

LOCAL REVIEW BODY

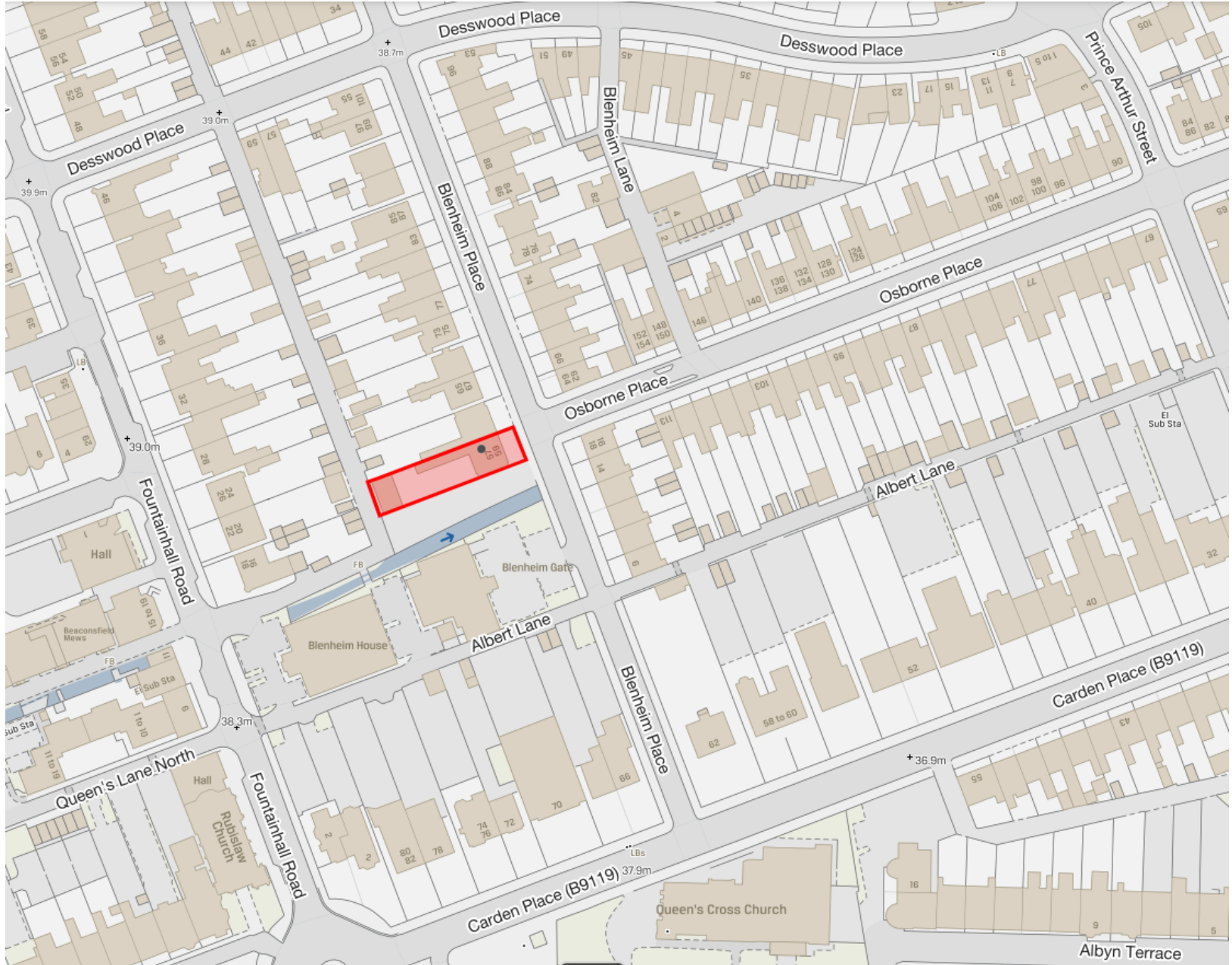


200660/DPP– Review against refusal of planning permission for:

Extension of dormers to rear and installation of replacement windows
to rear and side

57 Blenheim Place, Aberdeen

Location Plan - GIS



Location – Aerial Photo



Photo: Front



Photo: Rear



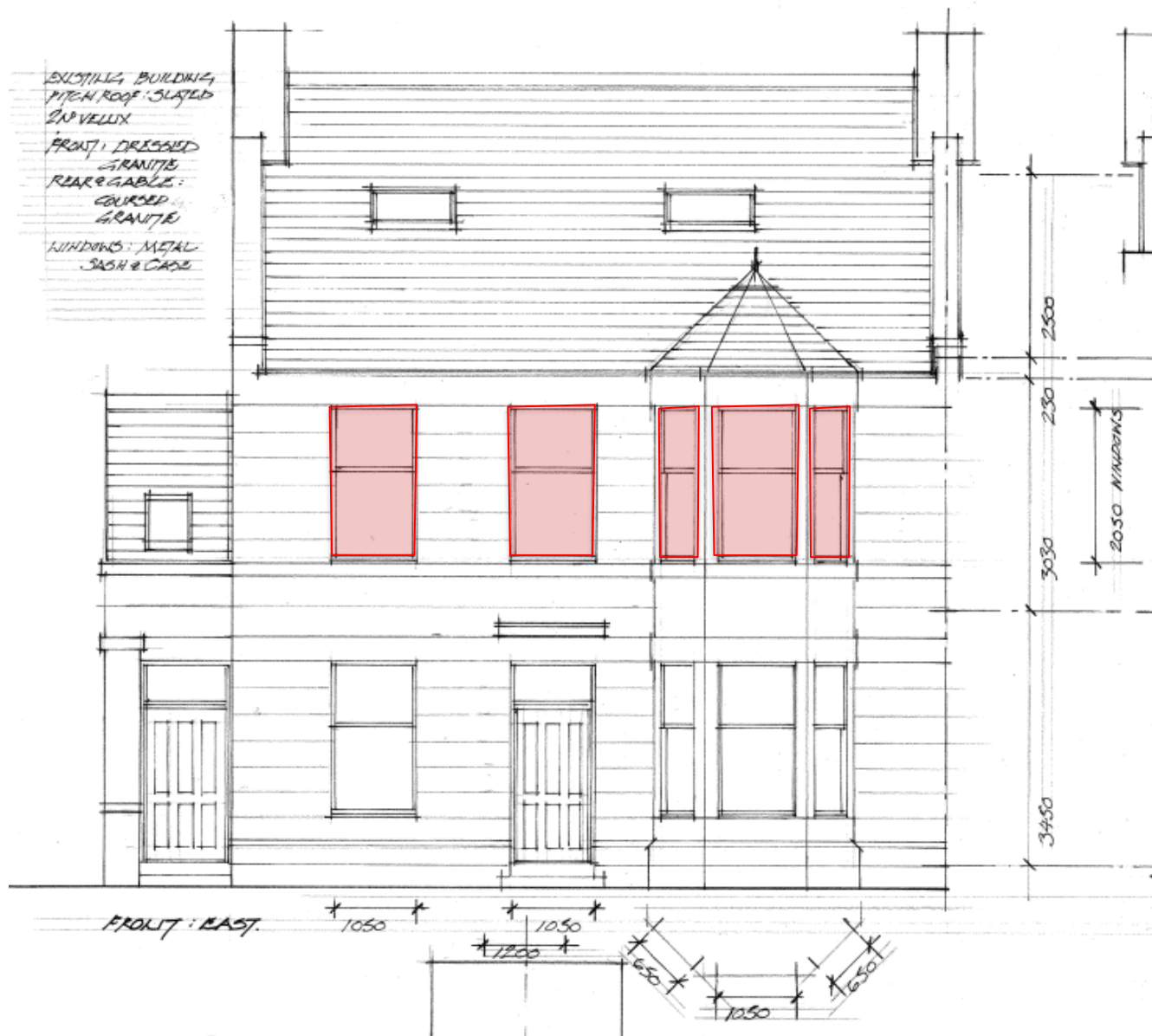
Photo: Side



Photo: Side



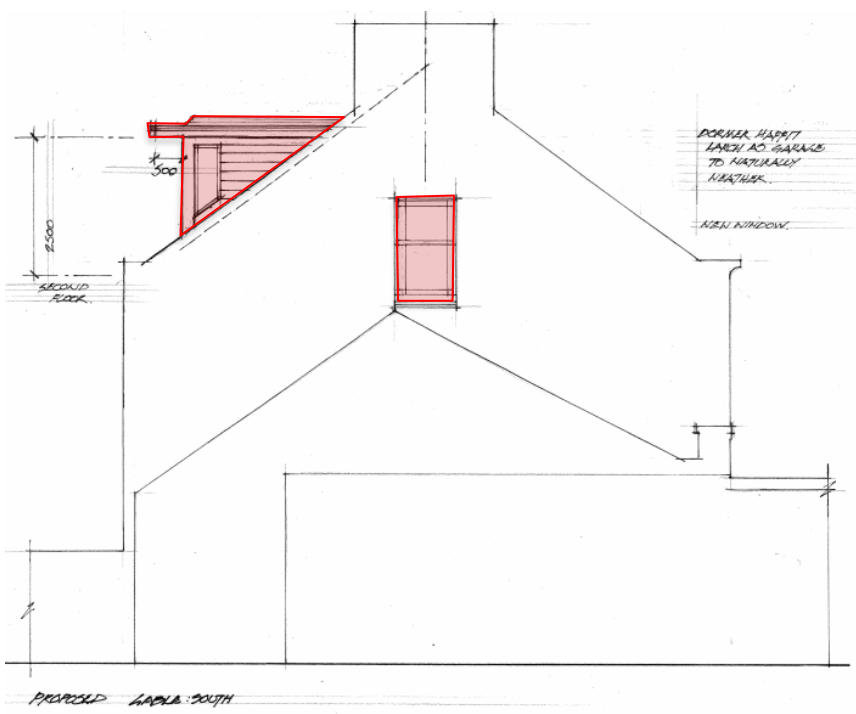
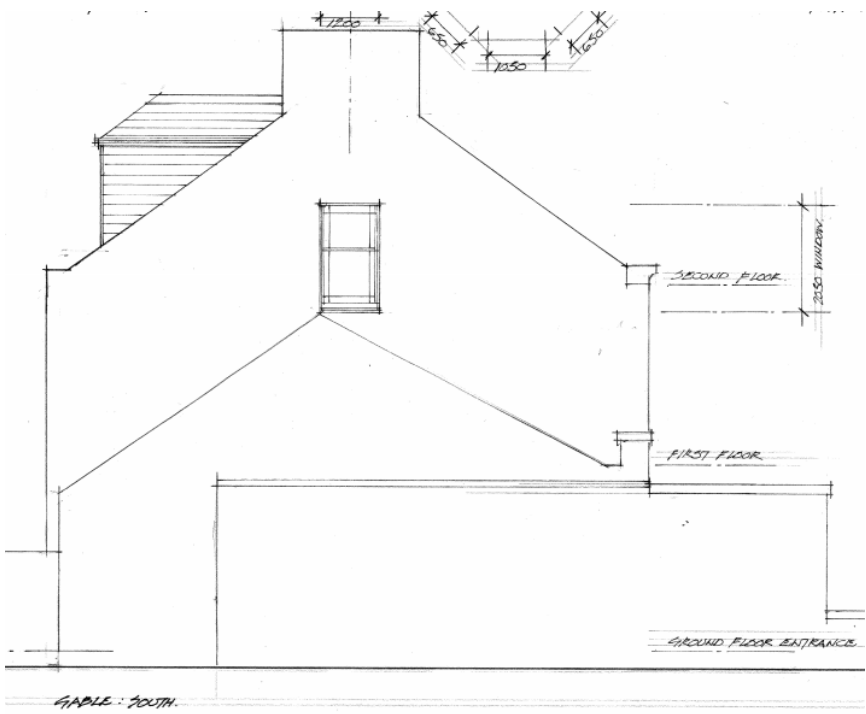
Proposed Front Elevation



Existing & Proposed Rear Elevation



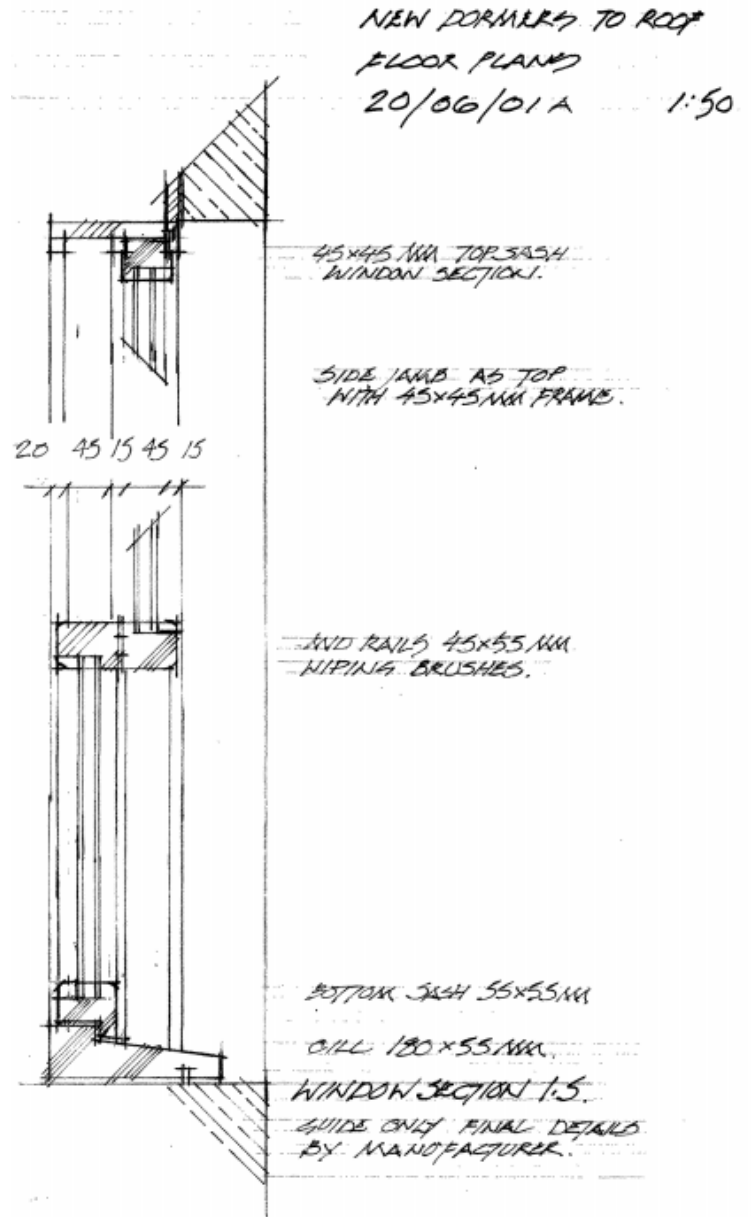
Existing & Proposed Side Elevation



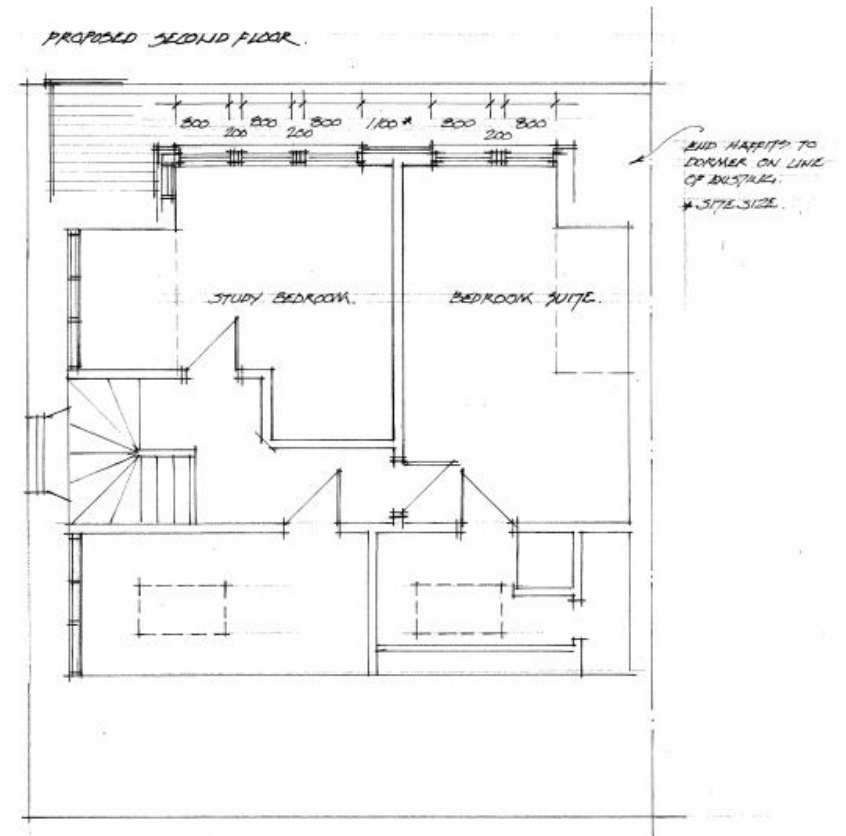
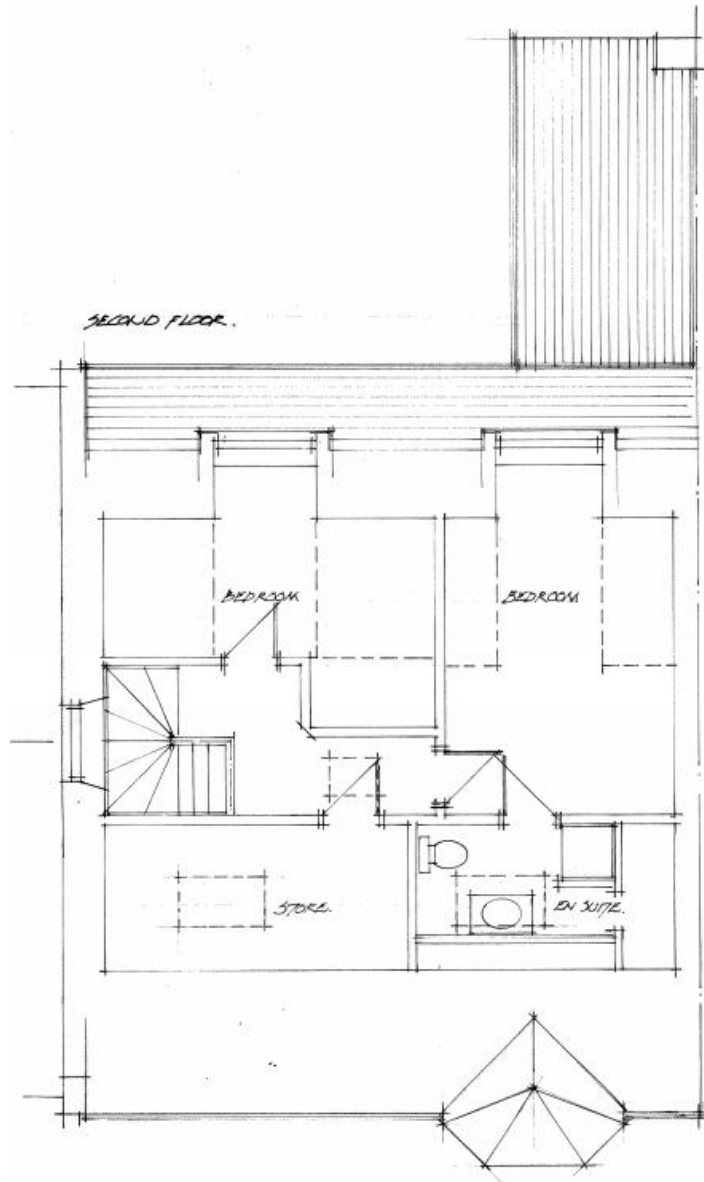
Window Schedule & Cross-section

WINDONS	NO	HEIGHT	WIDTH
REPLACEMENT TO EXISTING	5	2050	1050
	2	2050	250
	1	2050	300
	1	2050	1200
NEW TO FORMERS	5	1750	800

ALL SASH & CASE TYPE
HIGH PERFORMANCE D.I.G. UNITS
CONSTRUCTED IN TIMBER



Second Floor: Existing & Proposed



Reasons for Decision

Stated in full in decision notice. Key points:

- Notes that the proposed replacement windows are of an acceptable design and materials, which is appropriate to the site's location within a Conservation Area and consistent with relevant local and national guidance on window replacement.
- Highlights that the proposed removal of the traditional dormers is not supported by policy and the design of the proposed dormer extension is unsympathetic. Its massing is specifically identified as a concern given the rear of the property is prominently visible from the adjacent car park and rear service lane. The proposed dormer extension would be at odds with its context.
- Overall, the proposal was considered to have a detrimental impact on the character and appearance of the Conservation Area
- Policy conflicts were identified with Scottish Planning Policy; Historic Environment Policy for Scotland; Policies D1 (Quality Placemaking by Design), H1 (Residential Areas) and D4 (Historic Environment) of the Adopted Aberdeen Local Development Plan; and guidance contained within the Householder Development Guide and HES's Managing Change Guidance relating to roofs.
- Conflict with equivalent policies from Proposed Aberdeen Local Development Plan also noted

Applicant's Case for Review

- Contends that guidance should be applied flexibly and with regard to circumstances rather than used as a rigid set of rules to be applied in all cases
- Consider that a site visit would be invaluable in terms of understanding the context
- Highlights that over 50% of the existing roof would remain unaffected and that the rear of the property would not be visible from either Blenheim Place or Osborne Place, with the only view point for pedestrians would be a side view when walking up Blenheim Place from Carden Place
- Disputes the importance placed on views of the rear of the property
- Finishes are intended to complement the existing property
- Points to a rear dormer at 28/30 Fountainhall Road as justification and highlights a general variety in dormer arrangements in the surrounding area

Applicant's Case for Review

Photos of 28/30 Fountainhall Rd



Applicant's Case for Review

Photos of 28/30 Fountainhall Rd





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; Windows and Doors 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

Householder Development Guidance

General Principles:

- 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'

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 traditional properties, original dormers must be retained and repaired, and their removal and/or replacement with larger or more modern dormers will not be permitted;
- 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;
- In the case of non-listed buildings in CAs, consideration may be given to the provision of linked panels between windows on the private side of the building, where the extension is not seen from any public area.

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.

Supplementary Guidance: Replacement Windows & Doors

- First principle is of retaining and repairing original or historic windows, and this will always be promoted over replacement.
- Opportunities to replace unsympathetic windows will be supported. Reinstatement of original types and arrangements will be encouraged.
- 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.



MANAGING CHANGE IN THE HISTORIC ENVIRONMENT WINDOWS



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

January 2018

- **Maintenance and repair** is the preferred means of safeguarding the character of a historic window;
- **Where a window is beyond repair**, its replacement should be permitted, but should closely match original window design, detail and materials.
- **In replacing sash windows, materials other than timber (e.g. uPVC) will rarely be acceptable;**
- In other cases the windows may be modern replacements, sometimes inexact copies of the original examples, or using inappropriate sections or materials. **In such cases it should be acceptable to replace the windows with an aim to regain the original design intention or improve the existing situation.**

Roofs



- Highlights that the significance of a roof is derived from its shape, pitch, profile, covering materials etc.
- Important to understand a roof's contribution to a building's character and to protect a building's special character through re-use of existing historic materials and close matching of new materials
- The alteration of a roof can create additional space to allow the building as a whole to remain in use and develop with the needs of the occupants. In considering how to alter a roof it is important to understand the appearance of the building or street as a whole. The potential for cumulative effects of similar developments should also be considered.
- Early historic dormers should be retained. The addition of new features to principal or prominent roof slopes should generally be avoided. New dormers should be appropriately designed and located with care.



Aberdeen City Conservation Area Character Appraisals and Management Plan

Albyn Place and Rubislaw

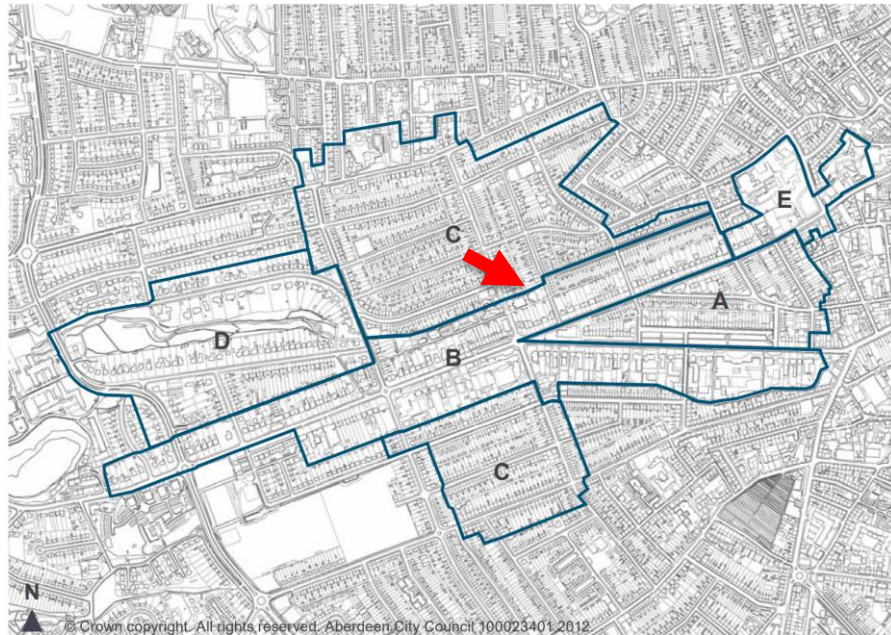
To be read in conjunction with Section 1: Strategic Overview and Section 2: Management Plan

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

Albyn Place & Rubislaw CA Character Appraisal

Albyn Place and Rubislaw conservation area character areas



- Divided into 5 distinct character areas. Blenheim Place lies within Character Area C: *'North and south of Queen's Road, but east of Rubislaw Den'*
- Character area C is noted for its wide, tree lined streets, with a number of back lanes. Granite buildings with slate roofs and lack of dormers (apart from the eastern section of Osborne Place).
- Includes SWOT analysis. Overall, an identified strength of the CA is its retention of the original dormer pattern on residential streets.
- Identified weaknesses include the *'removal of timber sash and case windows'*, the *'variety of window styles and materials in flatted properties'* and *'front box dormers'*
- Opportunities include *'repair and replacement of windows with those of traditional style, proportions and materials'*
- *'Unsympathetic development that does not reflect or relate to the character of the Conservation Area'* is identified as a specific threat

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?

Specifically, is the replacement of the existing non-original windows with timber sash-and-case frames supported by the relevant SG? Also, is the removal of the existing historic dormer windows and replacement with a new dormer as proposed supported by the Householder Development Guide SG.

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? (e.g. SPP, HES guidance, Albyn & Rubislaw CA Appraisal, Proposed ALDP)

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)