

LOCAL REVIEW BODY



191897/DPP– Review against refusal of planning permission for:

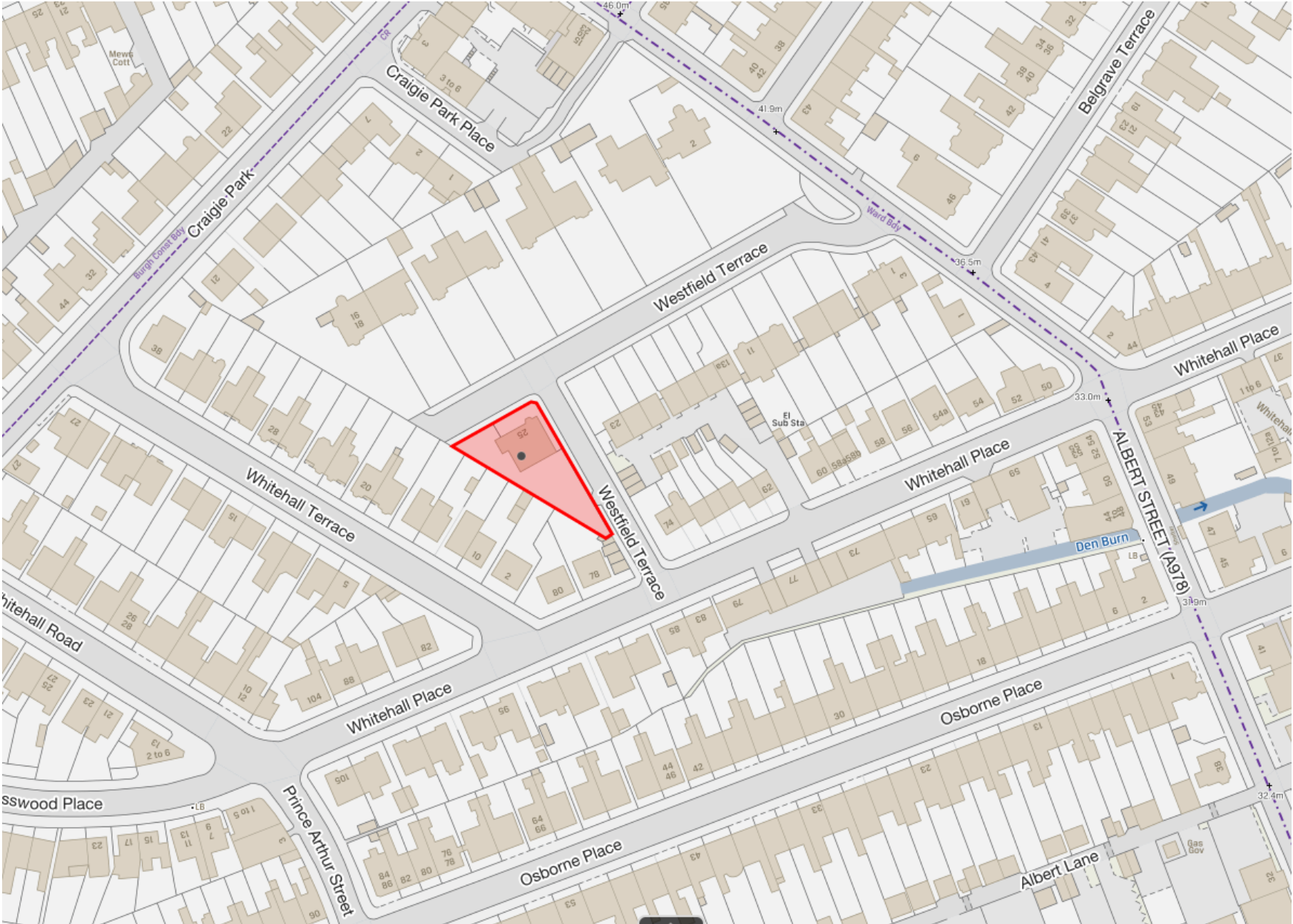
Erection of garage extension to side and front, and associated alterations to boundary wall and formation of hard surface access/driveway; and formation of 2 windows to rear

25 Westfield Terrace, Aberdeen

Location Plan



Location Plan



Location – Aerial Photo



Photo – front / East side



Photo – front / West side



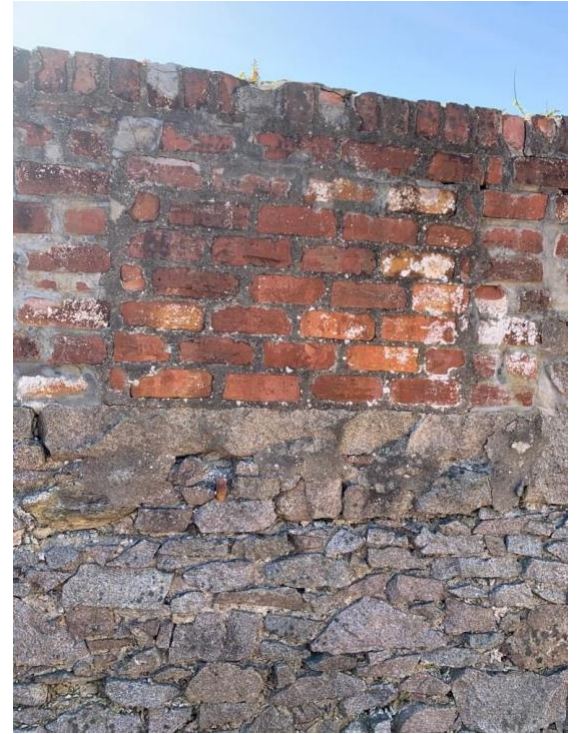
Photo – rear



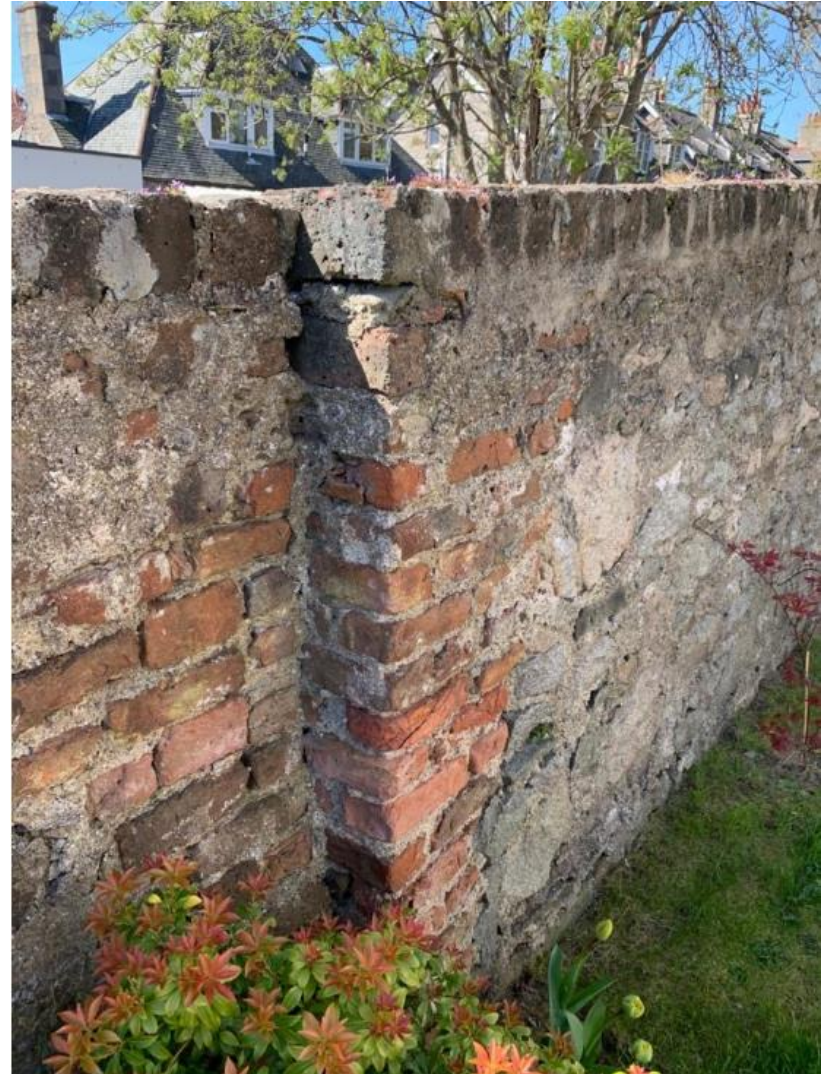
Photo – area of proposed works



Photos – boundary wall



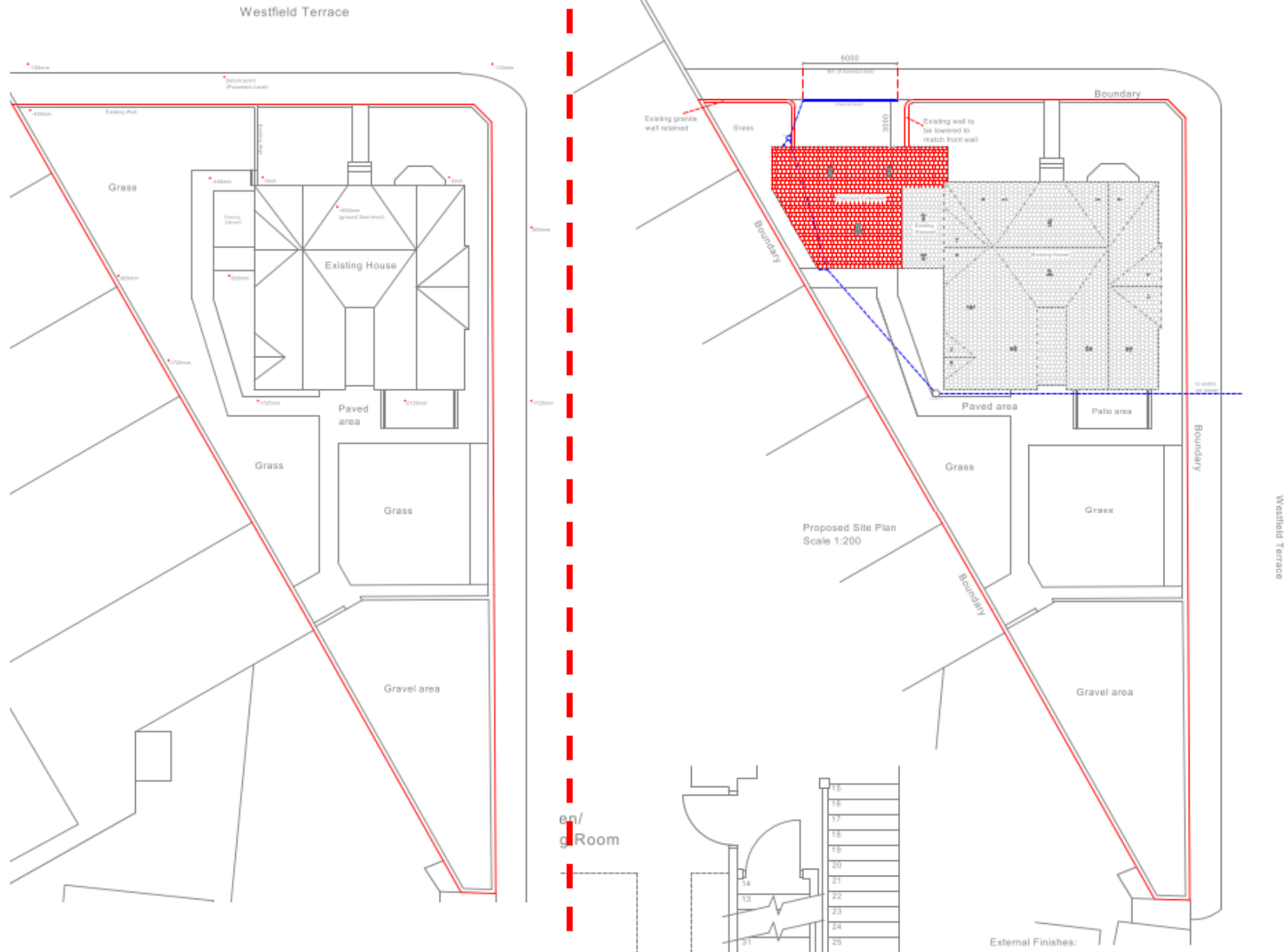
Photos – boundary wall



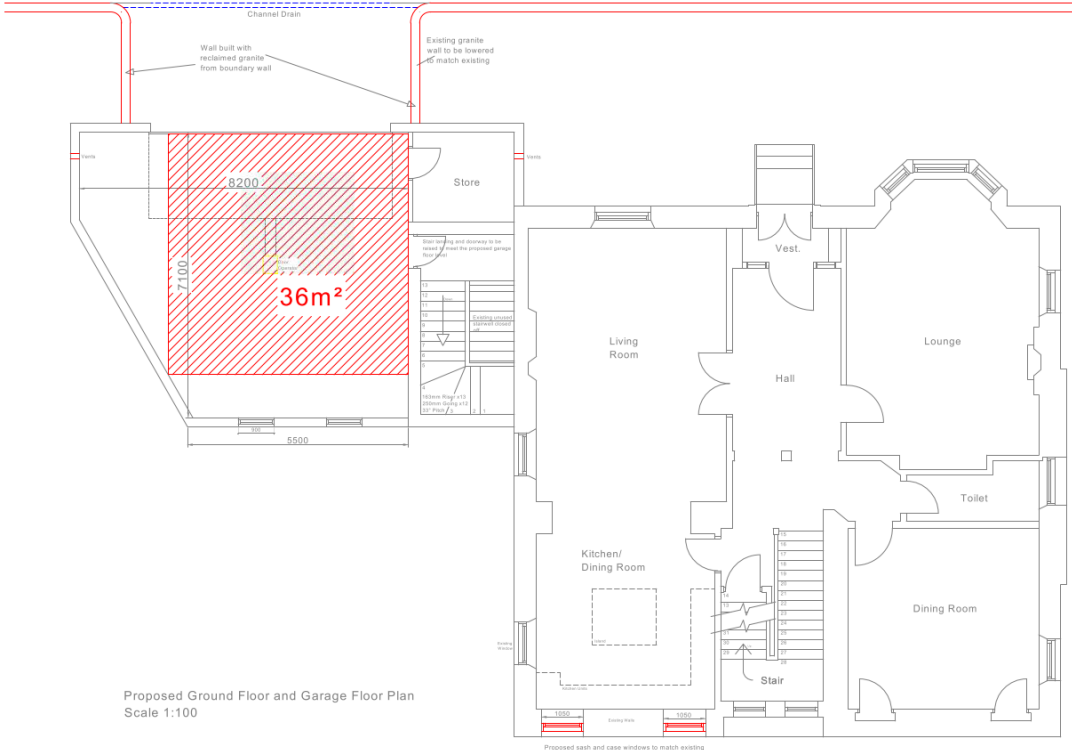
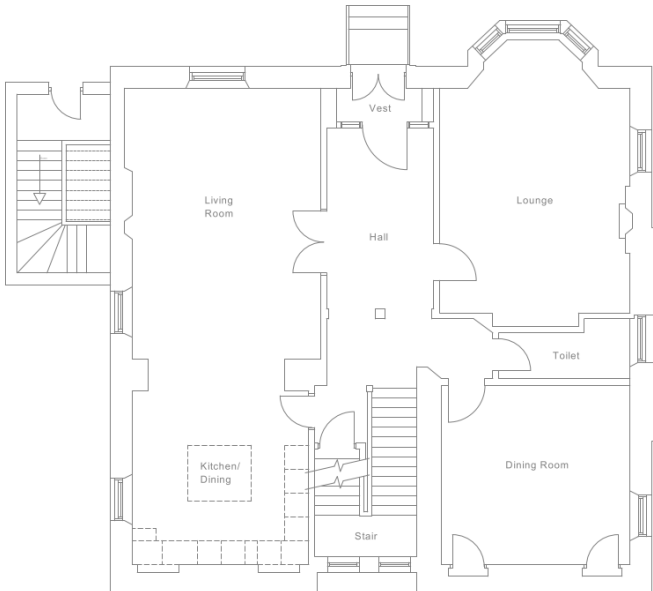
Photos – boundary wall



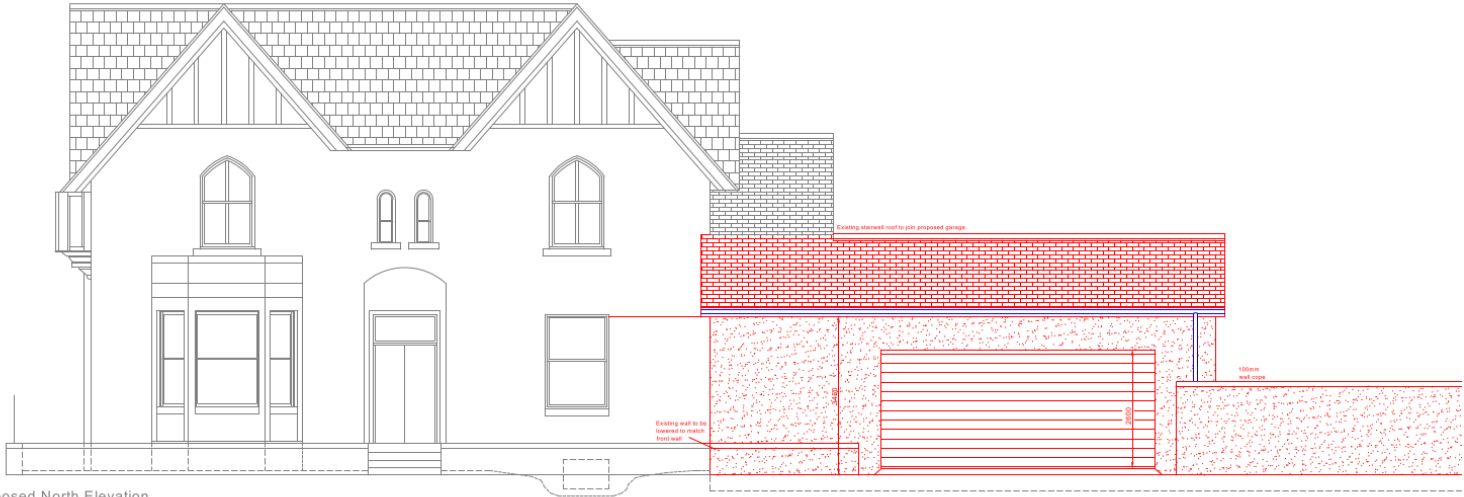
Existing and Proposed Site Plan



Existing & Proposed Ground Floor



Existing & Proposed Front Elevation

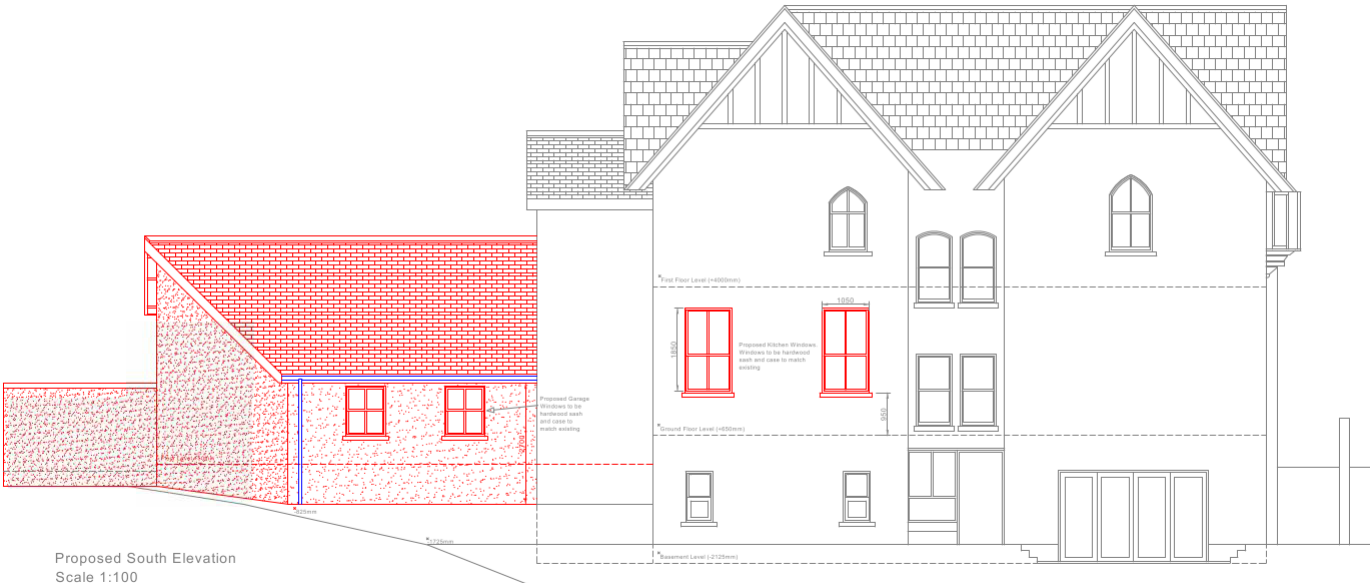


Proposed North Elevation
Scale 1:100

Existing & Proposed Rear Elevation



Existing South Elevation
Scale 1:100



Proposed South Elevation
Scale 1:100

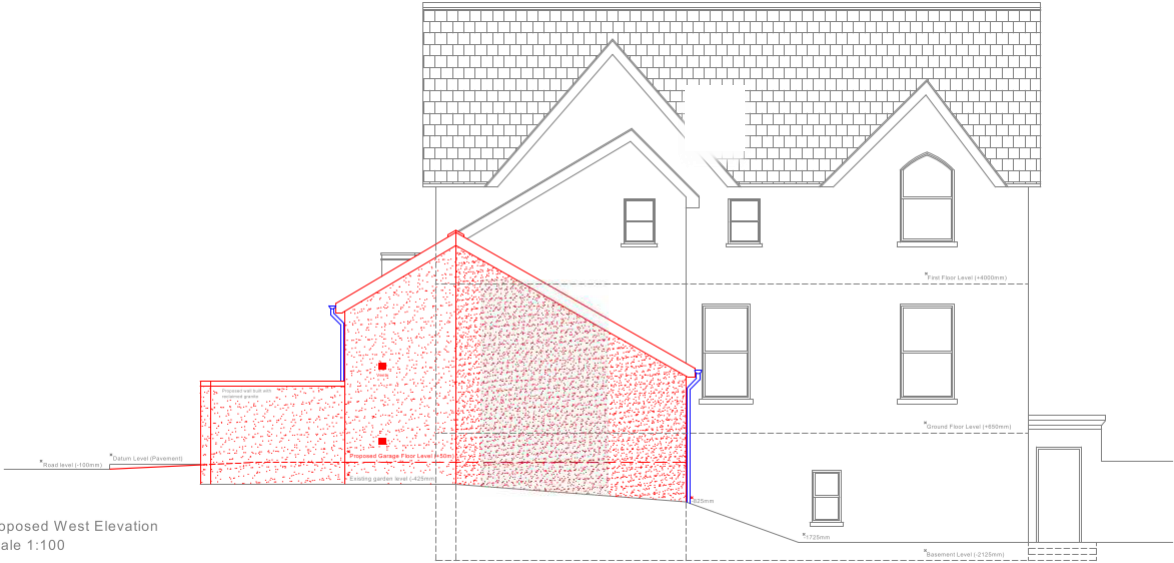
Existing & Proposed Side (E) Elevation



Existing & Proposed Side (W) Elevation

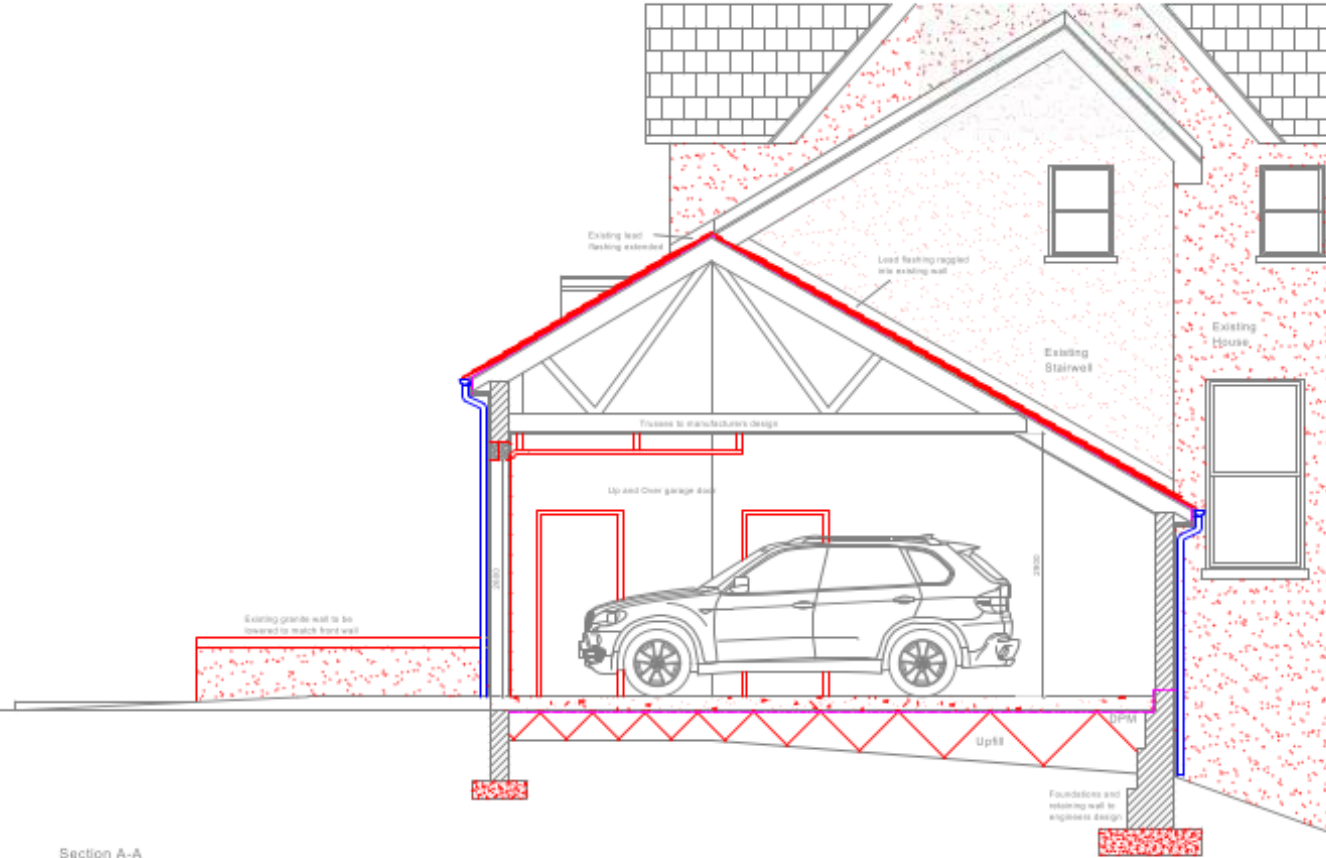


Existing West Elevation
Scale 1:100



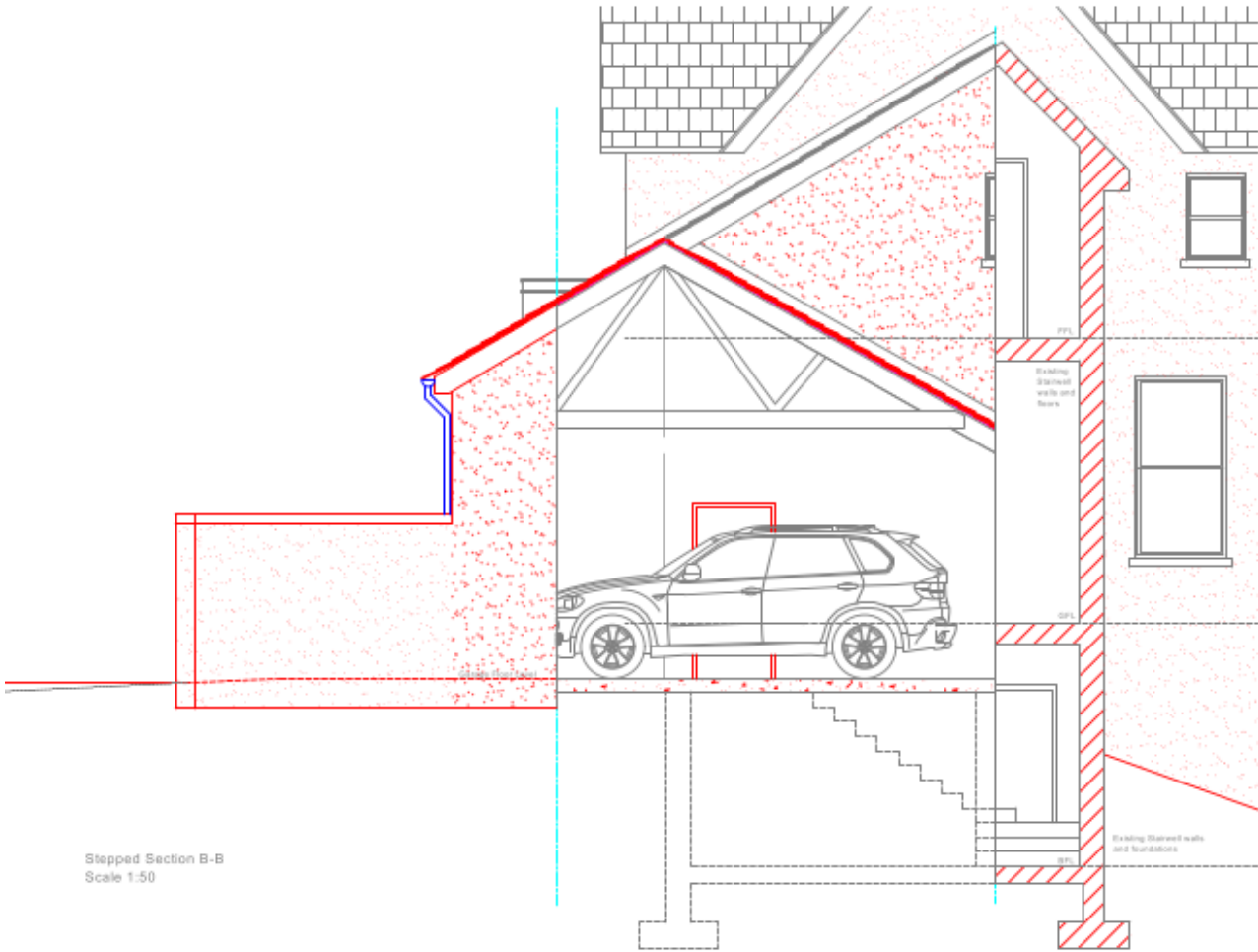
Proposed West Elevation
Scale 1:100

Proposed Cross Section 1



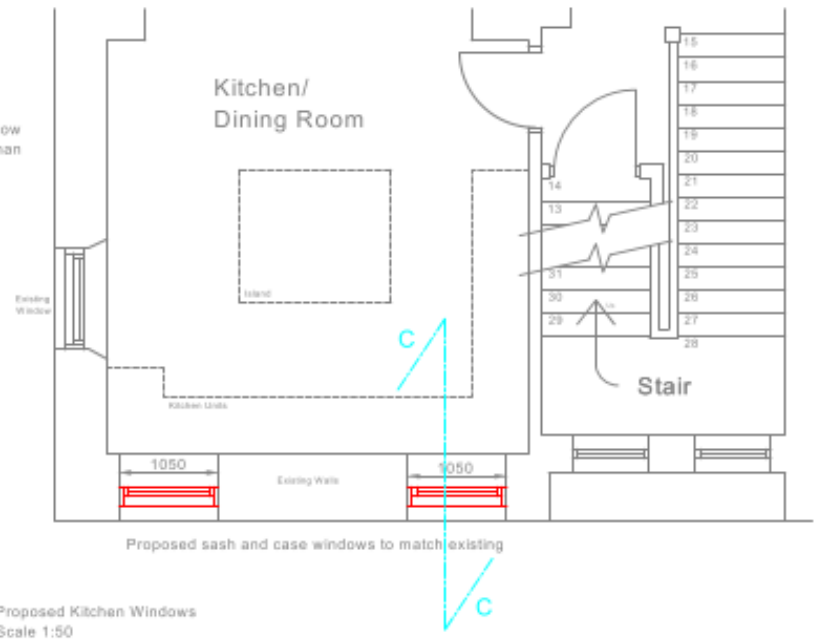
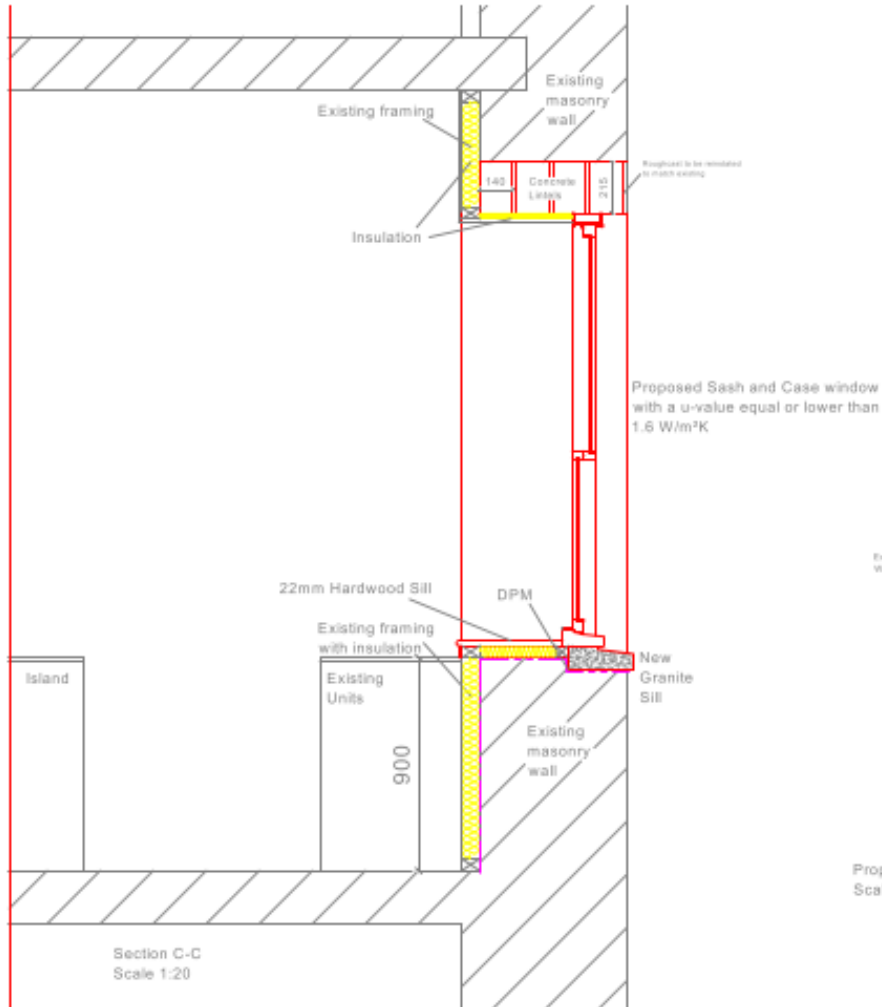
Section A-A
Scale 1:50

Proposed Cross Section 2

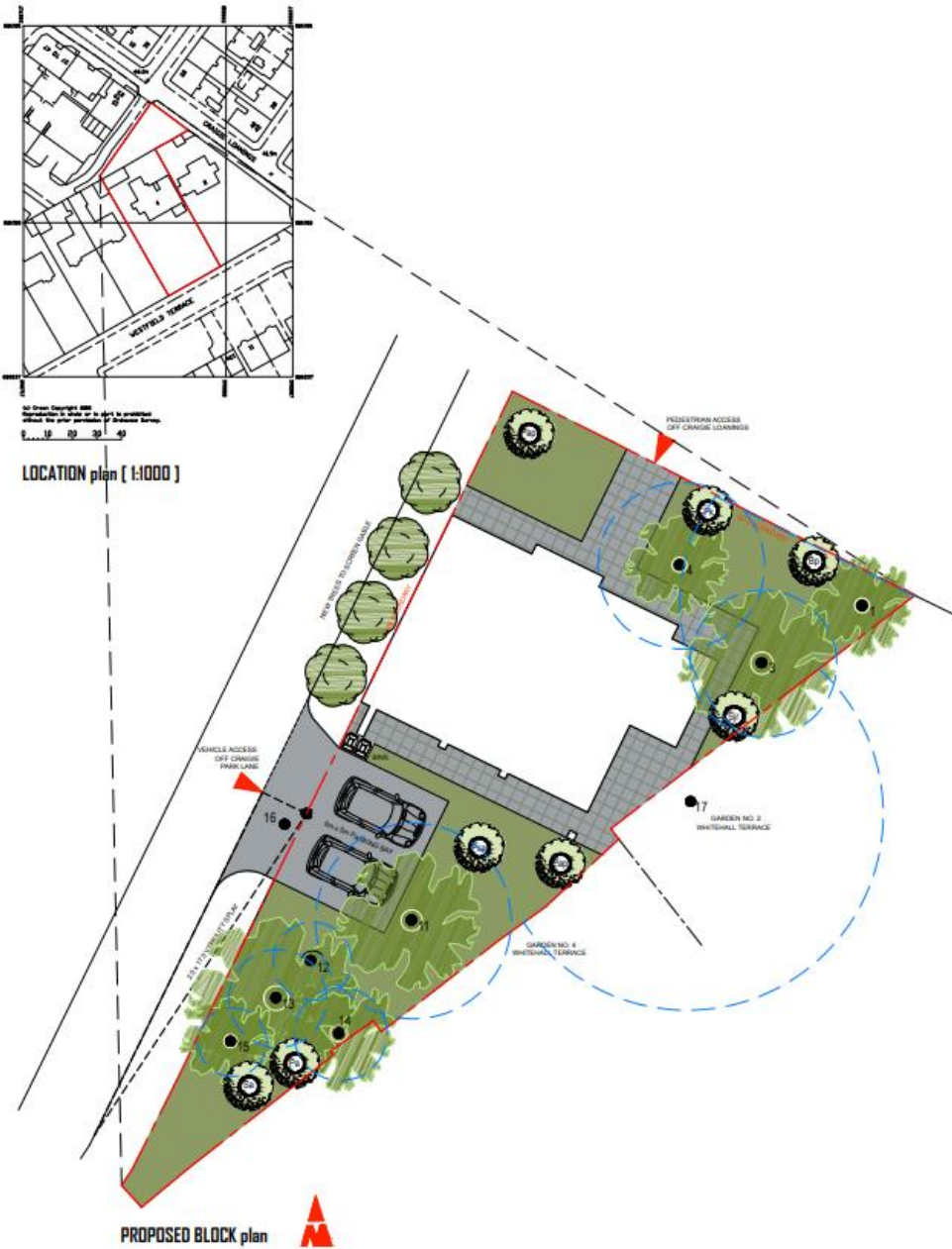


Stepped Section B-B
Scale 1:50

Window Cross Sections



182053/DPP – 4 Westfield Terrace

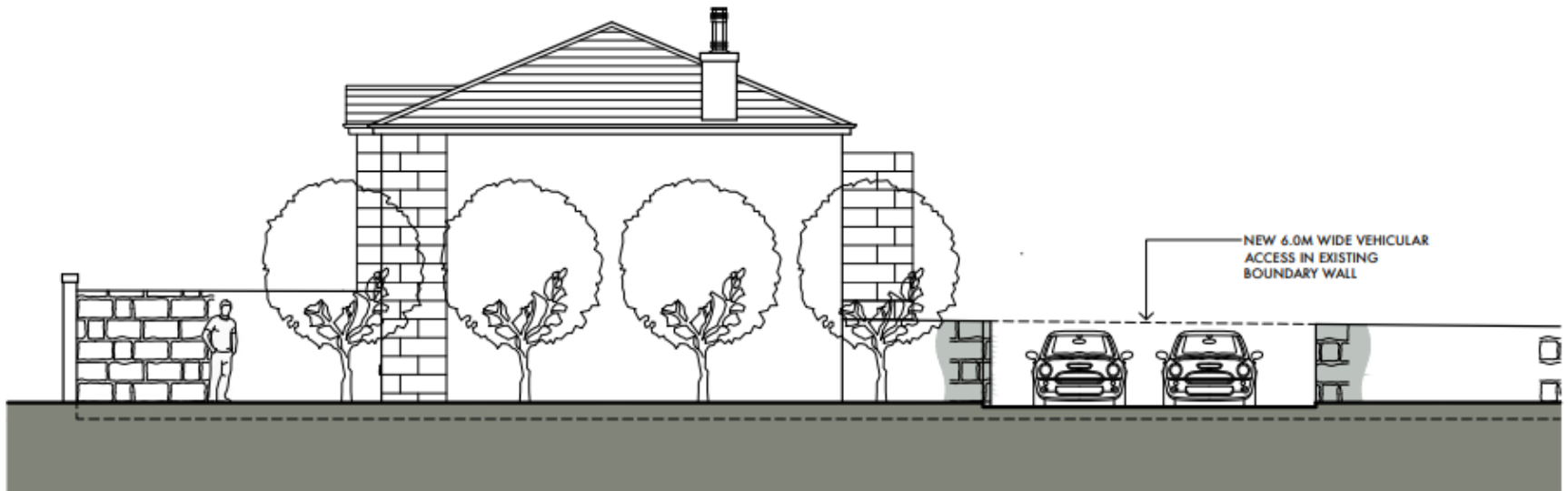


182053/DPP – 4 Westfield Terrace



PROPOSED NORTH EAST elevation [craigie loanings]

NEW GRANITE PIERS
EITHER SIDE OF NEW PEDESTRIAN
ENTRANCE GATE
WROUGHT IRON



NEW 6.0M WIDE VEHICULAR
ACCESS IN EXISTING
BOUNDARY WALL

PROPOSED NORTH WEST elevation [craigie park lane]

Reasons for Decision

Stated in full in decision notice. Key points:

- Design, Scale & Impact on Conservation Area
 - Would detract from historic character of the building and its surroundings
 - Principally resulting from projection forward of principal elevation of dwelling
 - Excessive width also noted as unbalancing symmetry of elevation
 - Materials would not complement wet-dash render of dwelling
 - Proposal would result in the loss of a historic granite boundary wall, with limited re-use of downtakings proposed, contrary to policy D5 (Our Granite Heritage)
 - Would adversely affect special character and appearance of the Rosemount & Westburn CA, contrary to SPP, HEPS and policies D1, H1 and D4 of the ALDP, as well as equivalent policies in Proposed LDP, Householder SG, relevant HES 'Managing Change' publication and aims of Rosemount and Westburn CA Character Appraisal.

- Impact on public safety
 - Proportions of driveway area do not comply with 'Transport and Accessibility' SG
 - If parked at right angles to road (as recommended in SG for best visibility), cars would overhang footway
 - If parked parallel to road, driver visibility would be inadequate

- Excessive off-street parking
 - When considered in context of existing and previously approved parking
 - Notes also the availability of on-street parking
 - Conflict with 'Transport and Accessibility' SG and aims of policy T2 (Managing the Transport Impact of Development) of the ALDP



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; Repair and Replacement of Windows and Doors; and Transport and Accessibility SG)



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

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
- Partial demolition of any granite building or structure within a CA will not be granted consent unless the planning authority is satisfied that the proposed demolition meets HES tests.
- 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.

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.
- The maximum dimensions of any single-storey extension to a detached dwelling will be determined on a site-specific basis

Supplementary Guidance: Replacement Windows & Doors

- 4.8: New openings must be carefully located to avoid disruption to the characteristics of the surrounding external and internal context. Where the building forms part of a larger grouping, it may be necessary to consider the wider impact.
- Table at part 4 (extract below) indicates that new window openings generally not permissible on LBs and on the public elevation of unlisted buildings within a Conservation Area

Action	Listed Building	Unlisted Buildings in Conservation Area: Public Elevation
Use of traditional putty/modern butyl based putty/window beads	✓	✓
Replace original/historic frames with uPVC frames	X	X
New or widening existing openings – with exceptions	X	X
Through Astragals	✓	✓
Plant on / Sandwich Astragals	X	X
Visible Ventilators	X	X
Horns	X	X
Colours – consider uniformity with the street scene/building	✓	✓
Blocking up	See relevant section	See relevant section
Re-opening	See relevant section	See relevant section
Special cases – Industrial/institution/early modern metal/early casement	See relevant section	See relevant section



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*
- *Where an extension is built beside a principal elevation it should generally be lower than, and set back behind, that facade.*

ROSEMOUNT & WESTBURN CA CHARACTER APPRAISAL

- Westfield Terrace lies within Character Area A (South of Rosemount Place)
- Properties on N side of Westfield Place category C listed and identified as making a strong contribution to Character Area A
- Identified negative factors include the use of lesser quality materials and design in development from 1980s/1990s
- The house at 25 Westfield Terr is specifically mentioned as being *“very different from all the others in this character area. A large, elevated detached property on the corner plot and painted white. There are very few trees in its surrounds, making it stand out further.”* Notes that it had recently been renovated to a house, having previously been a residential home.

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? Do the proposed demolitions/downtakings comply with policy D5 (Our Granite Heritage)?

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)