

LOCAL REVIEW BODY



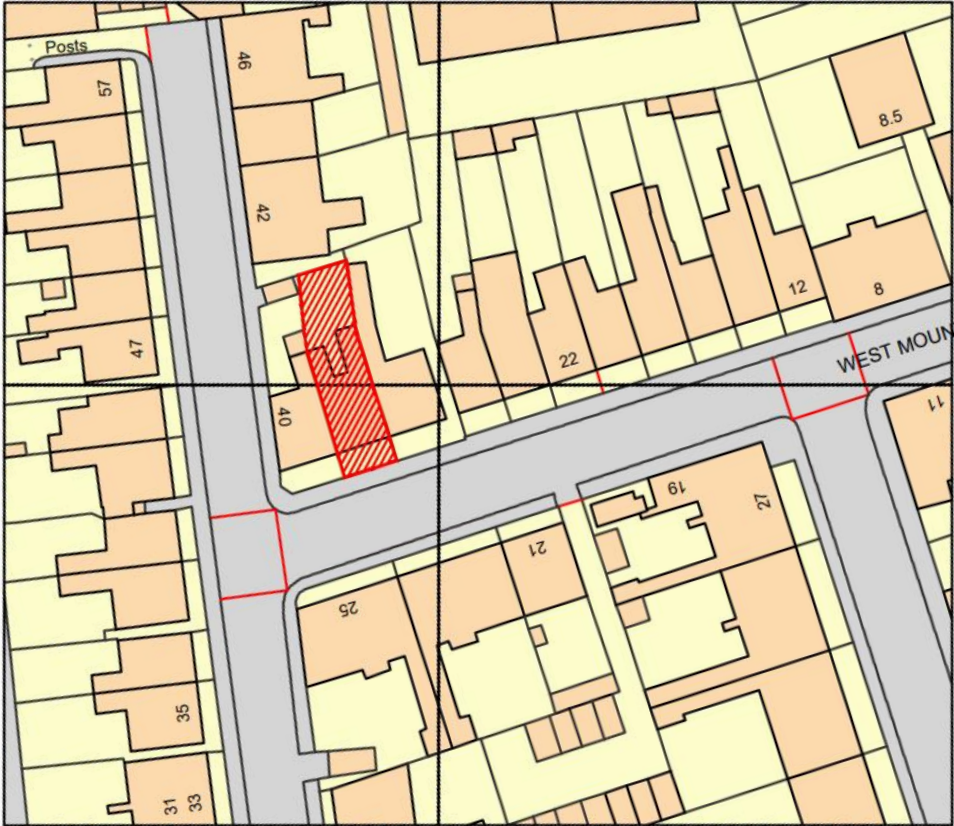
200502/DPP– Review against refusal of planning permission for:

Erection of 1.5 storey extension to rear

at

30 West Mount Street, Aberdeen

Location Plan



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Location – GIS



Location – Aerial Photo



Photos from front



Photos to rear



Photos to rear



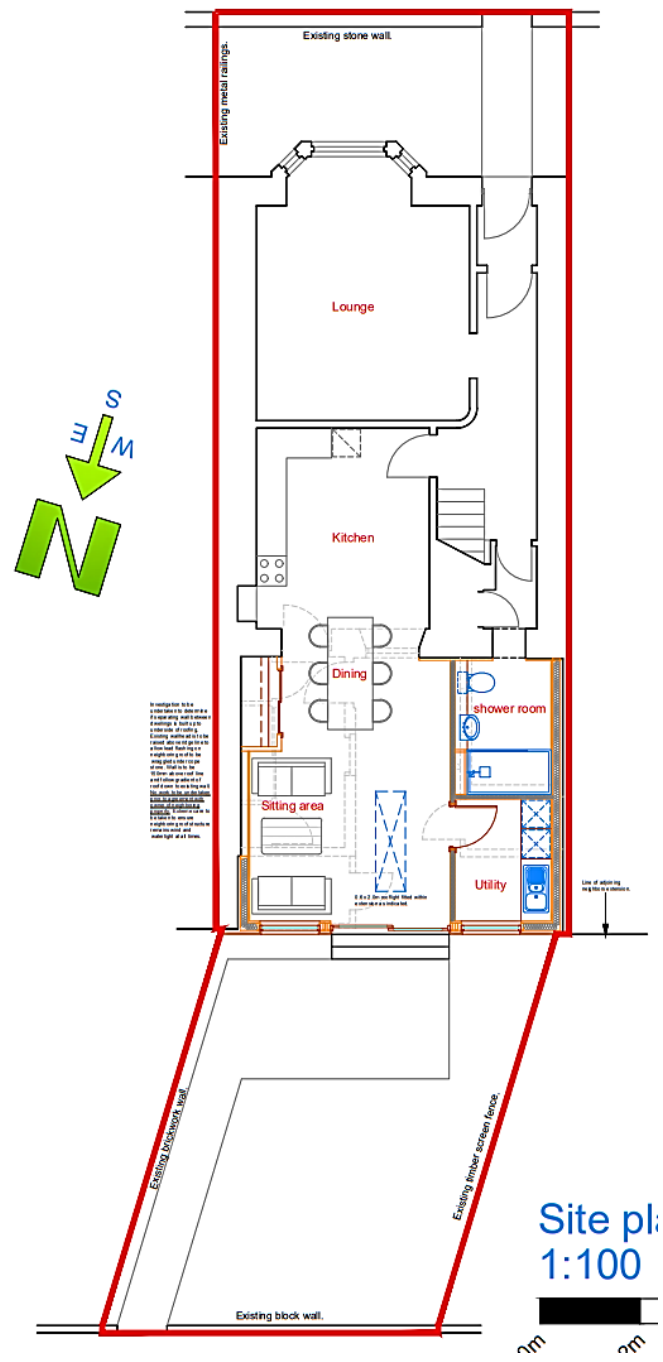
Photos to rear



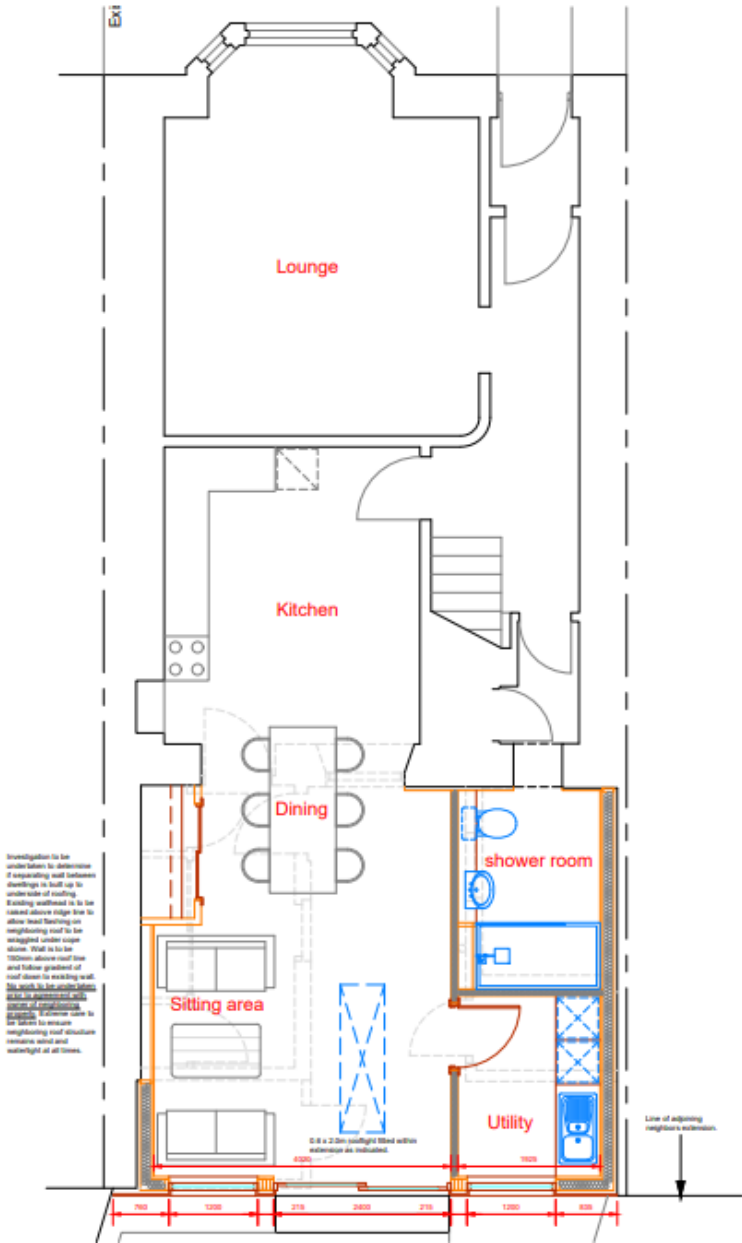
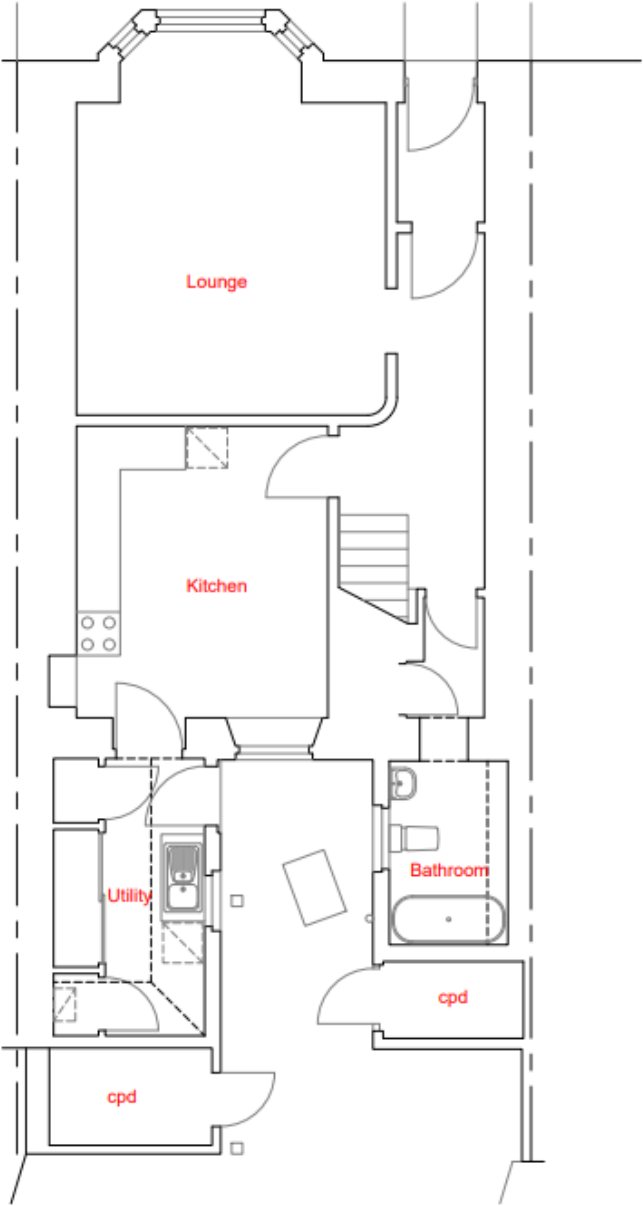
Photos from View Terrace



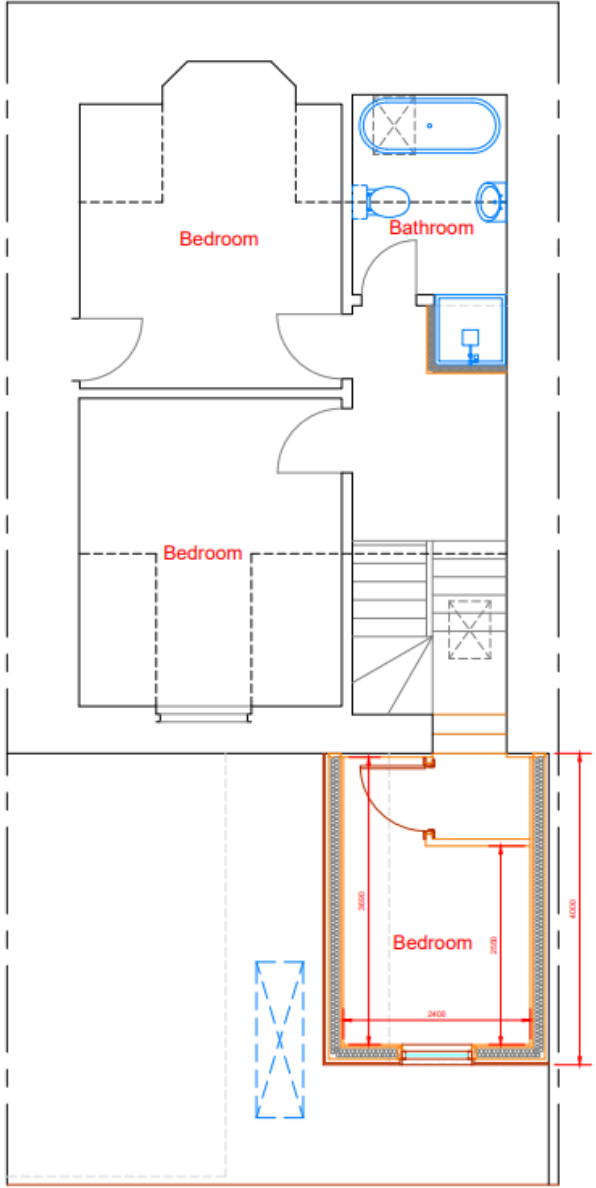
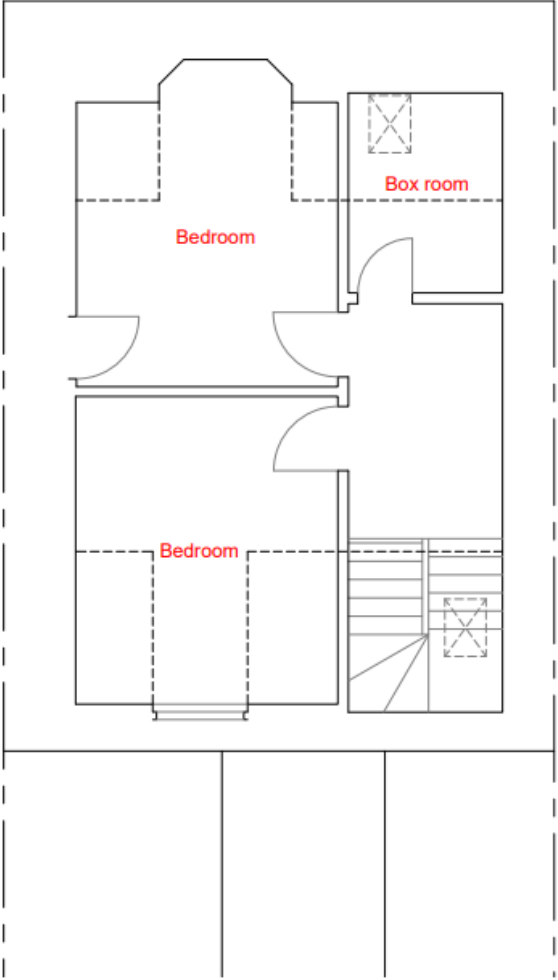
Site Plan as proposed (existing shown dashed)



Existing & Proposed Ground Floor



Existing & Proposed First Floor



Existing Front Elevation (no change)

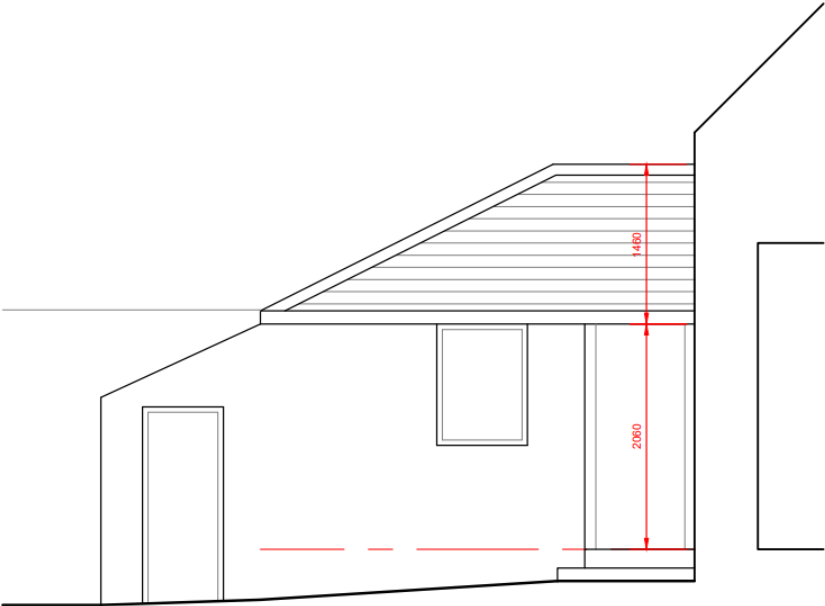


Existing & Proposed Rear Elevation

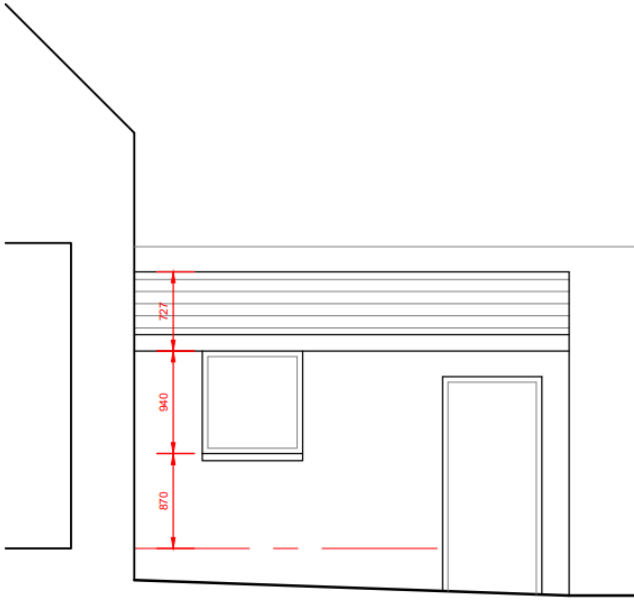


- EXTERNAL FINISHES**
- Roof finished with EPDM rubber roofing by firestone or E+A.
 - Pitched roof finished with slate to match existing house.
 - Boundary wall at first floor level finished with render to match existing rear.
 - Galvanised Lindab rainwater goods.
 - Timber clad walls - spec TBC.
 - Dark grey PVC windows & sliding doors.

Existing elevations from within site

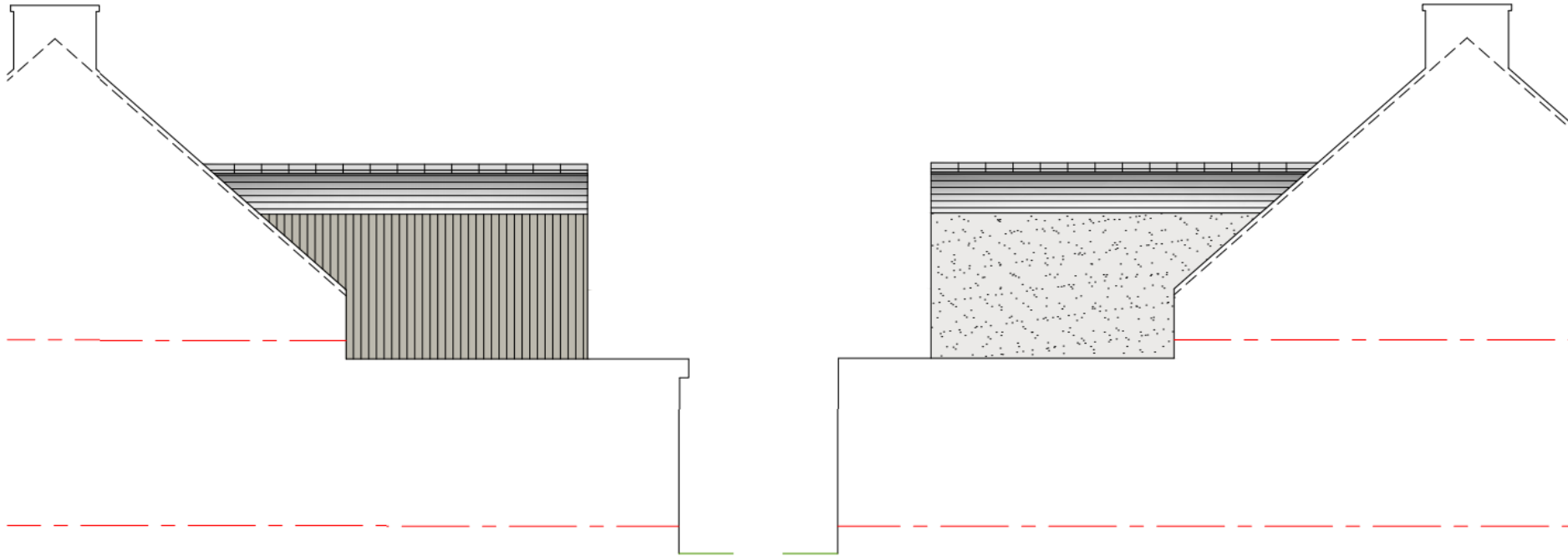


EAST



WEST

Proposed Sectional Side Elevations



Proposed sectional side elev' (west)

EXTERNAL FINISHES

Roof finished with EPDM rubber roofing by firestone or E+A.

Pitched roof finished with slate to match existing house.

Boundary wall at first floor level finished with render to match existing rear.

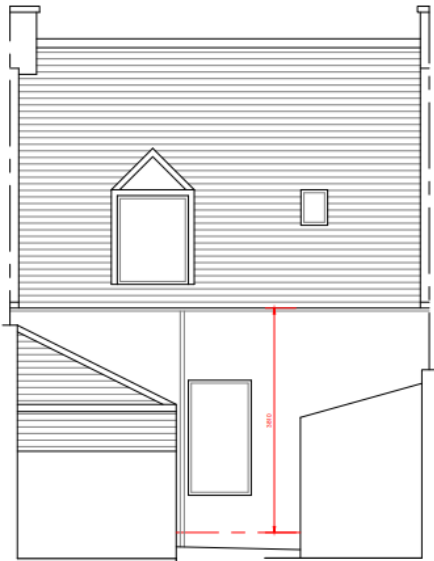
Galvanised Lindab rainwater goods.

Timber clad walls - spec TBC.

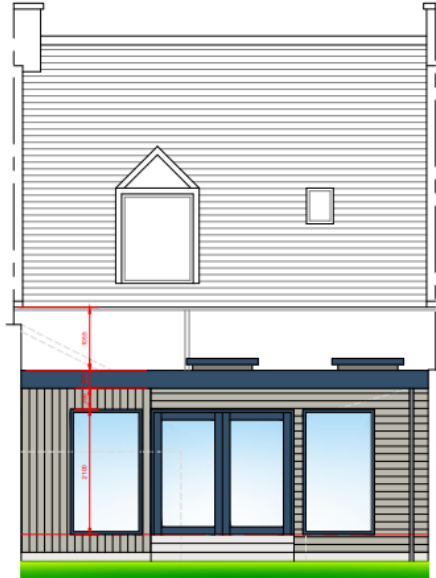
Dark grey PVC windows & sliding doors.

Proposed sectional side elev' (east)

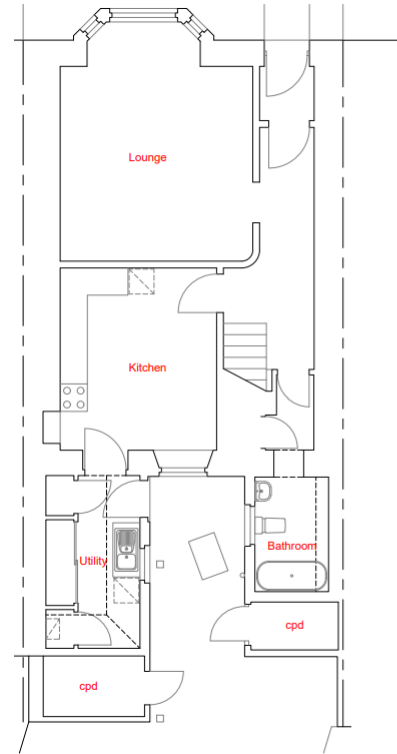
Site History: Previous Approval ref 190592/DPP



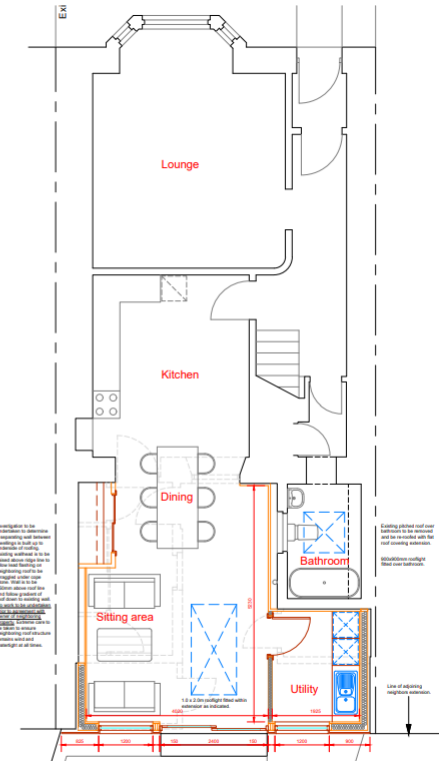
Existing rear elev' (north) 1:50



Proposed rear elev' (north) 1:50



Existing ground floor plan 1:50



Proposed ground floor plan 1:50

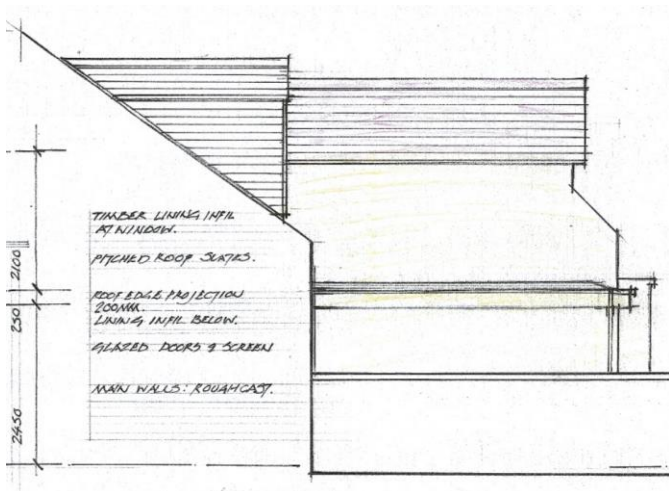
180128/DPP: Refusal reversed by LRB at 20 West Mount Street



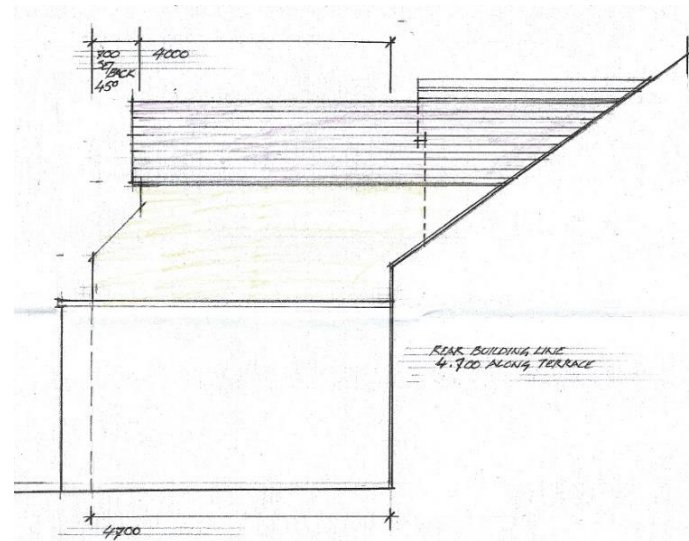
REAR: EXISTING



REAR: APPROVED



EAST ELEVATION AS APPROVED



WEST ELEVATION AS APPROVED

180128/DPP: Refusal reversed by LRB at 20 West Mount Street



Reasons for Decision

- Design, massing and form incongruous due to upper storey projecting c.1.5m above wallhead
- Circa 5.5m projection to the rear excessive
- Extension would be readily visible from View Terrace to the west of the site, which would adversely affect the character and visual amenity of the streetscape and would be detrimental to the character and appearance of the Rosemount and Westburn Conservation Area.
- Significant adverse impact on residential amenity at 40 West Mount Street, due to overbearing presence and significant impact on existing level of privacy
- Conflict with 'Householder Development Guide' SG, which does not support two storey extensions to mid-terrace property or projection of more than 3m along the boundary. No specific circumstances which would warrant departure.
- Conflict with Scottish Planning Policy; Historic Environment Policy for Scotland; Policies D1 – Quality Placemaking by Design, H1 – Residential Areas and D4 – Historic Environment of the Aberdeen Local Development Plan 2017; the Supplementary Guidance: 'The Householder Development Guide'; Managing Change in the Historic Environment: Extensions; and the aims of the Rosemount and Westburn Conservation Area Character Appraisal.
- Conflict with equivalent policies in the emerging Proposed Aberdeen Local Development Plan 2020;
- No material planning considerations that would warrant the grant of planning permission contrary to development plan.

Applicant's Case for Review

Full supporting statement included in Agenda pack, with other submissions available via planning portal. Main points are:

- Dispute view that extension is not in keeping with surroundings
- Highlights that reasons for refusal refer to 5.5m projection, however a single-storey extension of the same projection was approved on this site. Notes also that ground floor projection simply matches that of adjoining neighbour's extension
- Contends that any impact on the streetscape and character of the Conservation Area is not significant. Highlights that no objections were received and that the proposed extension can only be seen from a small number of properties.
- Highlights also that View Terrace is a dead-end street, limiting the prominence of the extension
- Highlights that the application property currently has a full view of the garden at 40 View Terrace, and that the formation of the proposed extension would actually reduce the amount of overlooking by blocking views from the existing dormer window
- Considers that the earlier LRB decision at 20 West Mount Street set a precedent for an extension of this scale



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

SG: Householder Development Guide

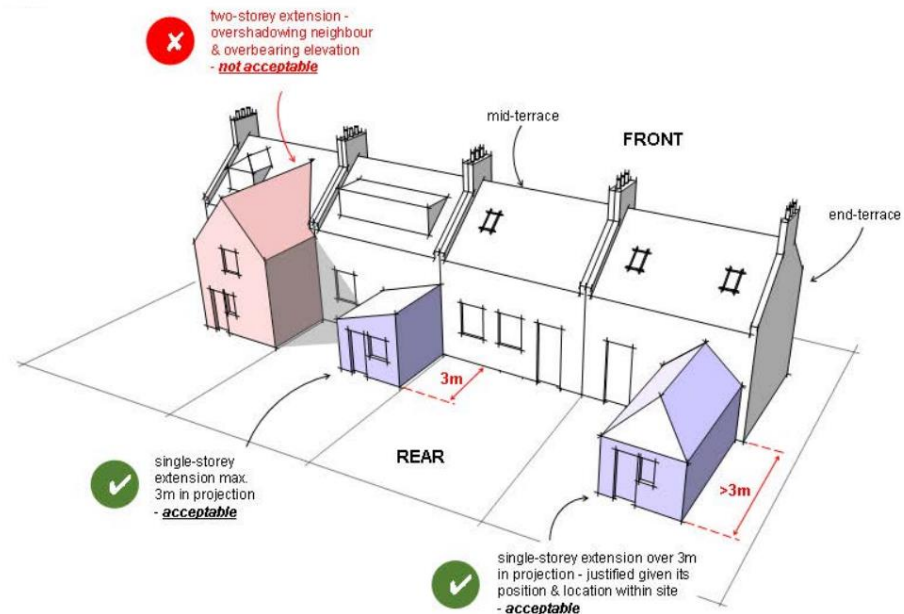
- Extensions should be architecturally compatible with original house and surrounding area (design, scale etc)
- Should not '*dominate or overwhelm*' original house. Should remain visually subservient.
- Extensions should not result in a situation where the amenity of neighbouring properties would be 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.

Terraced Dwellings

- Single storey extensions to terraced dwellings will be restricted to 3m in projection along a mutual boundary.
- Extensions of more than one storey will normally be refused where the proposal runs along a mutual boundary unless it can be demonstrated that the specific circumstances of the site and the proposal would ensure that there would be no detrimental impact on either the character or amenity of the area.
- Proposals for extensions to end-terrace properties will be subject to these standards unless it can be demonstrated that the specific circumstances of the site and the proposal justify a departure from the above.





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.*



ABERDEEN
CITY COUNCIL



Aberdeen City Conservation Area Character Appraisals and Management Plan

Rosemount and Westburn

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

Draft

November 2016

Planning and Sustainable Development

Enterprise, Planning and Infrastructure

Aberdeen City Council

Business Hub 4 - Marischal College

Broad Street

Aberdeen

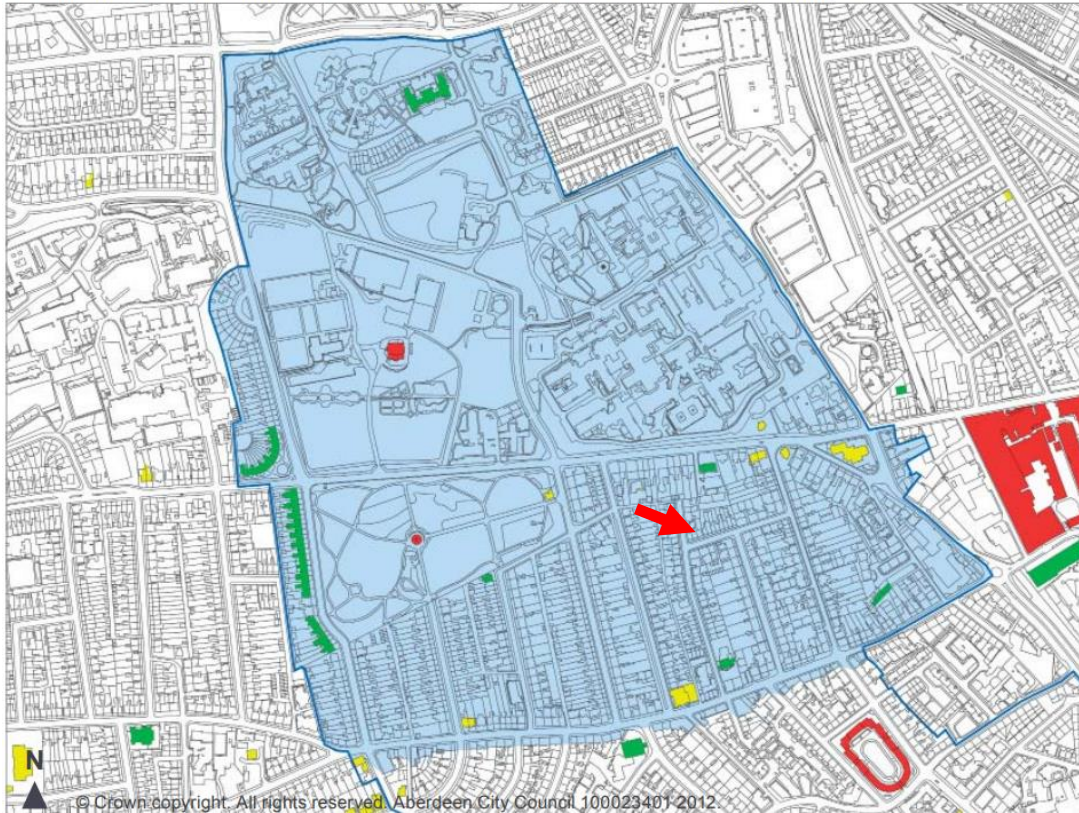
AB10 1AB

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N.B. – Though marked as ‘draft’, this document approved as Planning Advice by Planning Development Management Committee in May 2017

ROSEMOUNT & WESTBURN CA CHARACTER APPRAISAL

Rosemount and Westburn Conservation area Character Area B, Listing Buildings



- Identifies 'character areas' within the CA. This site is within **Area B: Rosemount Place - North**
- **P29:** Notes that there is considerable variety in houses on the streets between Rosemount Place and Westburn Road.
- **P30:** Describes West Mount Street as being *"largely made up of 2 ½ storey properties with a small terrace of 1 ½ storey cottages to the western end"*. The application site forms part of this small terrace.
- SWOT analysis of Character Area B at P44 does not highlight any issues that appear to be of direct relevance to the development proposed in this application

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? (e.g. SPP; HES guidance; the LRB's earlier grant of permission at 30 West North Street). 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)