

LOCAL REVIEW BODY



200036/DPP– Review against refusal of planning permission
for:

“Formation of driveway to front of dwellinghouse”

at: 16 Don Terrace, Aberdeen

Location Plan



Aerial Photo



Street Images



Street Images

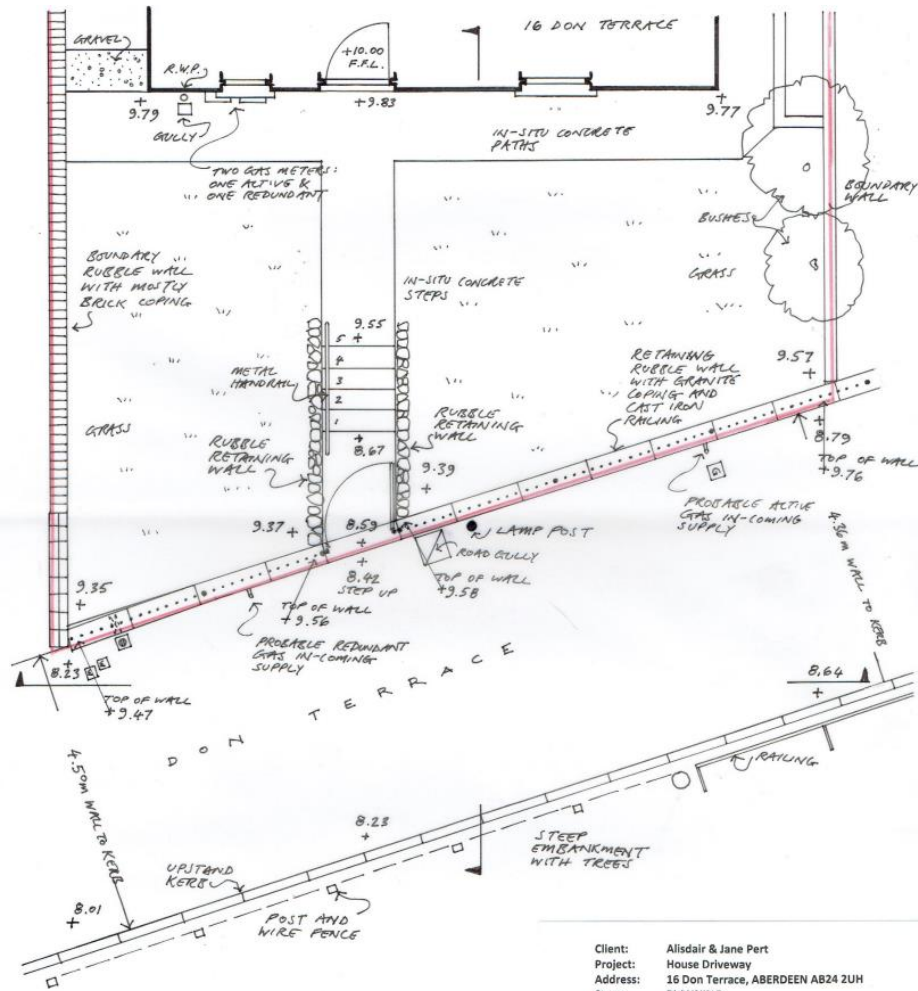


Street Images



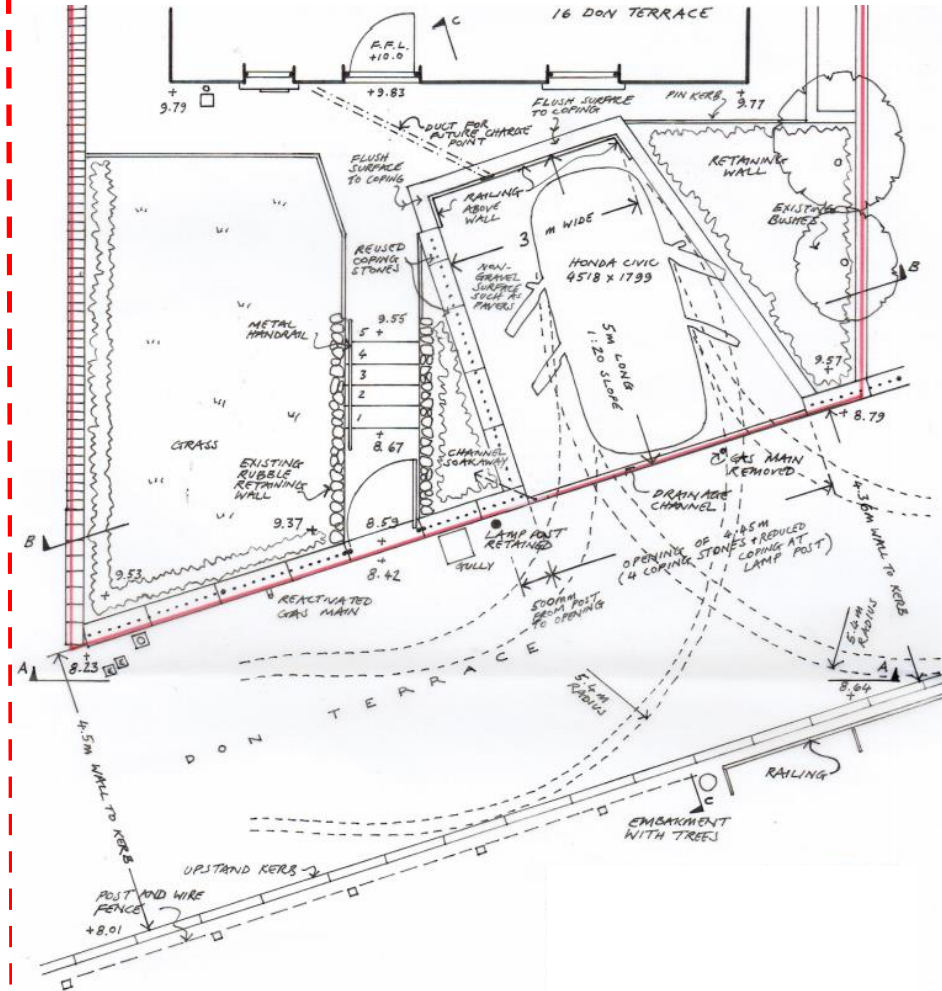
Site Plan

Existing



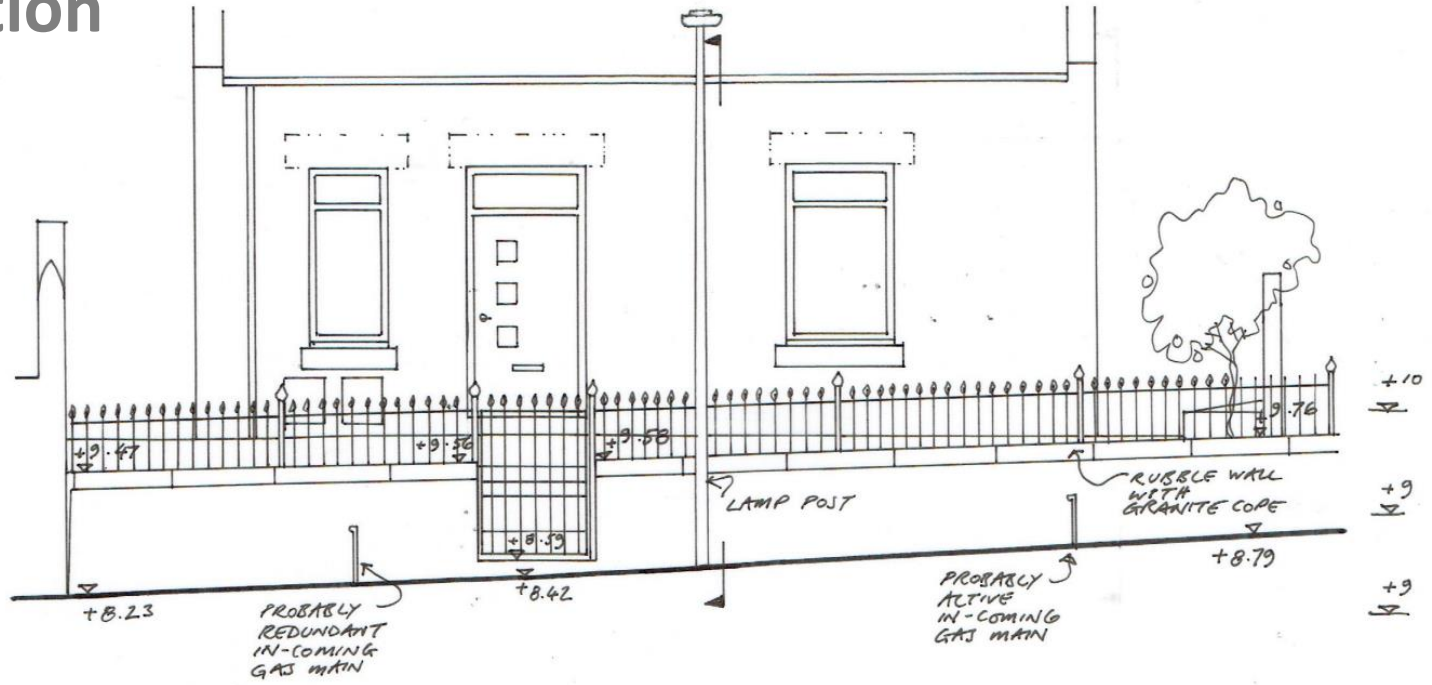
Client: Alisdair & Jane Pert
 Project: House Driveway
 Address: 16 Don Terrace, ABERDEEN AB24 2UH
 Stage: PLANNING

Proposed

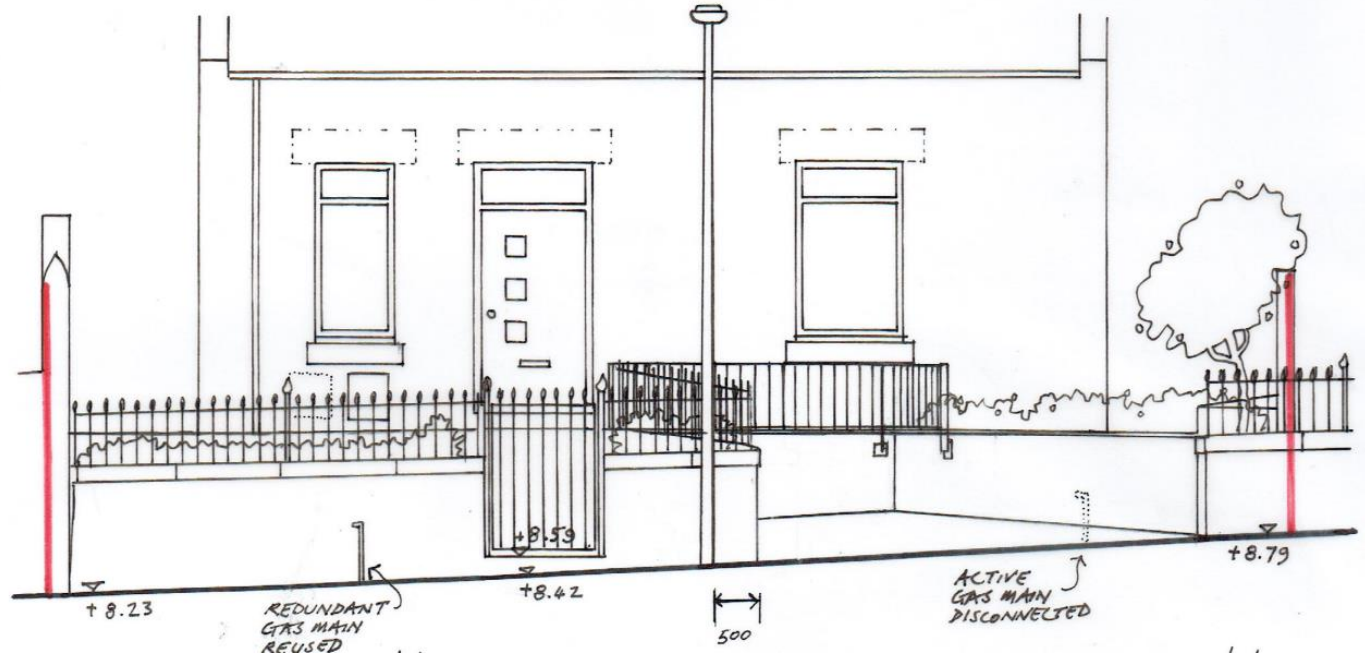


Street Elevation

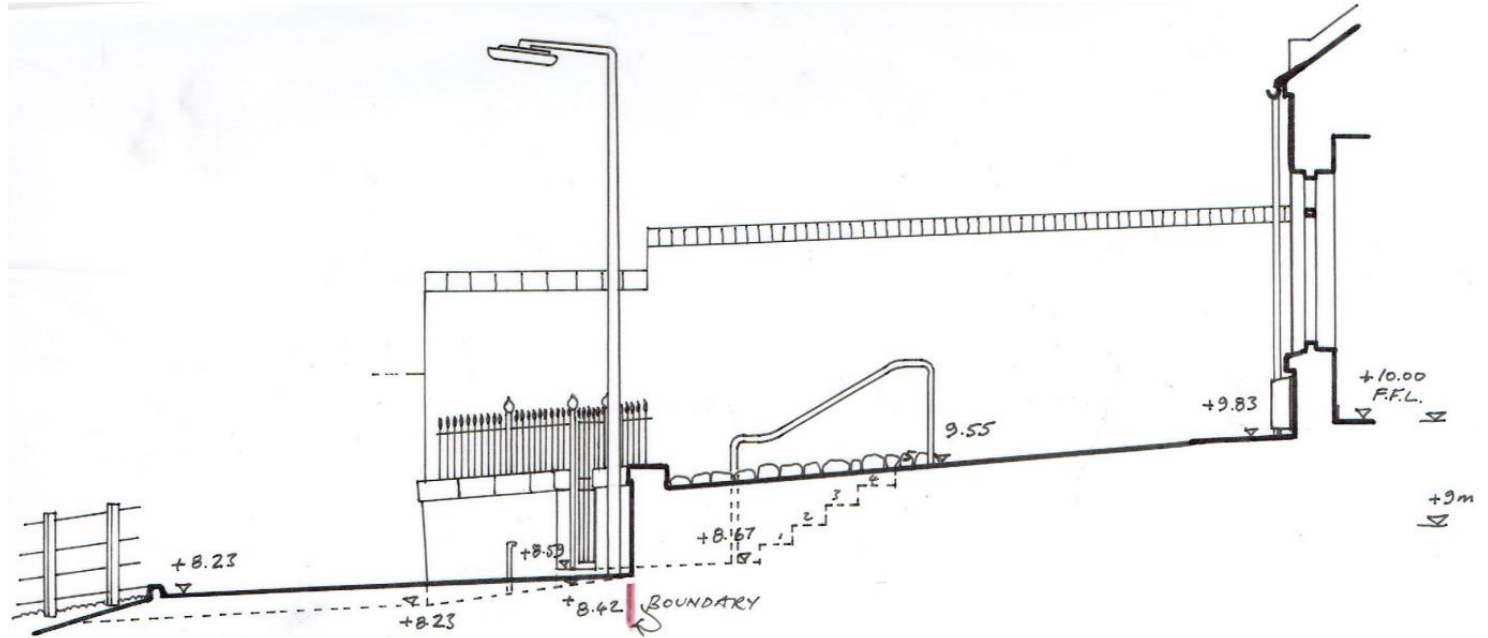
Existing



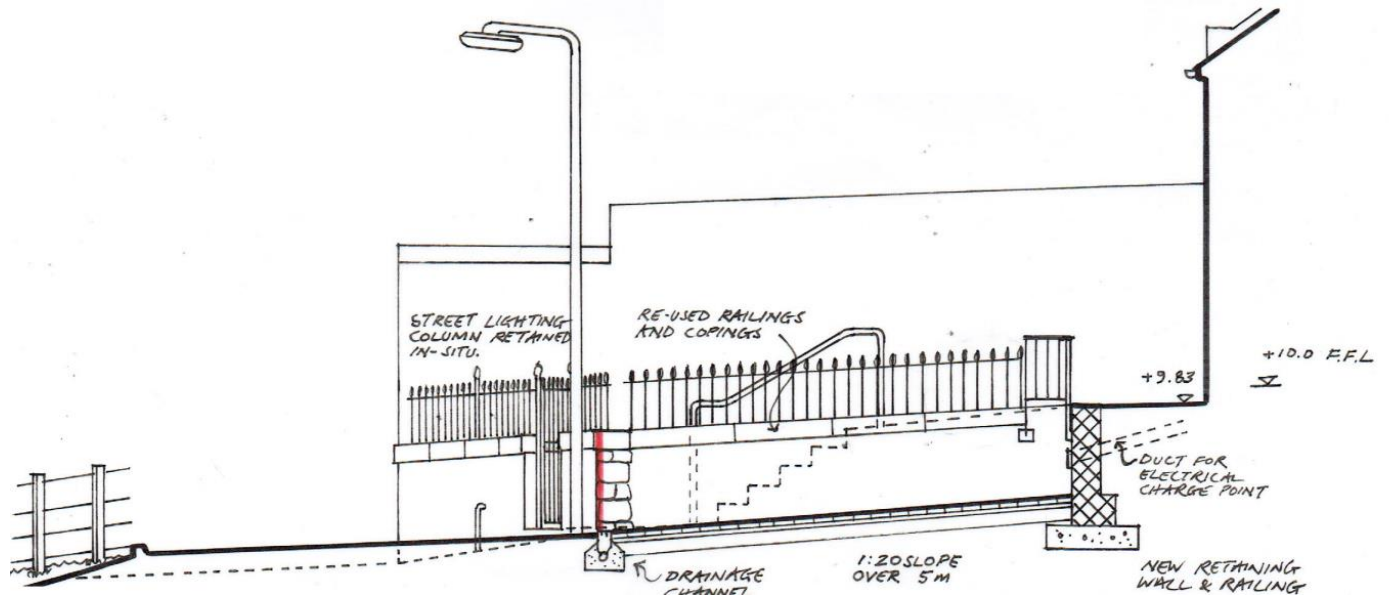
Proposed



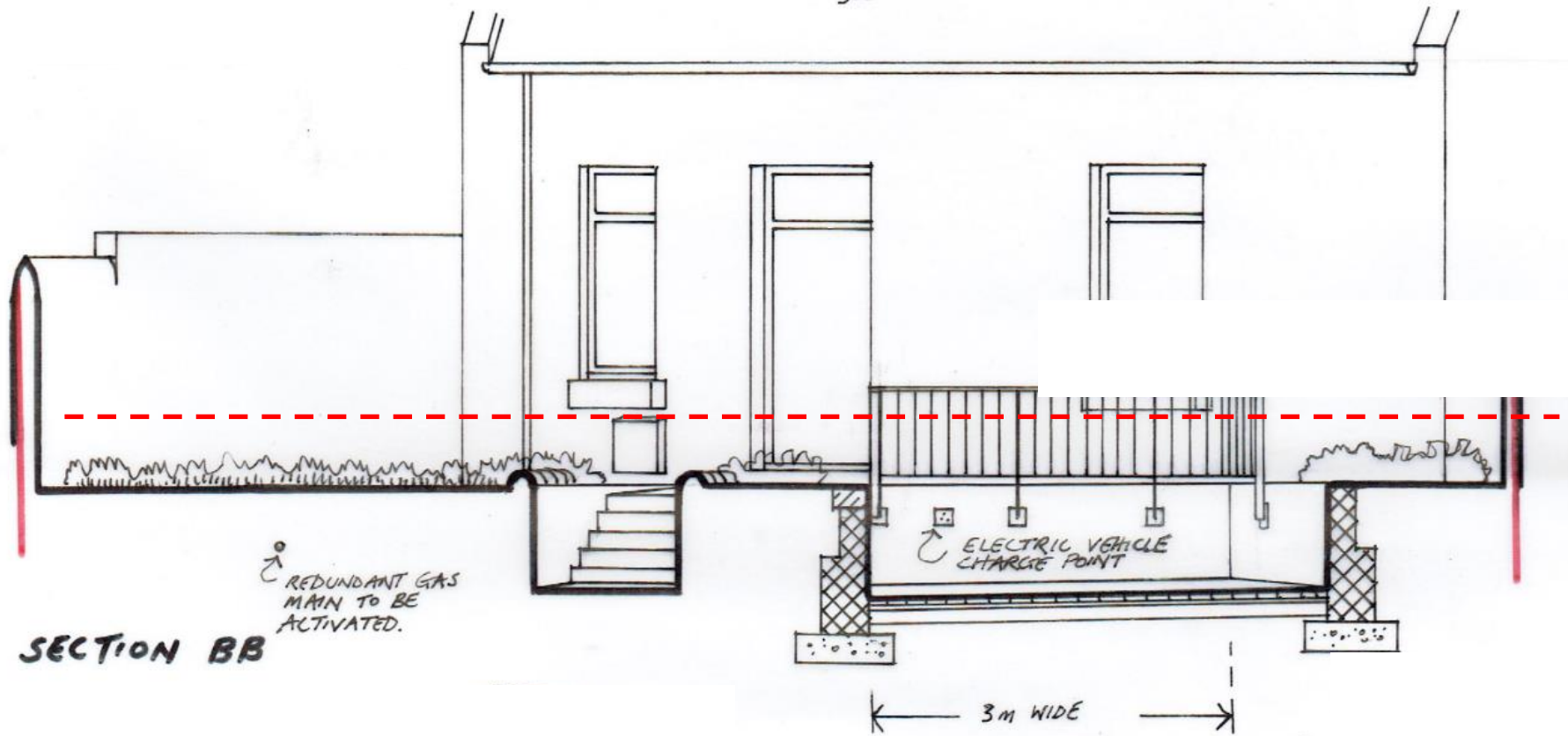
Sections



Proposed

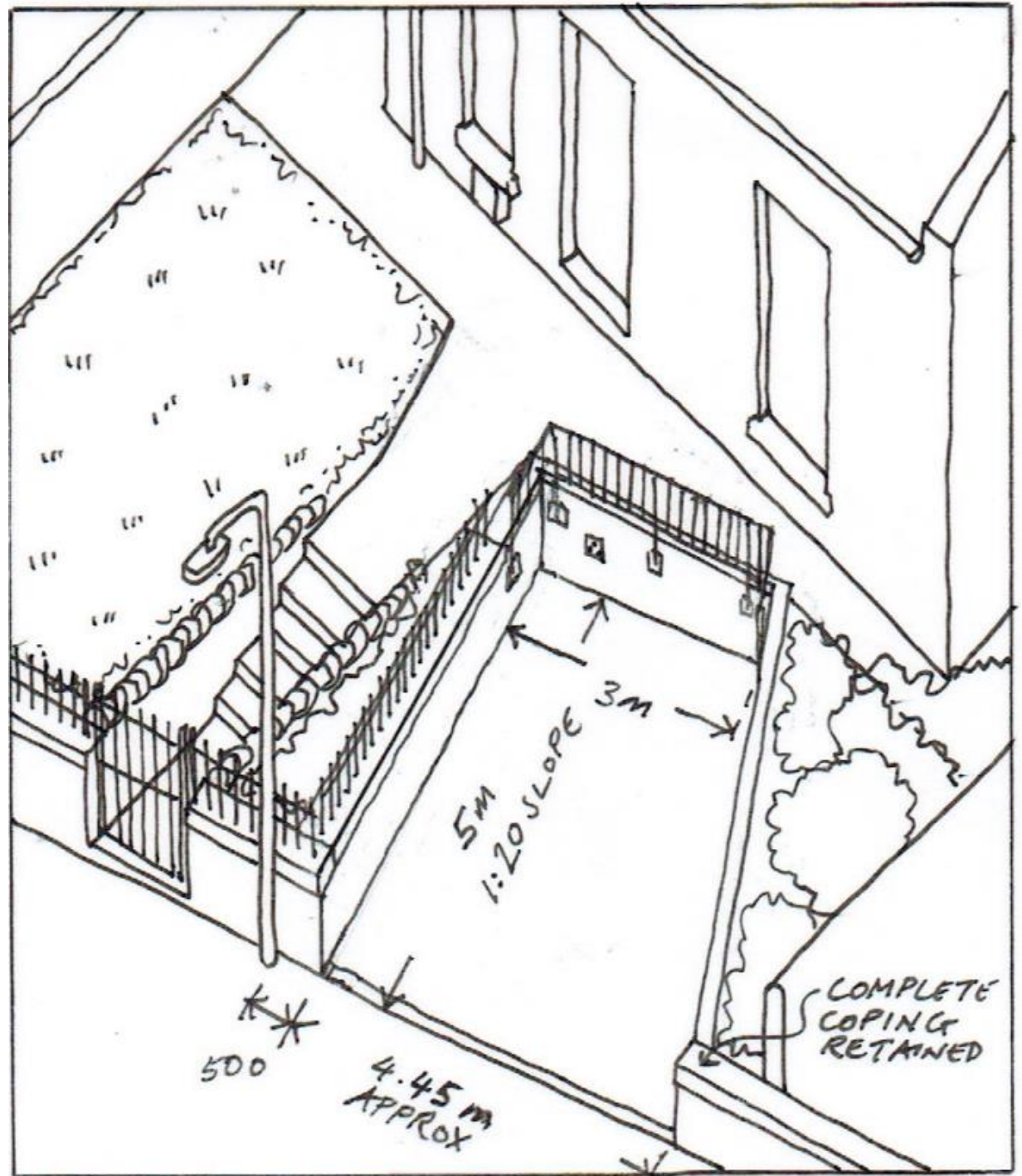


Sections



Proposed
(no equivalent section as existing)

3-D Illustration



Reasons for Decision

- The proposed creation of a driveway within the front curtilage of the dwellinghouse would alter the pattern and appearance of development along Don Terrace, involving the removal of a historic granite front wall with cast iron railings which are intrinsic features to the narrow street's character. The subsequent loss of these features through breakage in the front boundary and substantial excavation of the front garden area resulting in the creation of unsympathetic eye-catching retaining walls with unsympathetic modern railings would disrupt the visual continuity of historic railings and walls along the street, thus adversely affecting the visual character and amenity of the Don Terrace streetscene. As such, the proposal is not considered to be compliant with Policy H1 (Residential Areas) and Policy D1 (Quality Placemaking by Design) in the Aberdeen Local Development Plan 2017. Subsequently, overall, the proposal is not considered acceptable.

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?

Transport and Accessibility Guidance

- Driveways should be min. 15m from a junction (10m acceptable in some instances)
- Driveways for existing houses should be of min. 5m length in order to prevent vehicles overhanging the footway
- Single driveways should be at least 3m wide
- Gradient should generally not exceed 1:20 (1:15 accepted if non-slip surfacing)
- Should be internally drained – not discharging water to road
- No loose materials should be used in first 2m, to prevent materials being carried onto footway/road
- Driveways should meet the road at right angles to optimise visibility

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?

Policy D5 (Our Granite Heritage)

Policy D5 - Our Granite Heritage

Throughout Aberdeen the Council seeks the retention and appropriate re-use, conversion and adaption of all granite features, structures and buildings, including setted streets, granite kerbs and granite boundary walls,

Proposals to demolish any granite building, structure or feature, partially or completely, that is listed or within a Conservation Area will not be granted Planning Permission, Conservation Area Consent and Listed Building Consent unless the Local Authority is satisfied that the proposal to demolish meets Historic Scotland's Scottish Historic Environment Policy (SHEP) test for demolition.

Where the retention and re-use of a granite feature, building or structure, in whole or part, is unviable then the visible re-use of as much of the original granite as is practically possible as a building material within the development site is required.

- ACC seeks the retention and appropriate re-use, conversion and adaptation of all granite features... Including granite kerbs and granite boundary walls
- Where the retention and re-use of a granite feature is not viable, then the visible re-use of as much granite as a building material will be required.

Points for Consideration:

Zoning: Does the proposal comply with the tests set out in policy H1 (Residential Areas)? To what extent does the presence or lack of other driveways contribute to the character of the area?

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?*

How significant is the removal of a section of granite wall? Are doughtings appropriately re-used in line with policy D5?

Does it accord with the criteria set out for new driveways in the 'Transport and Accessibility' Supplementary Guidance?

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)