

LOCAL REVIEW BODY



200440/DPP– Review against refusal of planning permission
for:

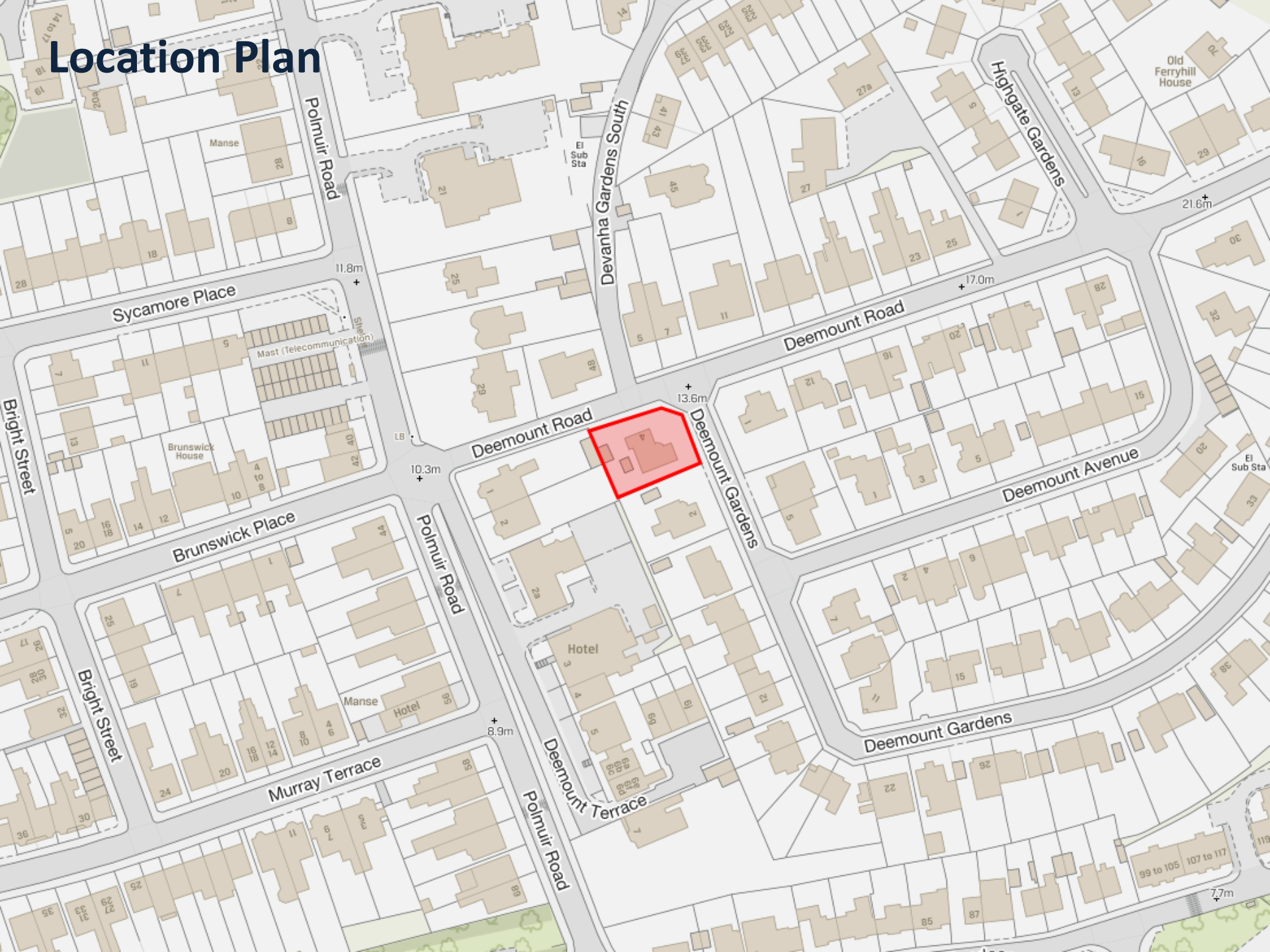
“Erection of single storey extension to side”

4 Deemount Road Aberdeen, Aberdeen

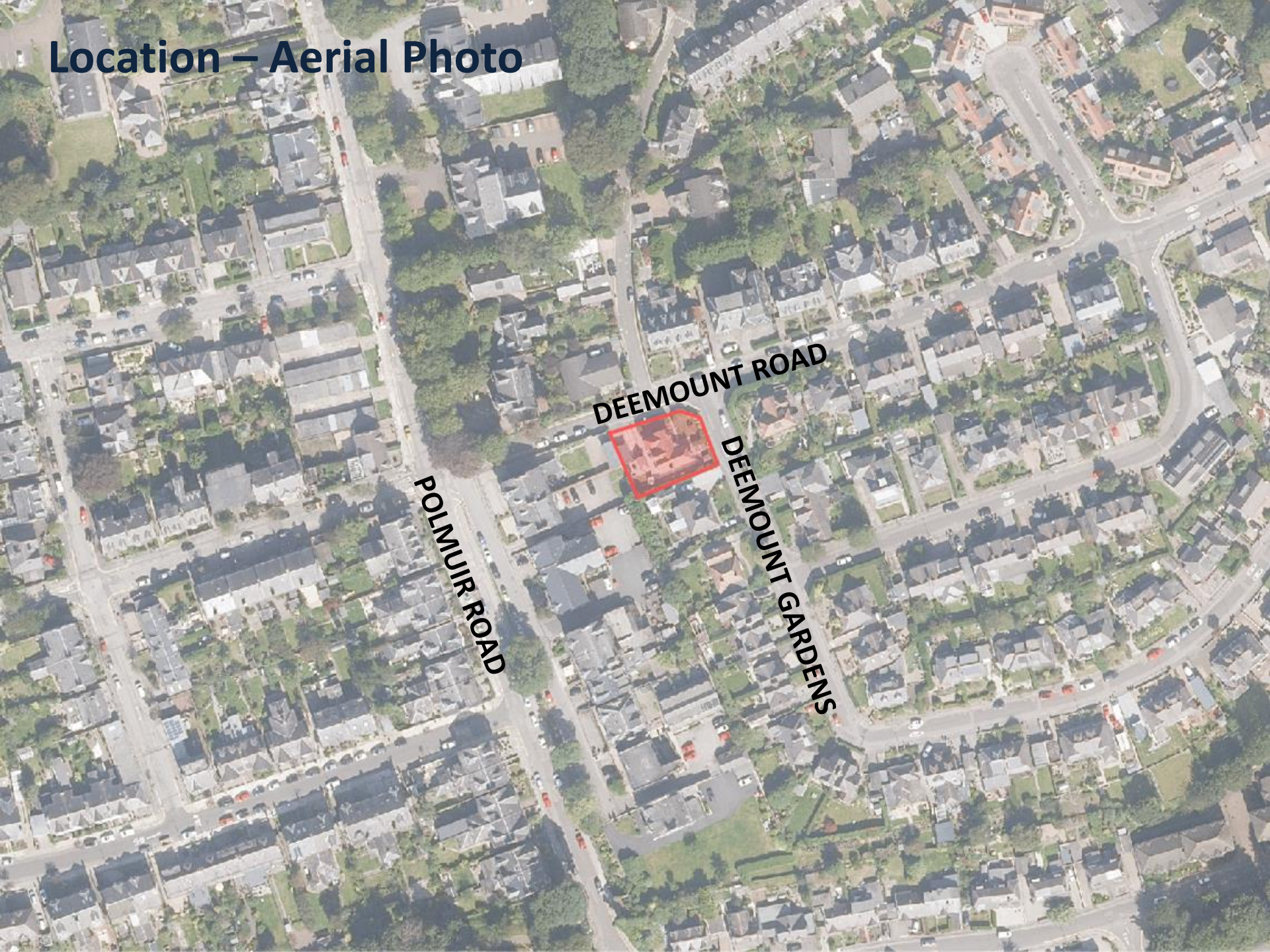
Location Plan



Location Plan



Location – Aerial Photo



DEEMOUNT ROAD

DEEMOUNT GARDENS

POLMUIR ROAD

Site Photos



Site Photos



Site Photos

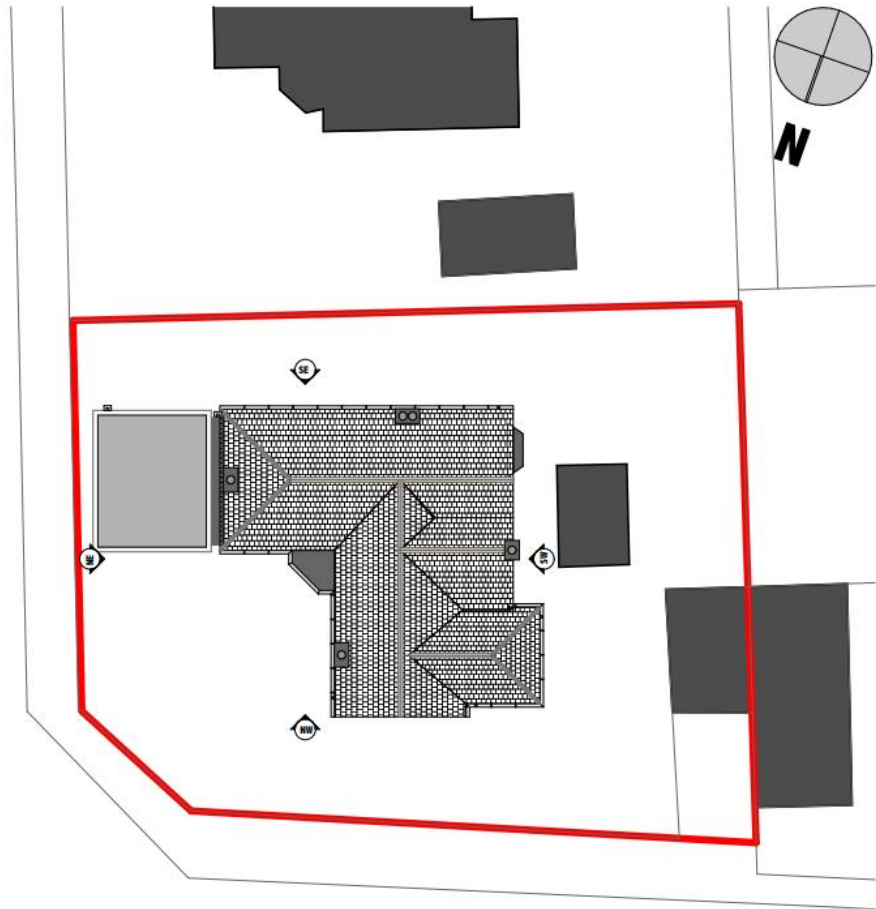


Site Plan

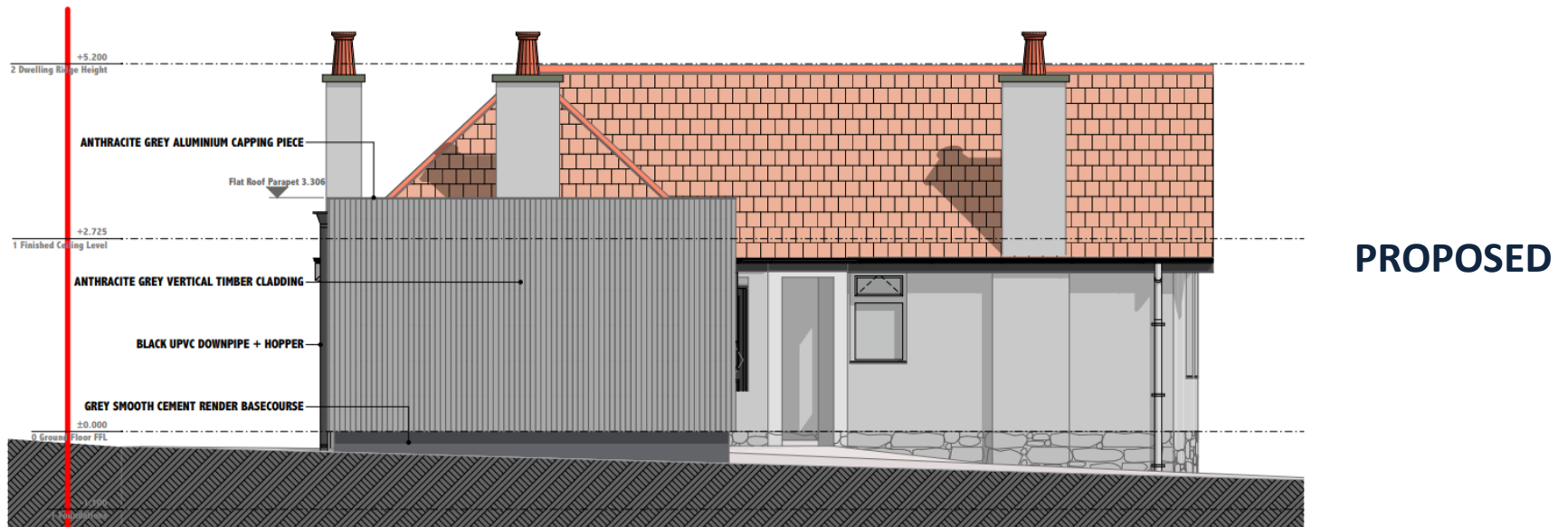
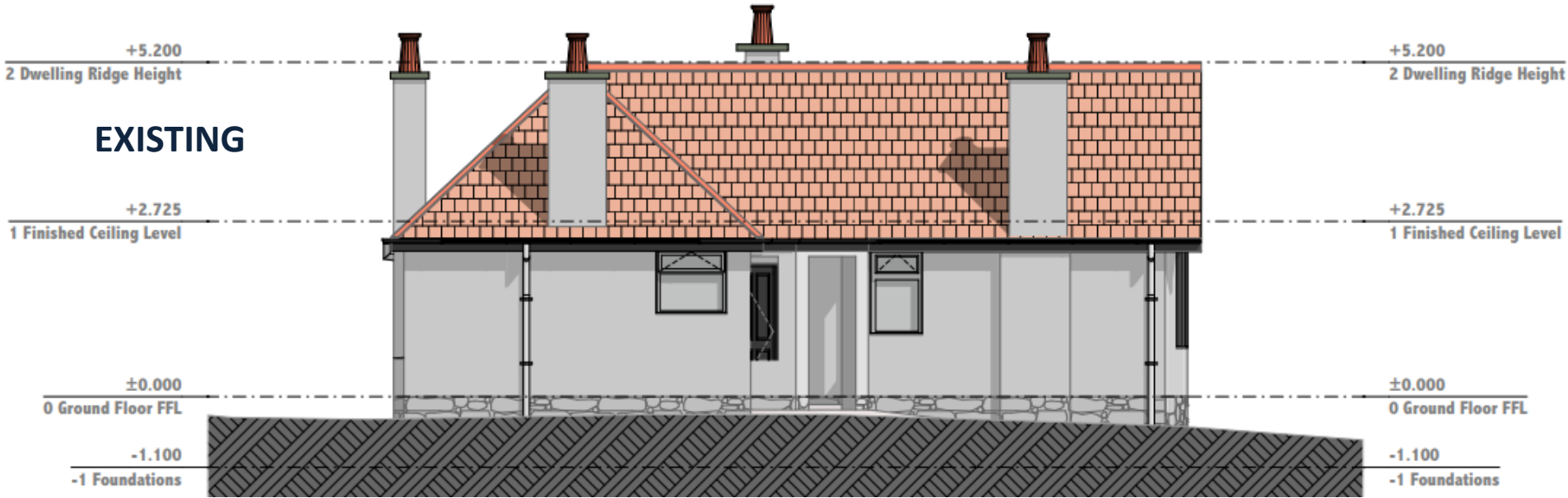
EXISTING



PROPOSED

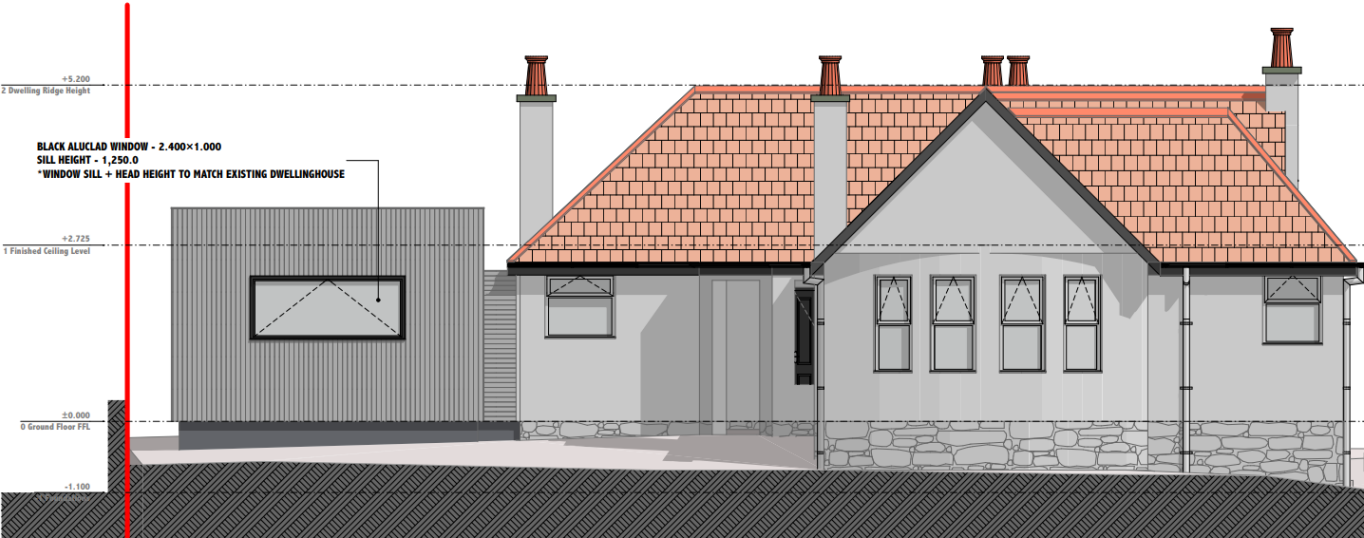
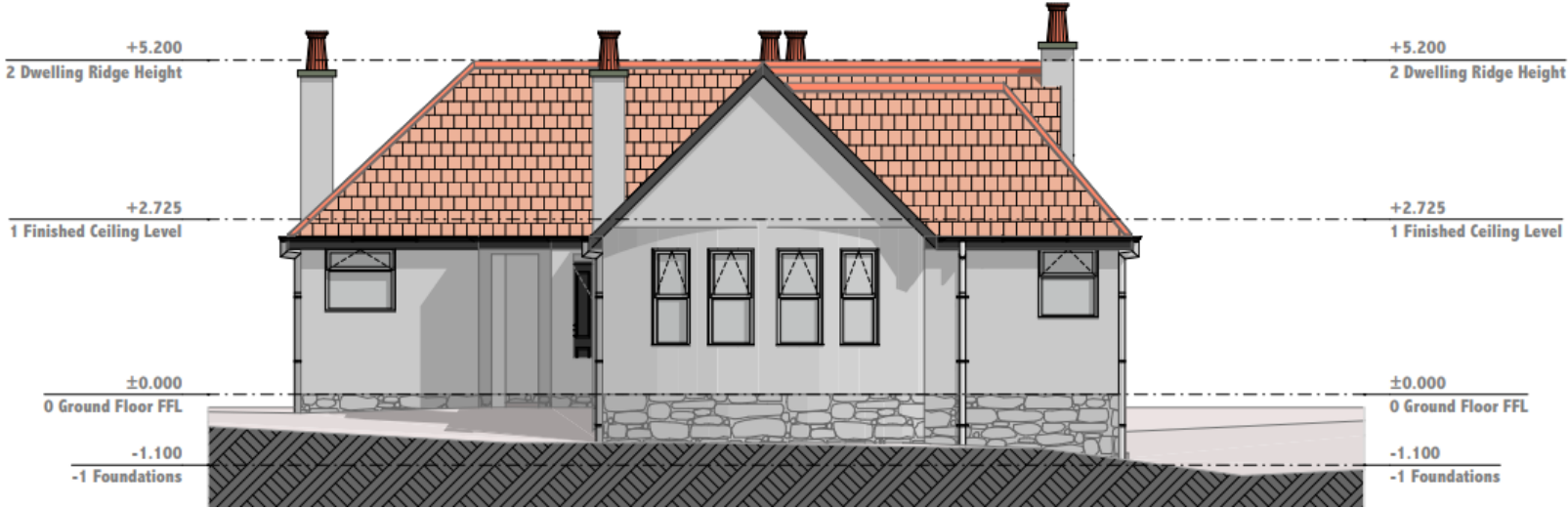


NE Elevation – to Deemount Gardens



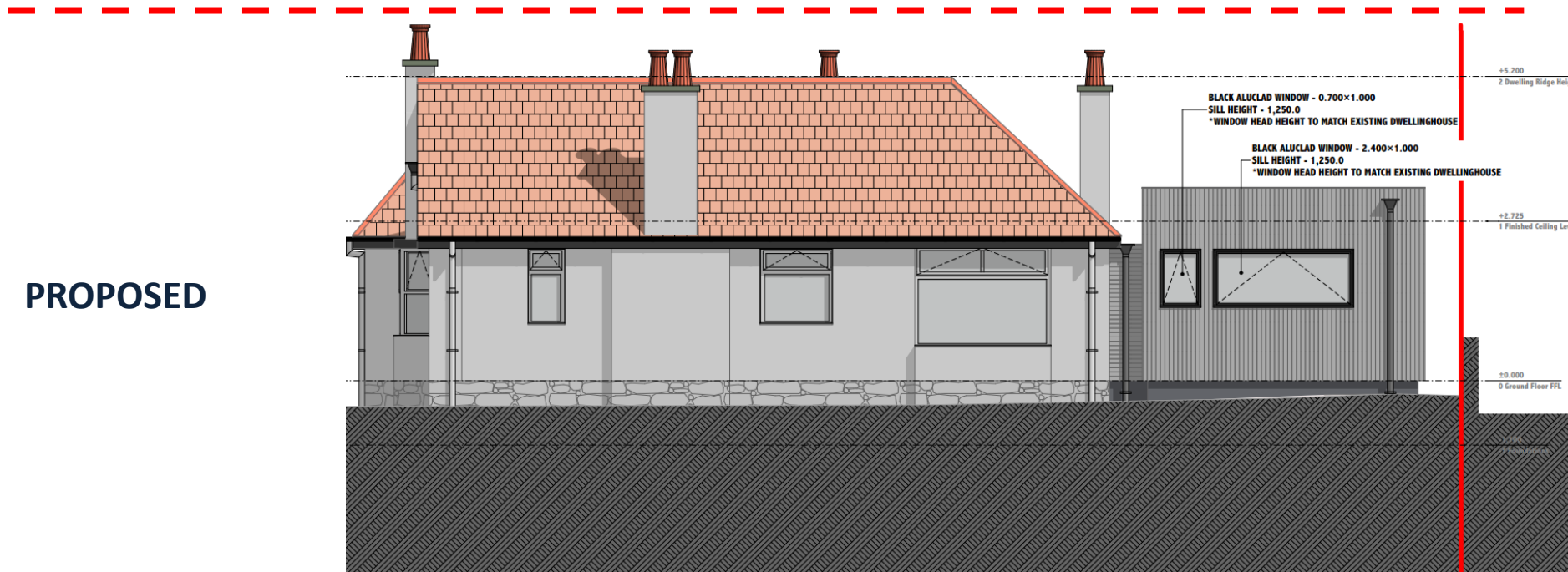
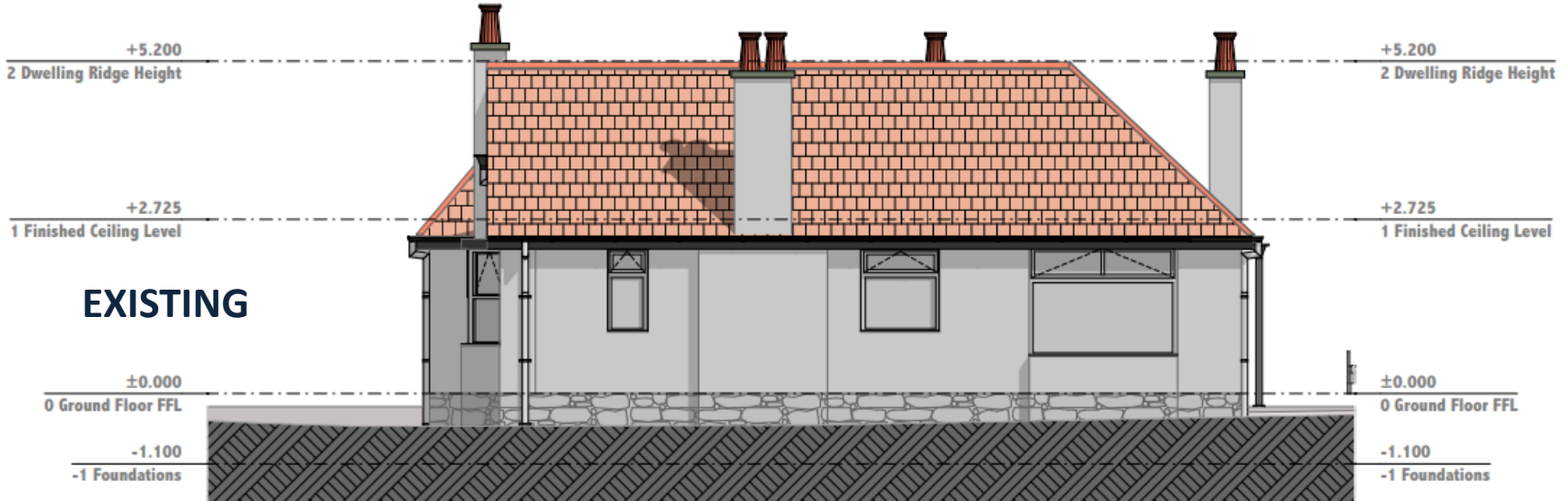
NW Elevation – to Deemount Road

EXISTING



PROPOSED

SE Elevation

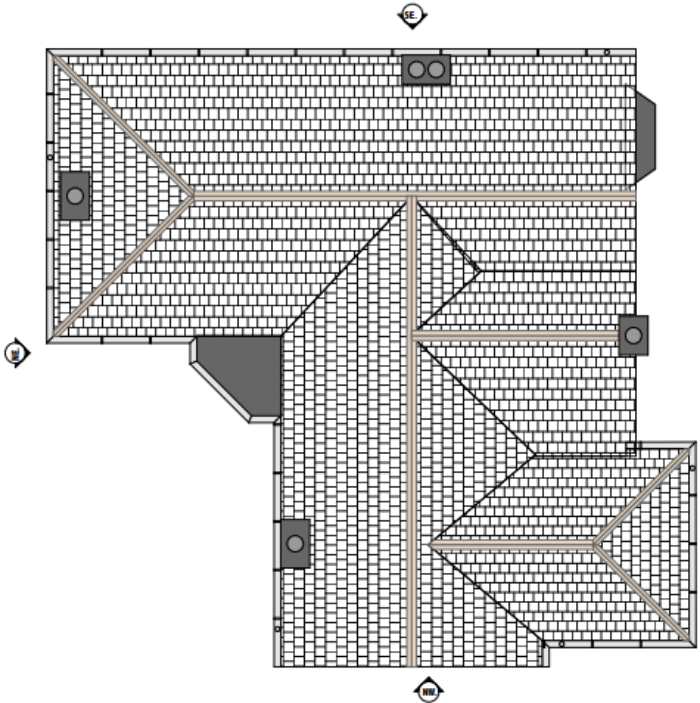


SW Elevation – no change

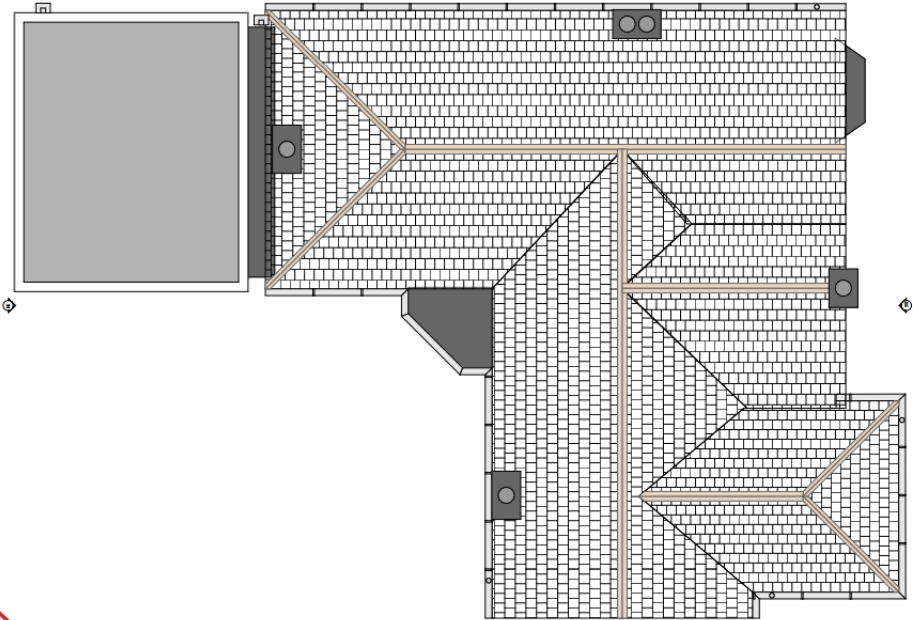


Roof Plan

EXISTING



PROPOSED

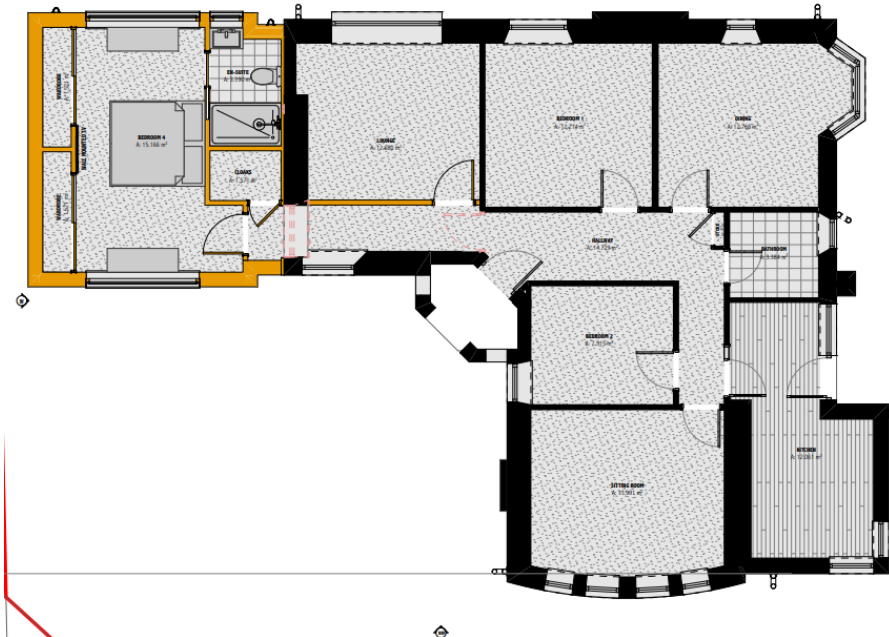


Ground Floor Plan

EXISTING



PROPOSED



Visualisations



Visualisations



Visualisations



Visualisations



Photomontage – Deemount Gardens



Photomontage



Photomontage



Reasons for Decision

- The proposal would not respect the character and appearance of the existing dwellinghouse, as well as the character and appearance of other dwellinghouses in the immediate surrounding area. Siting, projection, disproportioned contemporary form, large window openings and finishes are cited as contributing factors.
- Impact exacerbated by extension's siting forward of the building line to Deemount Gardens and its prominent location at junction of Deemount Road and Deemount Gardens
- Fails to comply with Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) as well as Householder Development Guide SG
- Highlights that existing hedging may be removed without planning permission, so cannot be relied upon in mitigating visual impact.

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

Front Extensions

- Will only be considered acceptable in situations where they would not impact negatively on the character and amenity of the original dwelling and surrounding area.
- In all cases the established building line will be respected
- Should be of a scale and design which is complementary to, and consistent with, the original dwelling. Modest porches will generally be acceptable, but these should not incorporate additional rooms (e.g. toilet, shower room) and should not detract from the design of the original building or the character of the street.
- In all cases, careful consideration will be given to :
 - impact on adjacent property;
 - visual impact; and
 - the extent of any building line and the position of the adjacent buildings generally
- Given the wide variety of house types across the city and the existence of 'dual-frontage' dwellings, it will be for the planning authority to determine which elevation forms the principal elevation of a dwelling for the purposes of this guidance.
- Any front porch extension should incorporate a substantial proportion of glazing, in order to minimise its massing and effect on the streetscape

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), including impact on character and amenity 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?*

Does it accord with the general principles and more specific guidance relating to front extensions set out in the 'Householder Development Guide'?

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)