

# LOCAL REVIEW BODY



200445/DPP– Review against refusal of planning permission for:

Formation of dormer to existing first floor extension; replacement of conservatory; installation of replacement rooflights and dormer to rear

3 Osborne Place, Aberdeen

# Location Plan





# Location – Aerial Photo





# Street View image (March 2019)



Google

# Street View image (March 2019)





Photo: Rear Elevation



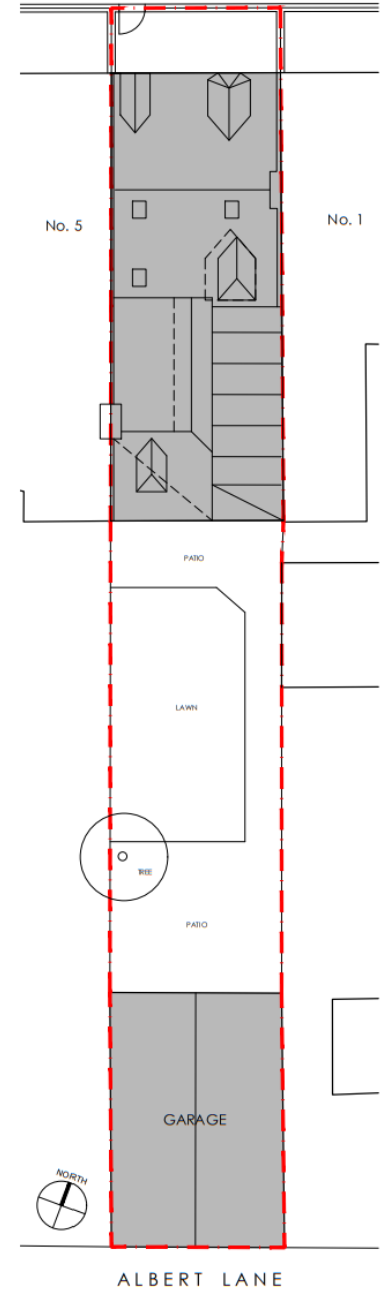
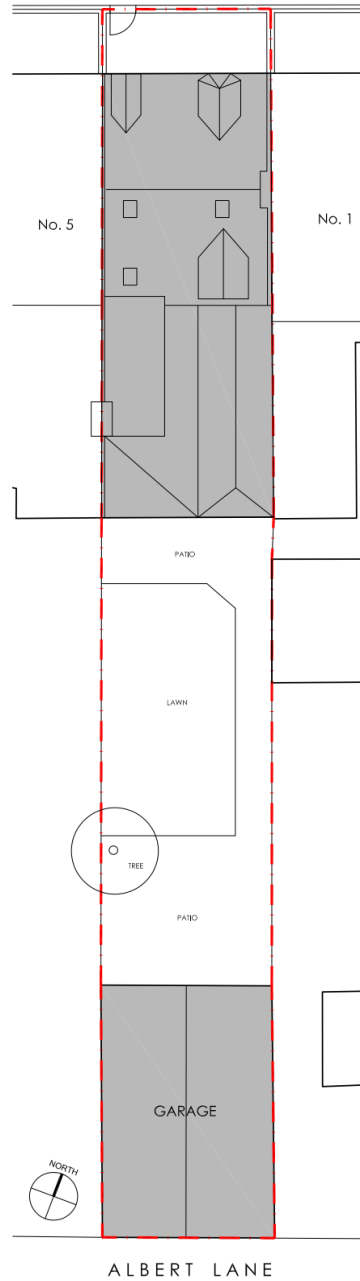


# Visualisation: Rear Elevation as proposed



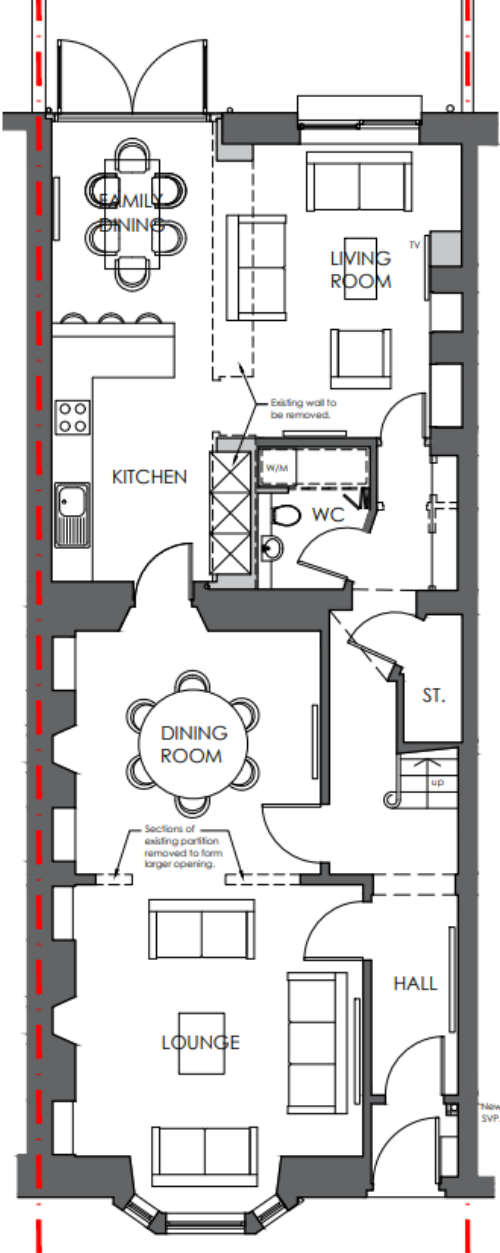
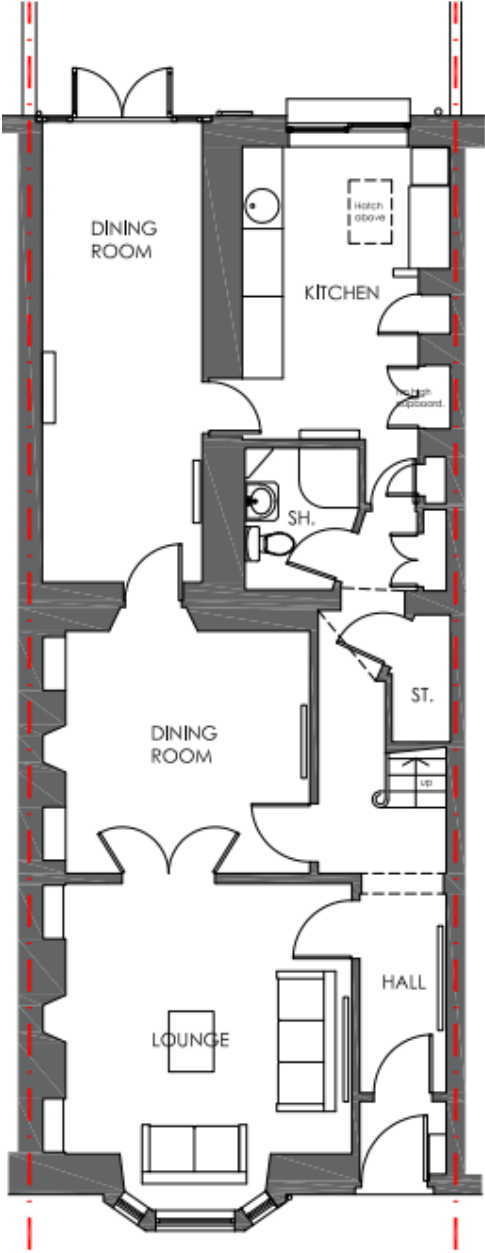
# Existing and Proposed Site Plan

OSBORNE PLACE

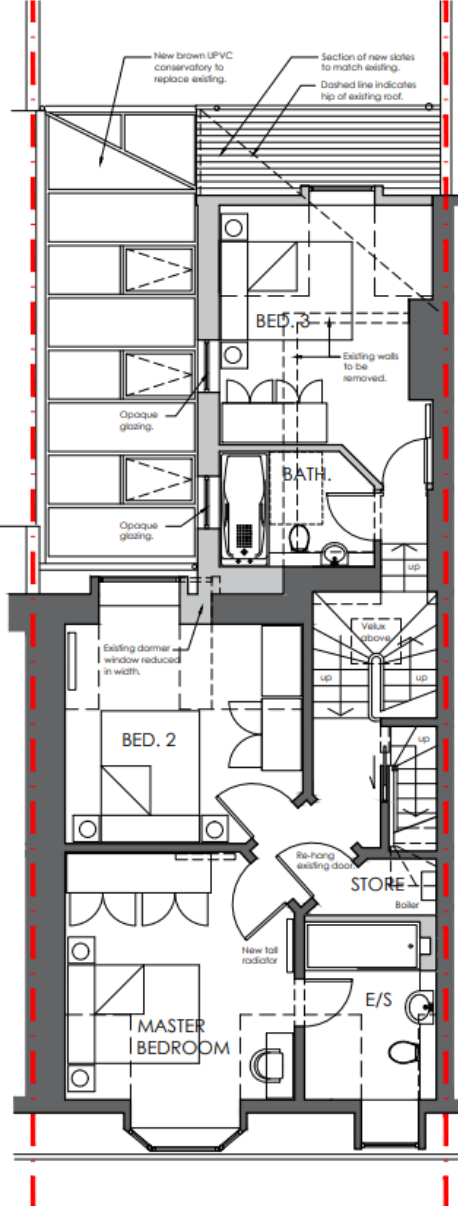
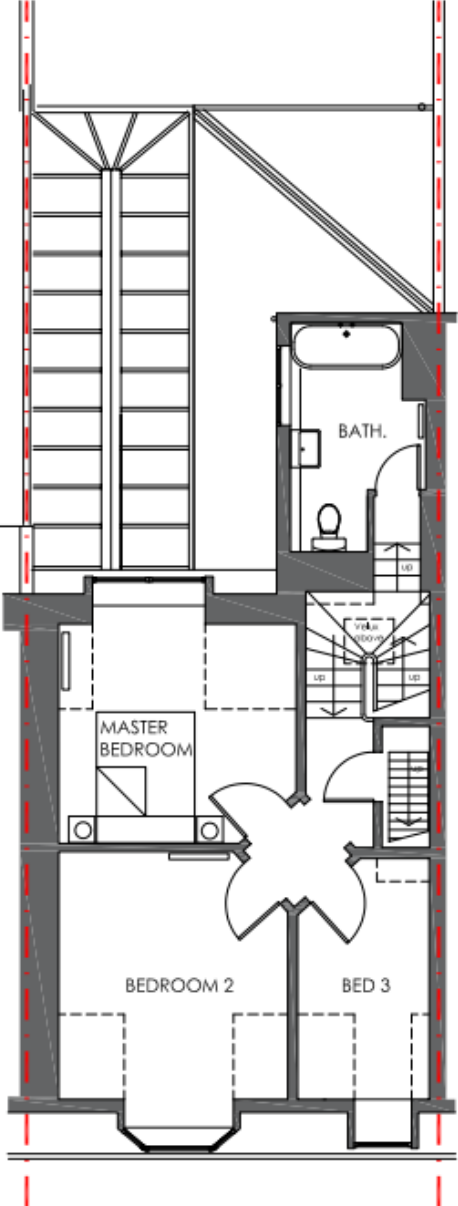




# Existing & Proposed Ground Floor

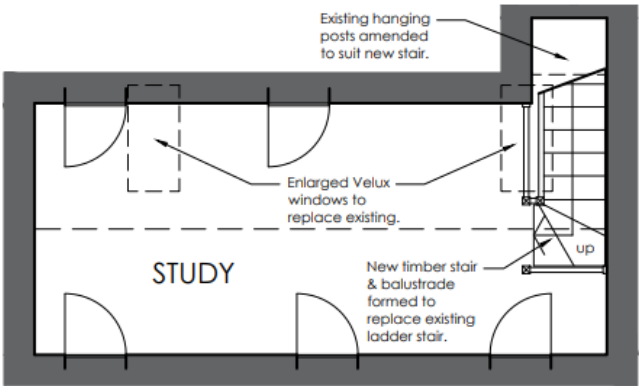
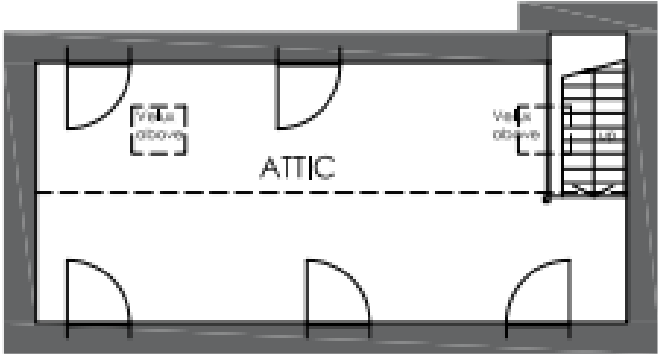


# Existing & Proposed First Floor

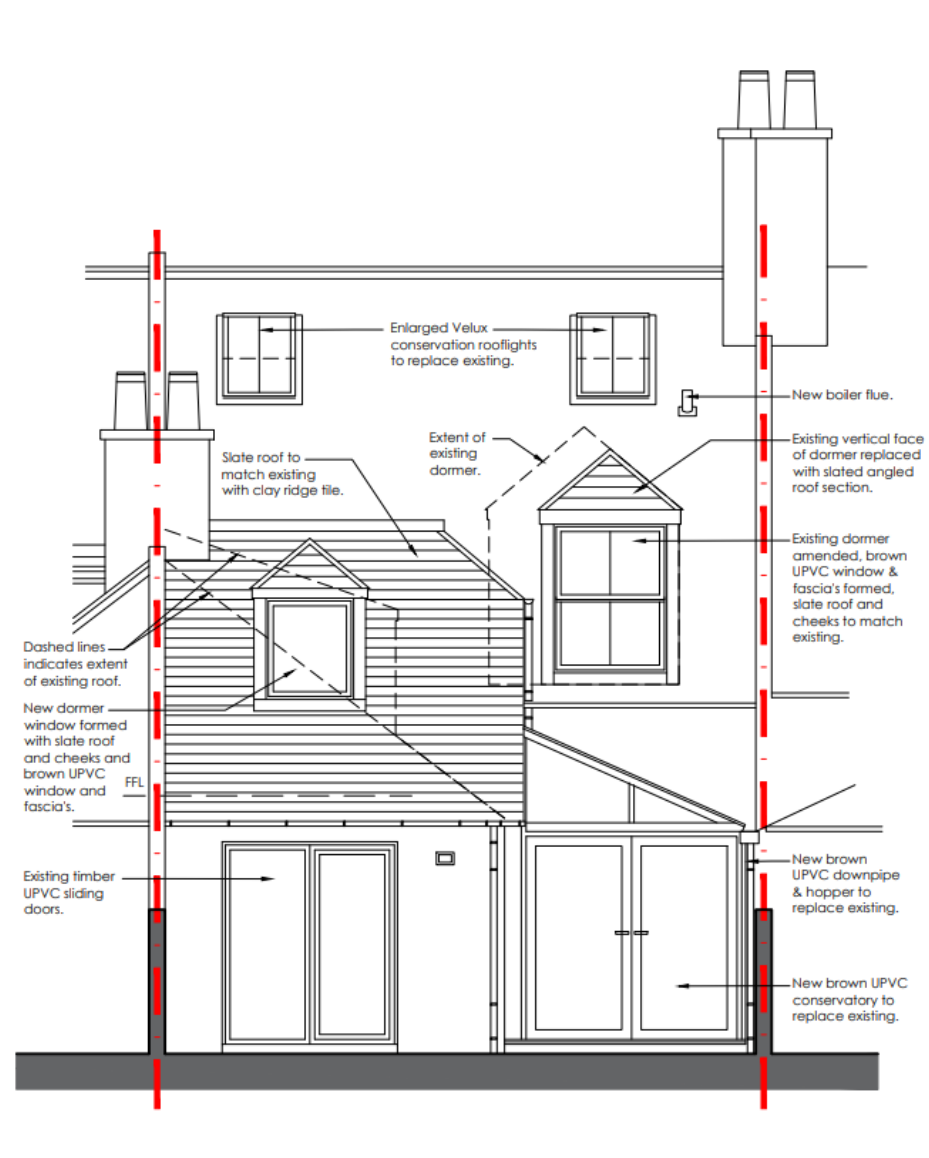
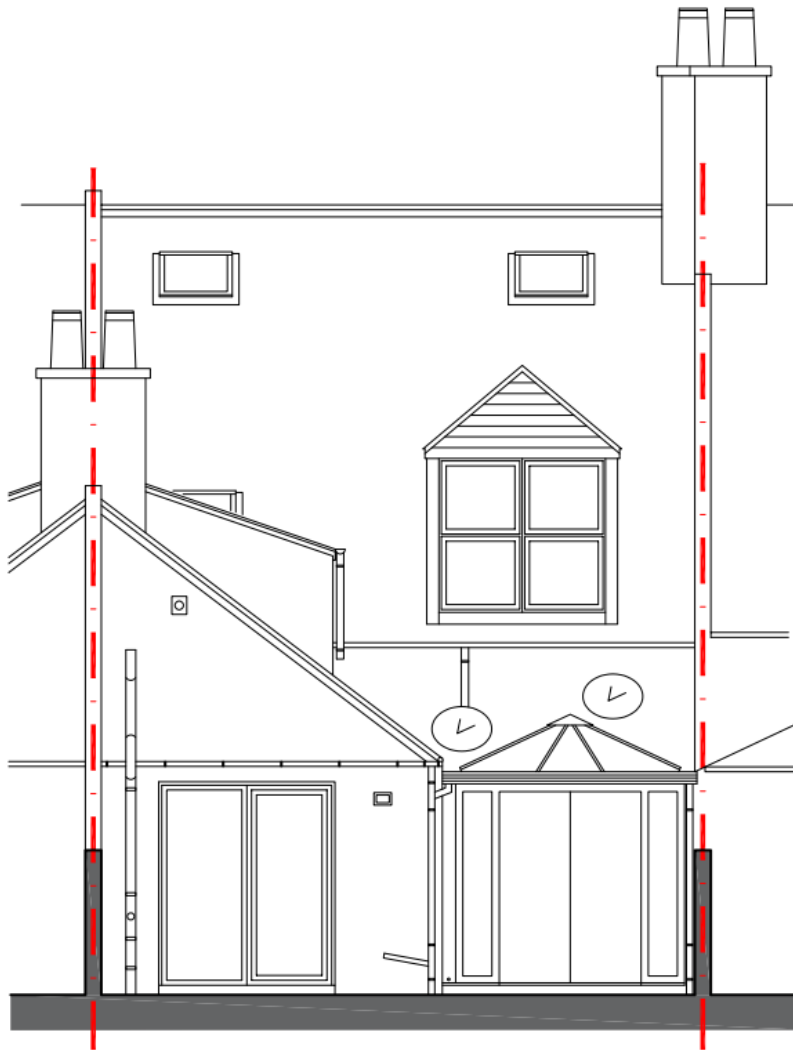




# Existing & Proposed Attic Floor

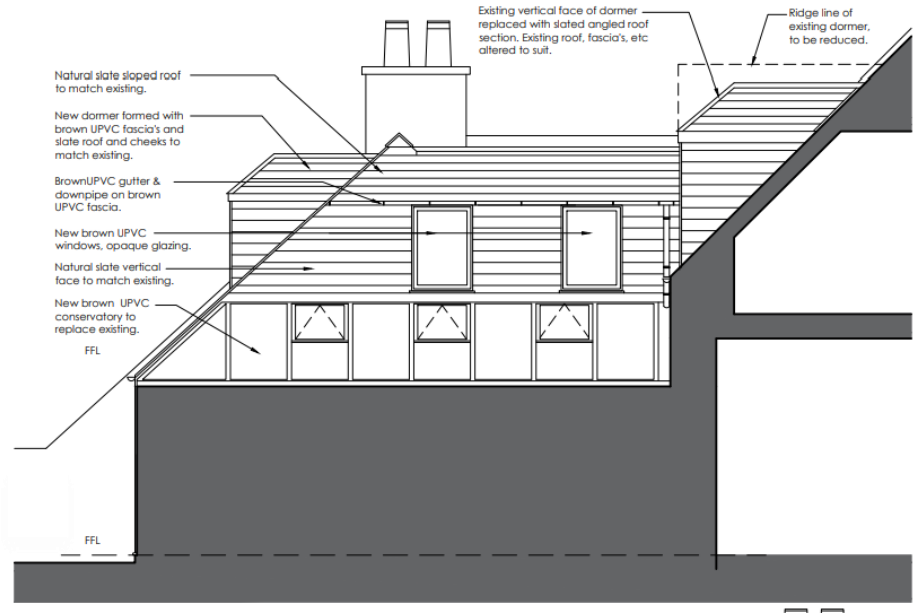
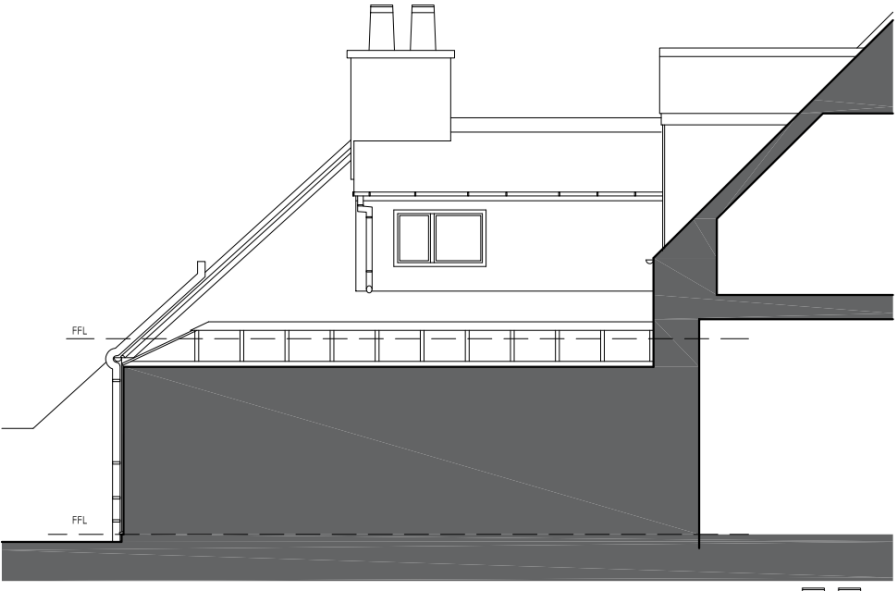


# Existing & Proposed Rear Elevation

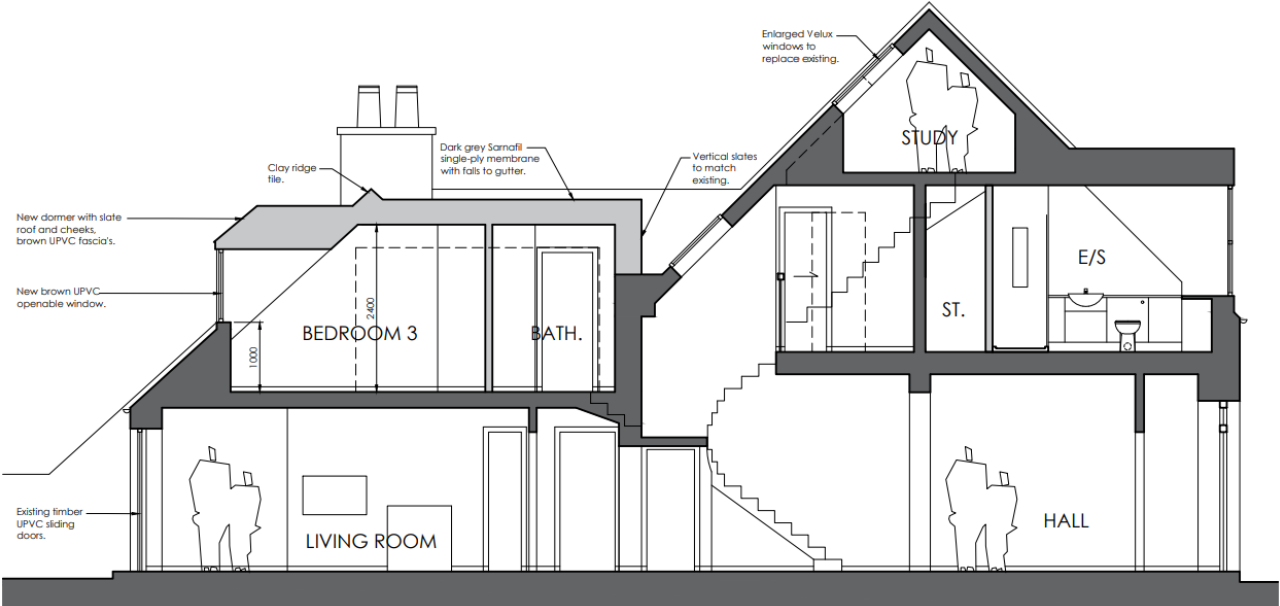
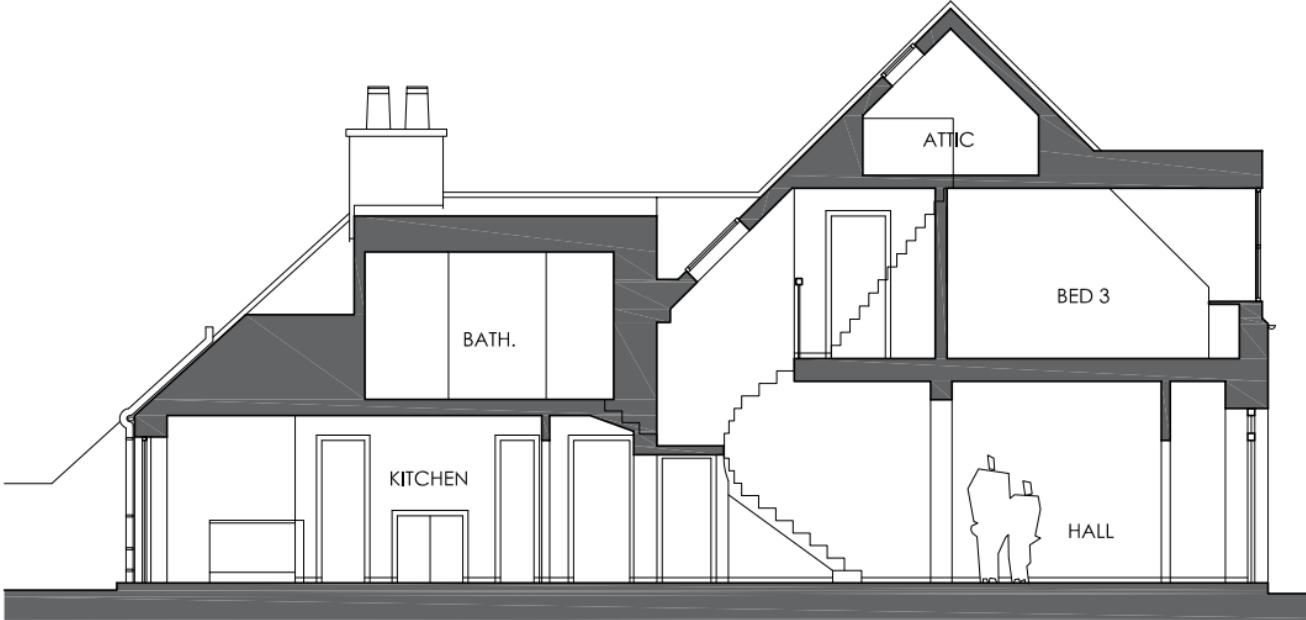




# Existing & Proposed Side Elevation

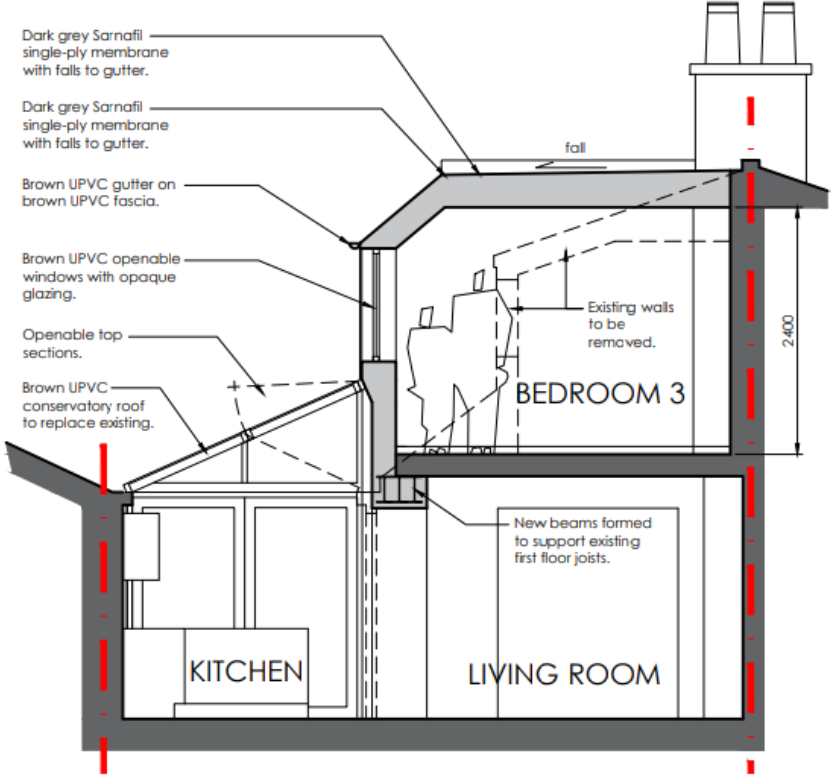
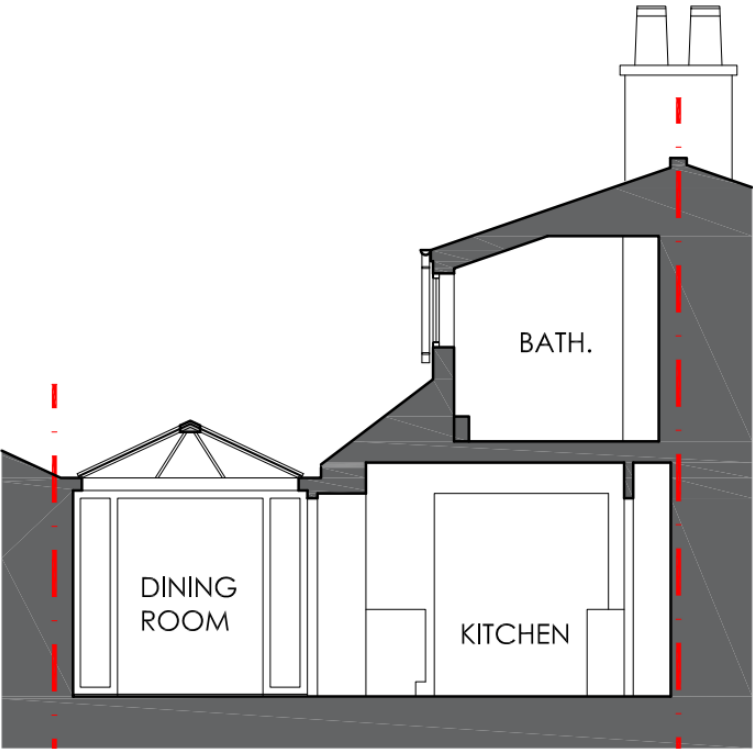


# Existing and Proposed Cross Section 1





# Existing and Proposed Cross Section 2



# Reasons for Decision

Stated in full in decision notice. Key points:

- Notes that some aspects of the proposal are acceptable, but nevertheless concludes that the scale, mass and design of the rear extension is not subservient or sympathetic to those of the original dwelling. The proposal was considered to be detrimental to the character of the area.
- For these reasons, the proposal did not comply with the Householder Development Guide supplementary guidance and Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the ALDP.
- The unsympathetic extension was considered to dominate the rear elevation of the property, which is prominently visible from Albert Street, where other alterations have generally been more sympathetic.
- Adverse impact on character of the Conservation Area, and thus fails to comply with Scottish Planning Policy, Historic Environment Policy for Scotland and Policy D4 (Historic Environment) of the Aberdeen Local Development Plan.
- Insufficient detail to make a full assessment of the proposed replacement window to the rear dormer - could also have a detrimental impact on the character and appearance of the conservation area.
- Policies of the Proposed Aberdeen Local Development Plan 2020 also support refusal.



# 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 to terraced dwellings restricted to 3m projection along mutual boundary
- Extensions of more than one storey will normally be refused where running along mutual boundary, unless it can be demonstrated that the specific circumstances of the site and the proposal would ensure no detrimental impact on character or amenity of the area.

# 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;
- 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.

## Supplementary Guidance: Replacement Windows & Doors

- If existing non-historic windows on the public elevation of an unlisted building within conservation area are being replaced, the reinstatement of the original types and arrangements of windows will always be encouraged.
- Factors including materials, means of opening, colour etc will be of relevance
- Detailed cross-sections of sash-and-case windows required to ensure adherence to criteria stated in Supplementary Guidance (where S&C considered to be necessary – ‘public elevations’ in CA)



# 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*



Aberdeen City Conservation Area Character Appraisals and Management Plan

## Albyn Place and Rubislaw

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](http://www.aberdeencity.gov.uk)

- Refers to Osborne Place as *“comprising single storey terrace houses, topped with dormers, slightly emulating the Aberdeen cottage”*;
- Identifies *“single storey with dormer on eastern section of Osborne Place”* as a key characteristic of sub-area C;
- Character area C is noted for its wide, tree lined streets, granite buildings with slate roofs and lack of dormers (apart from the eastern section of Osborne Place).
- Identified weaknesses include installation of thick framed UPVC windows.
- Opportunities include high quality extensions that respect, compliment and add to character of CA.
- Threats include ‘unsympathetic development that does not reflect or relate to character of CA’



# 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)