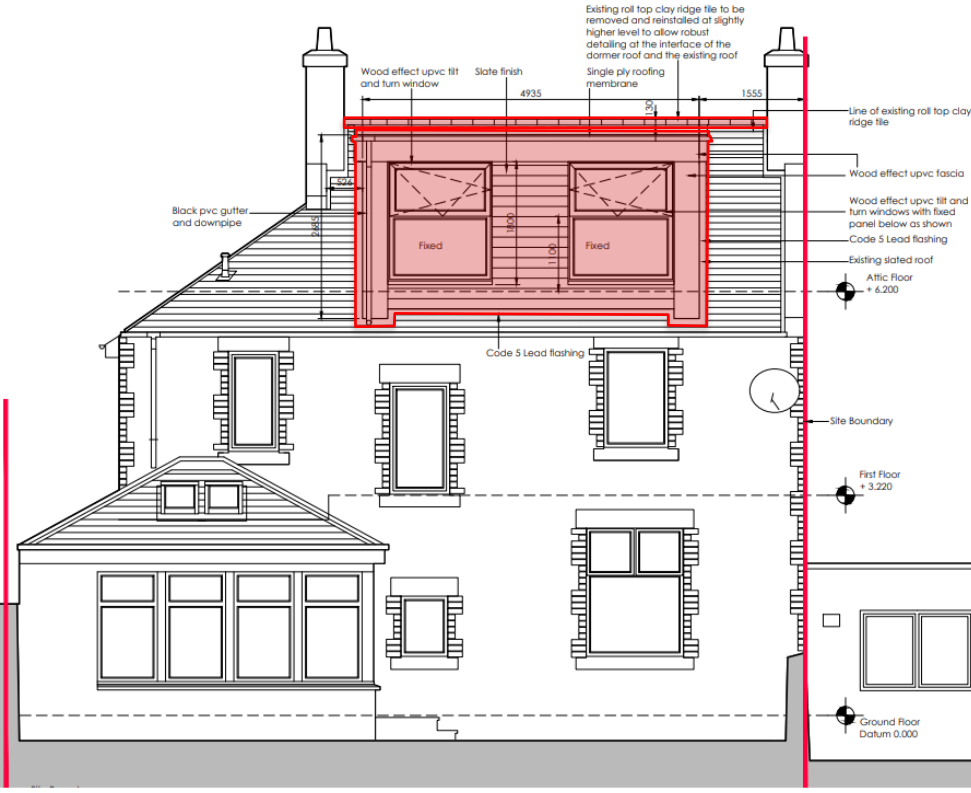


Rear (SE) elevation

Existing



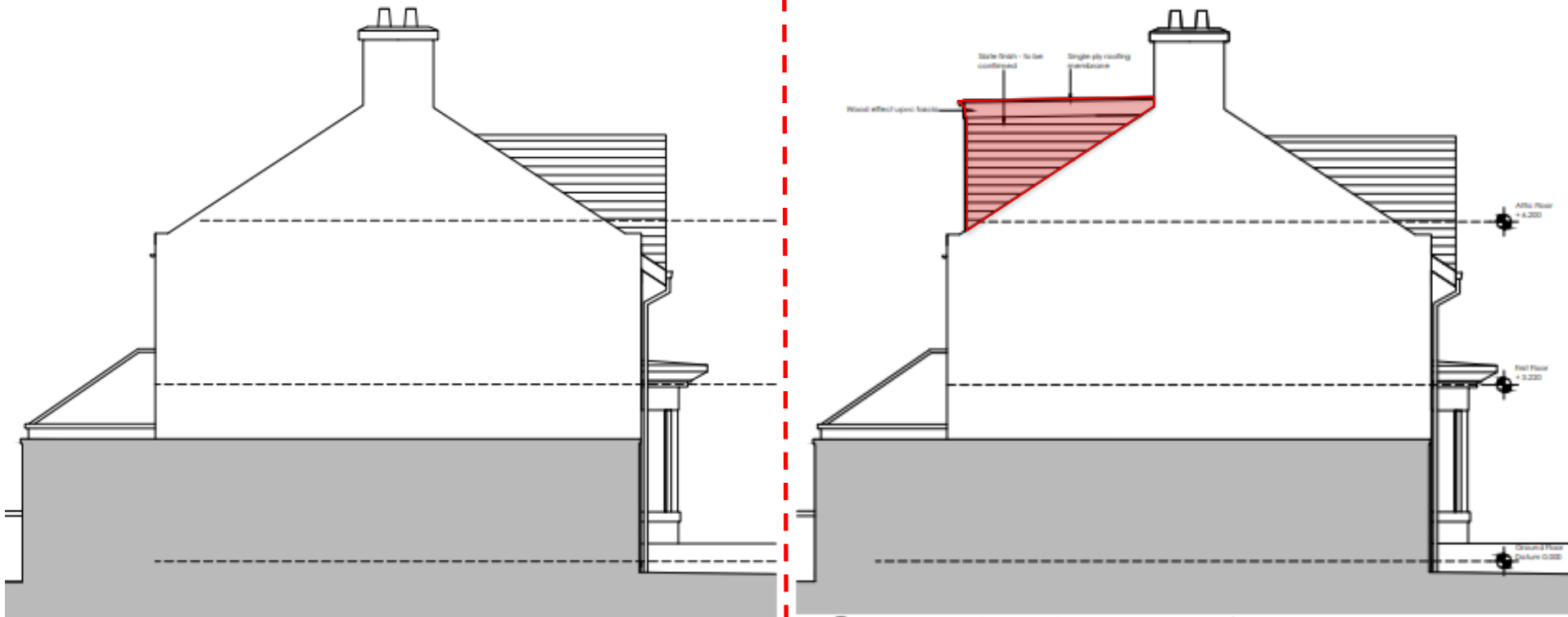
Proposed



Side (NE) elevation

Existing

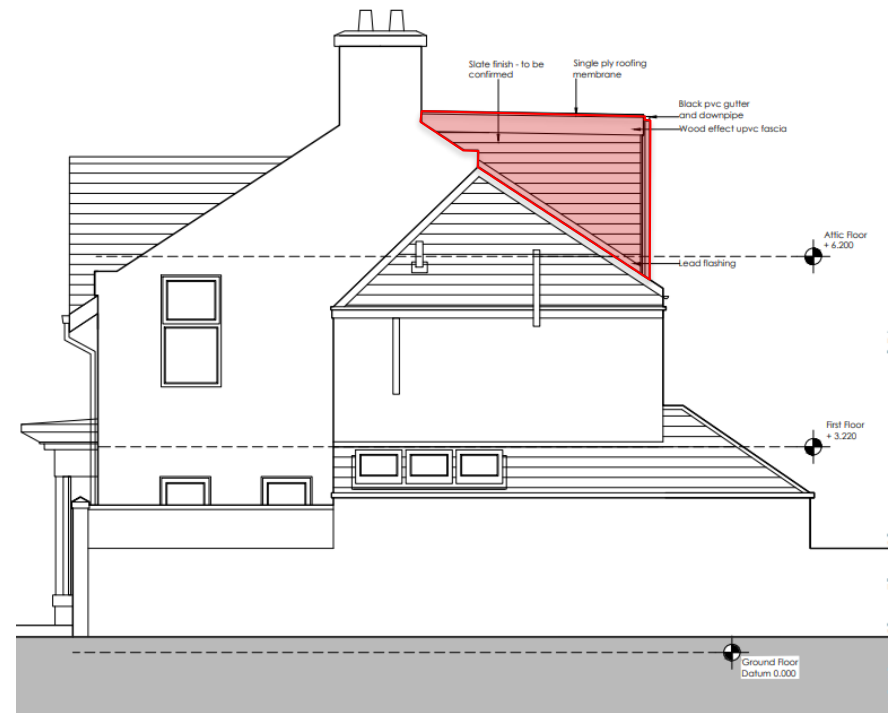
Proposed



Side (SW) Elevation

Existing

Proposed

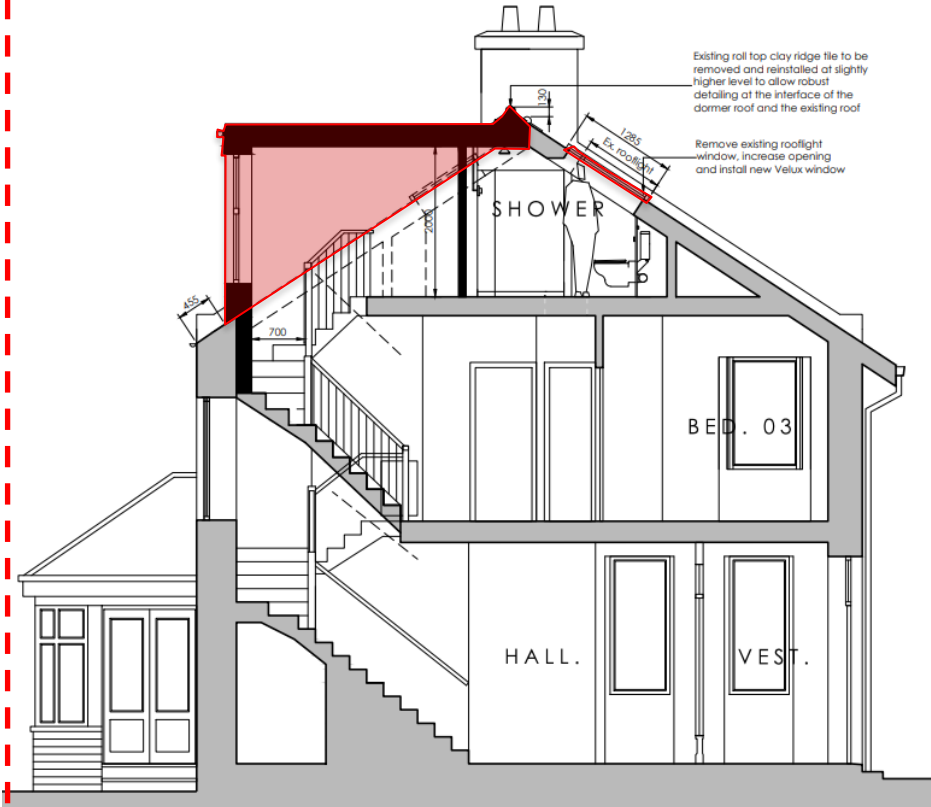


Section 1

Existing

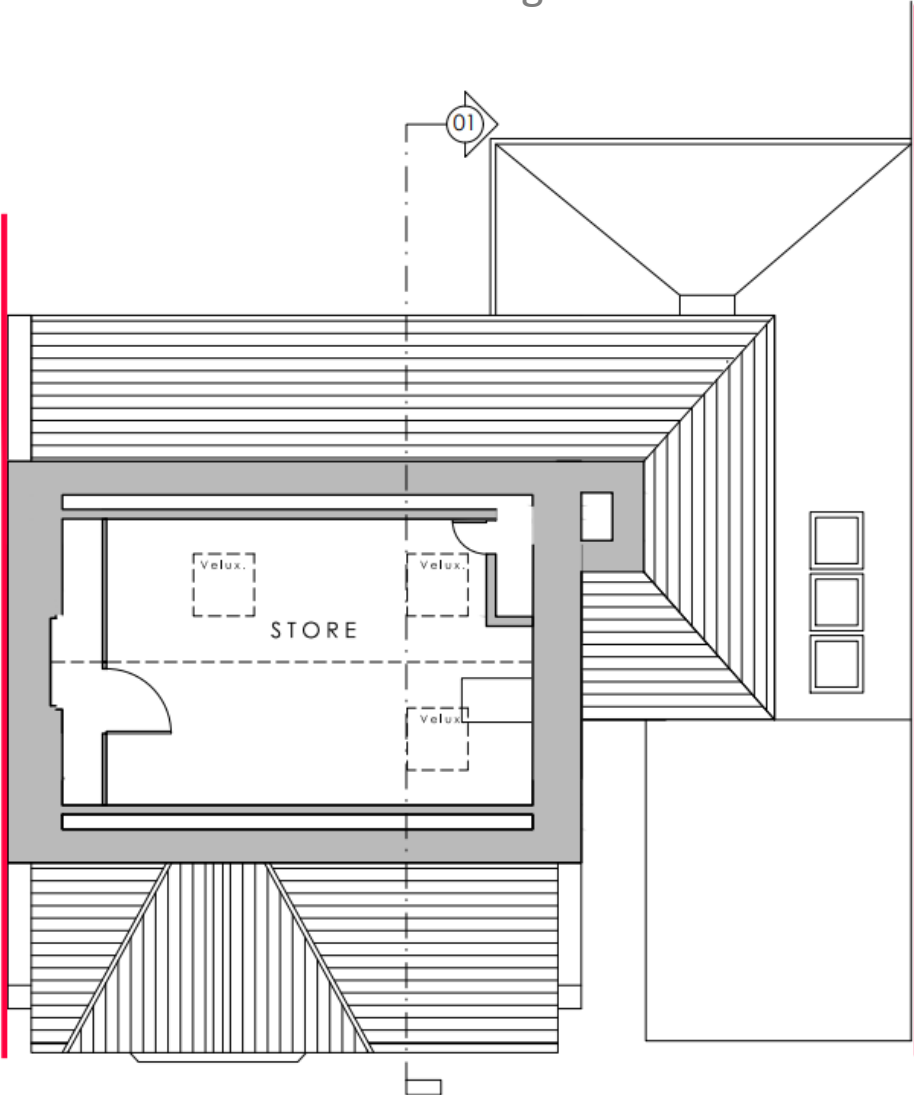


Proposed

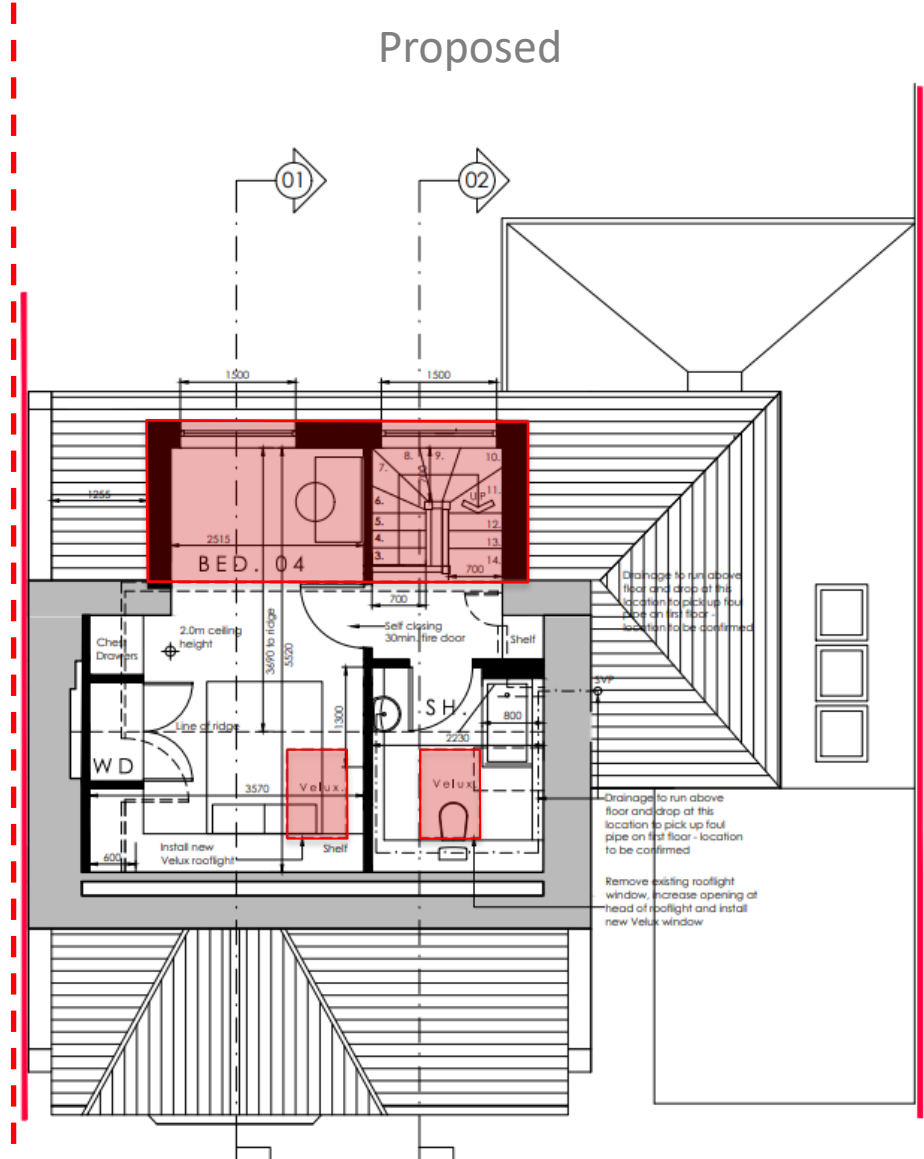


Attic / 2nd Floor

Existing



Proposed



Reasons for Decision

- Scale of the proposed dormer would dominate the rear roof slope by virtue of its height and massing
- size of the two windows within the proposed box dormer would not reflect the established fenestration pattern on the rear of the application property
- Dormer not of a scale and design that respects the character and appearance of the application property
- visual harm to the character and appearance of the Ferryhill Conservation Area
- Proposal is at odds with Policy D1 (Quality Placemaking by Design), Policy D4 (Historic Environment) and Policy H1 (Residential Areas) of the ALDP 2017, as well as relevant guidance within Householder Development Guide SG
- Proposal would not accord with the relevant national guidance published by Historic Environment Scotland.

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?

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;
- In the case of non-listed buildings in conservation areas, consideration may be given to the provision of linked panels between windows on the private side of the building, where the extension is not seen from any public area. Non-traditional style dormers may be accepted on the rear of non-listed buildings in conservation areas, but generally not on any elevation of listed buildings.

Householder Development Guidance

Dormer Windows – Older properties of a traditional character: Rear elevations

- The aggregate area of all dormers should not dominate the original roof slope;
- Dormer hafts should be a minimum of 400mm in from the inside face of the gable tabling;
- The front face of dormer extensions should be a minimum of 400mm back from the front edge of the roof, but not so far back that the dormer appears to be pushed unnaturally up the roof slope;
- Flat roofs on box dormers should be a reasonable distance below the ridge;
- Windows should be located at both ends of box dormers;
- A small apron may be permitted below a rear window; and
- Solid panels between windows in box dormers may be permitted but should not dominate the dormer elevation.

Householder Development Guidance (rooflights)

- Rooflights should have a conspicuously vertical proportion. Seen from ground level, the foreshortening effect will tend to reduce the apparent height of the window, giving it a more squat appearance;
- On older buildings, and particularly on listed buildings and buildings in conservation areas, a 'conservation' type of rooflight will be expected. This is of particular importance on public elevations. Even the addition of a central glazing bar to a rooflight can provide a more authentic appearance in such instances;
- Large timber or cast iron rooflights divided into several sections were frequently provided above stairwells. It is not ideal to replace these with a single-pane modern rooflight. If the original rooflight cannot be repaired, aluminium or steel patent glazing is a more satisfactory option; and
- For rooflights fitted into slated roofs, manufacturers can provide a special flashing with their rooflights to keep the projection of the rooflight above the plane of the slates to a minimum. In listed buildings and buildings in conservation areas, it will be expected that rooflights be recessed into the roofslope.
- Sympathetic 'conservation' style rooflights will nearly always be required in listed buildings and on the public elevations of buildings in conservation areas.

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?



ABERDEEN
CITY COUNCIL



Aberdeen City Conservation Area Character Appraisals and Management Plan

Ferryhill

To be read in conjunction with Section 1: Strategic Overview and Section 2: Management Plan

July 2013

Planning and Sustainable Development

Enterprise, Planning and Infrastructure

Aberdeen City Council

Business Hub 4 - Marischal College

Broad Street

Aberdeen

AB10 1AB

www.aberdeencity.gov.uk

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 both dormer windows and rooflights in the 'Householder Development Guide'?

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

2. Do other material considerations weigh in favour of approval or refusal?

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)