

LOCAL REVIEW BODY




200895/DPP– Review against refusal of planning permission for:


Replacement of boundary hedge with a timber fence to front

94 Wallacebrae Road, Aberdeen

Location Plan



 LAND REGISTER OF SCOTLAND	Officer's ID / Date 4673 18/1/2001
	ORDNANCE SURVEY NATIONAL GRID REFERENCE
NJ9109NW NJ9109NE NJ9110SW NJ9110SE	

TITLE NUMBER
ABN45531
70m 
Survey Scale
1/1250

Location – Aerial Photo



Photo 1

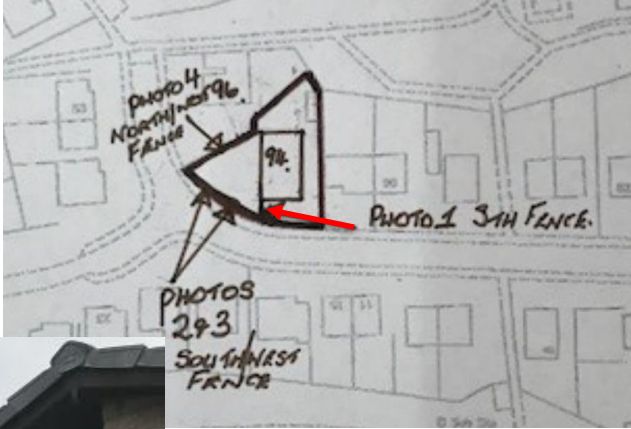


Photo 2

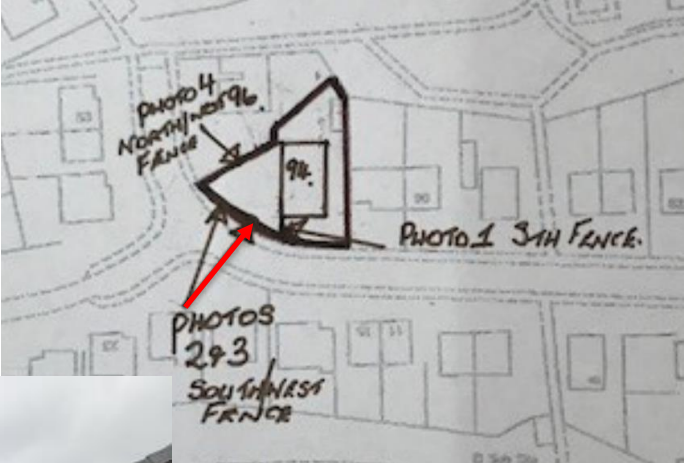


Photo 3

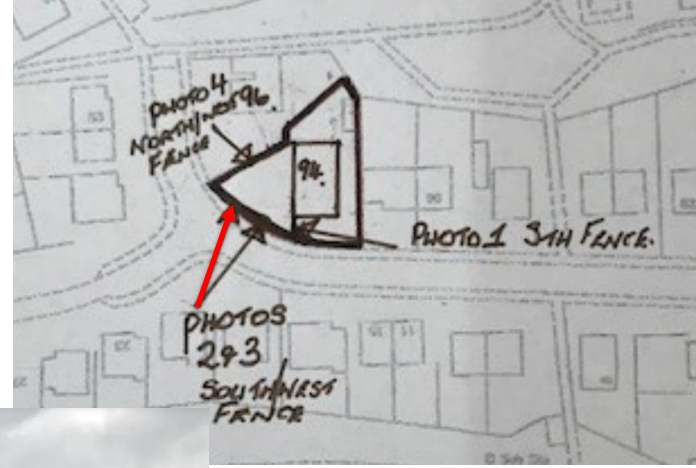
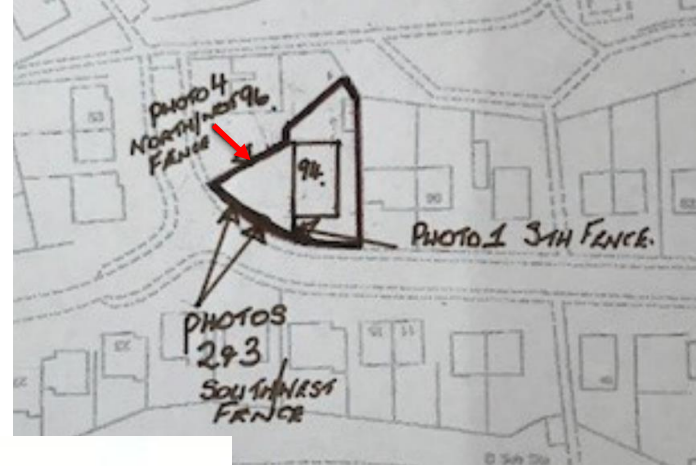
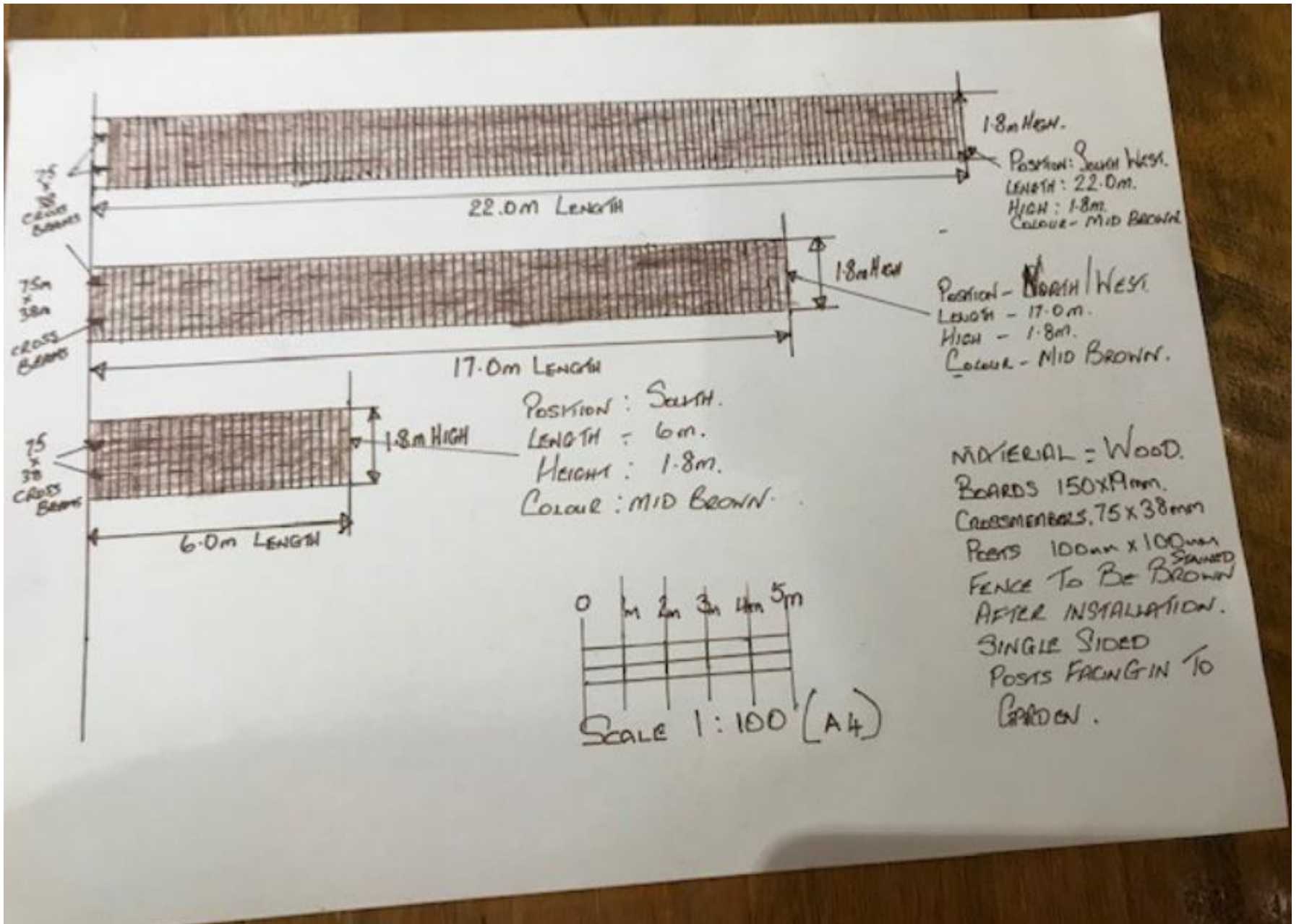


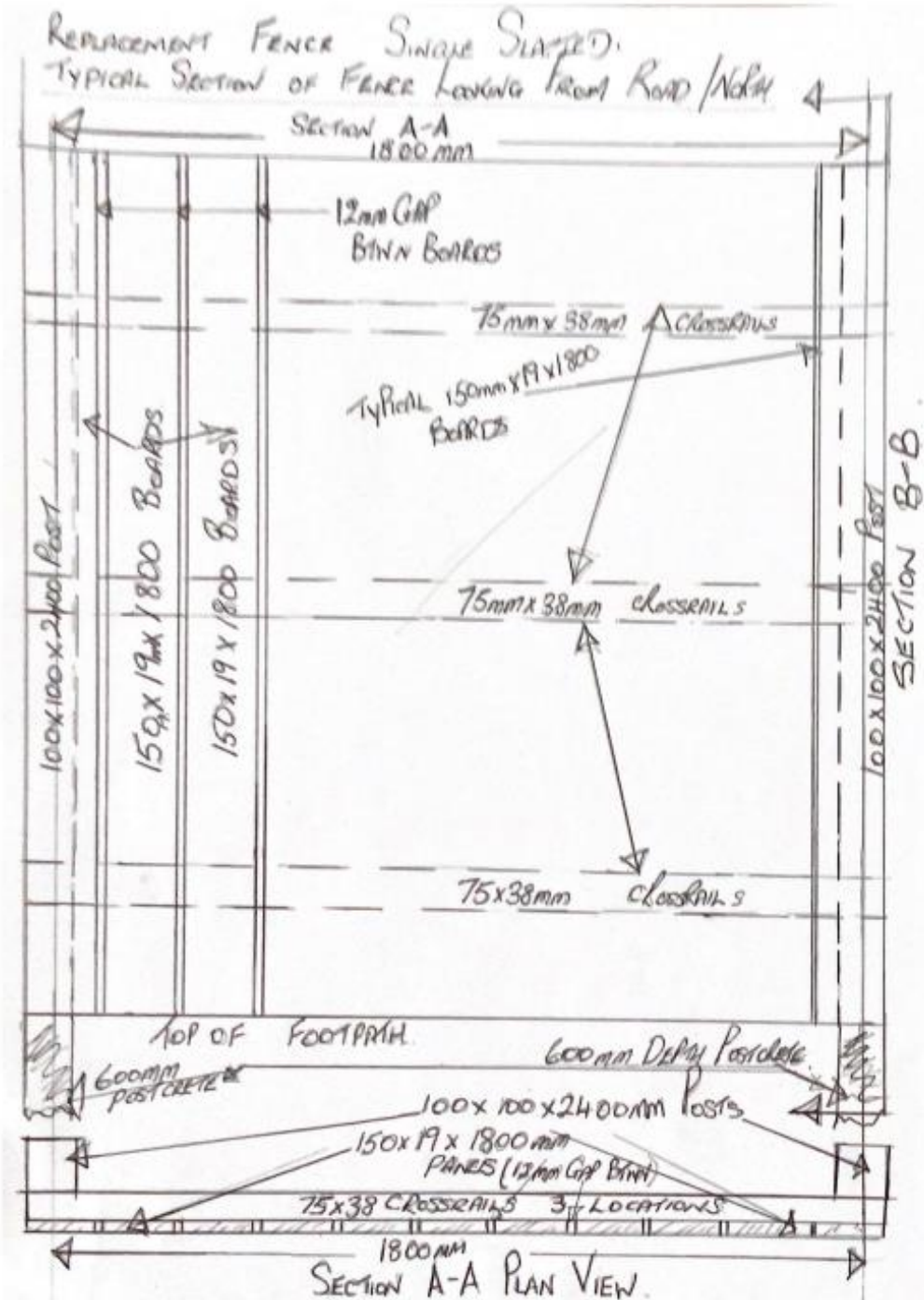
Photo 4



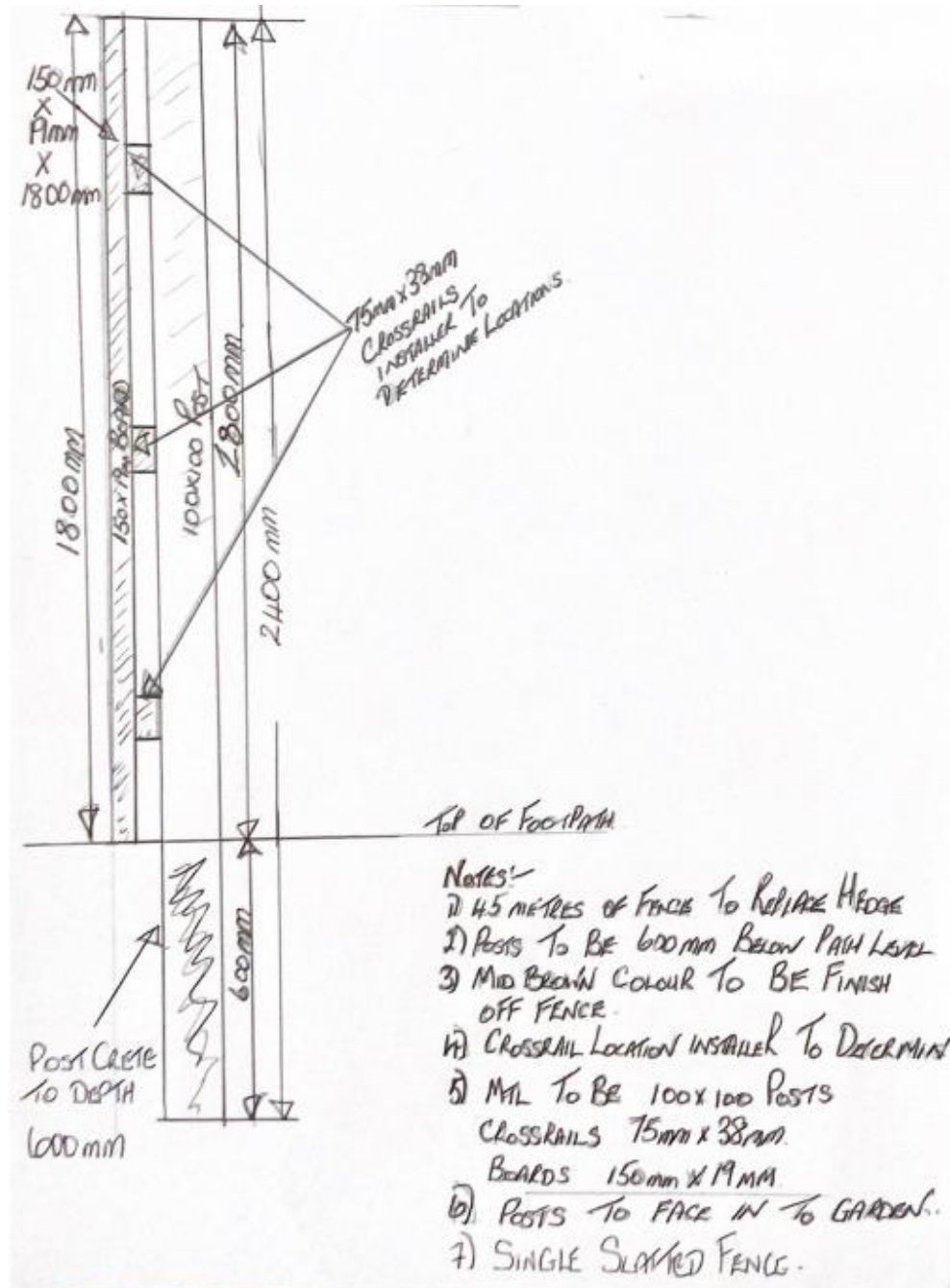
Proposed Elevations



Proposed Section and Plan



Proposed Section



Reasons for Decision

Stated in full in decision notice. Key points:

- Contends that the fence's siting, materials, massing and height are incongruous in this location, and highlights its position forward of the front of the house and hard up against the pavement as being visually obtrusive in the streetscene.
- This is considered to have a detrimental impact on the character and amenity of the surrounding residential area, contrary to policies D1 (Quality Placemaking by Design) and H1 (Residential Areas) of the Adopted Aberdeen Local Development Plan, as well as Supplementary Guidance: 'The Householder Development Guide'.
- The potential cumulative erosion of visual amenity if similar subsequent applications were to be approved is highlighted.
- Conflict with corresponding policies from Proposed Aberdeen Local Development Plan also noted
- There are no material planning considerations that would warrant approval of planning permission in this instance.

Applicant's Case for Review

- Contends that this proposal would not set any precedent as the property in question is sited uniquely and is not readily comparable to any others in the surrounding area
- Refers to a suggested alternative as significantly reducing the enclosed garden area
- Highlights the lack of objection from neighbours
- Contends that the existing hedge is much more incongruous in its massing than the proposed fence, and that the proposal offers a preferable outcome



H1: Residential Areas

- Does this proposal represent 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 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

Householder Development Guidance

General Principles:

- Works should be architecturally compatible in design and scale with the original house and surrounding area
- Materials used should be complementary to the original building
- Alterations should not serve to overwhelm or dominate the original form or appearance of the dwelling and should be visually subservient in terms of height, mass and scale.
- Proposals 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' in the decision-making process

Householder Development Guidance

Fences, Walls and Other Boundary Enclosures

- In all instances, the scale and form of boundary enclosures should be appropriate to their context and should not detract from the street scene as a result of inappropriate visual impact
- Proposals for boundary enclosures will not be permitted where they would result in an unacceptable impact on the amenity of neighbouring dwellings

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?

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? (e.g. Proposed ALDP, matters raised in representations)

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)