

LOCAL REVIEW BODY

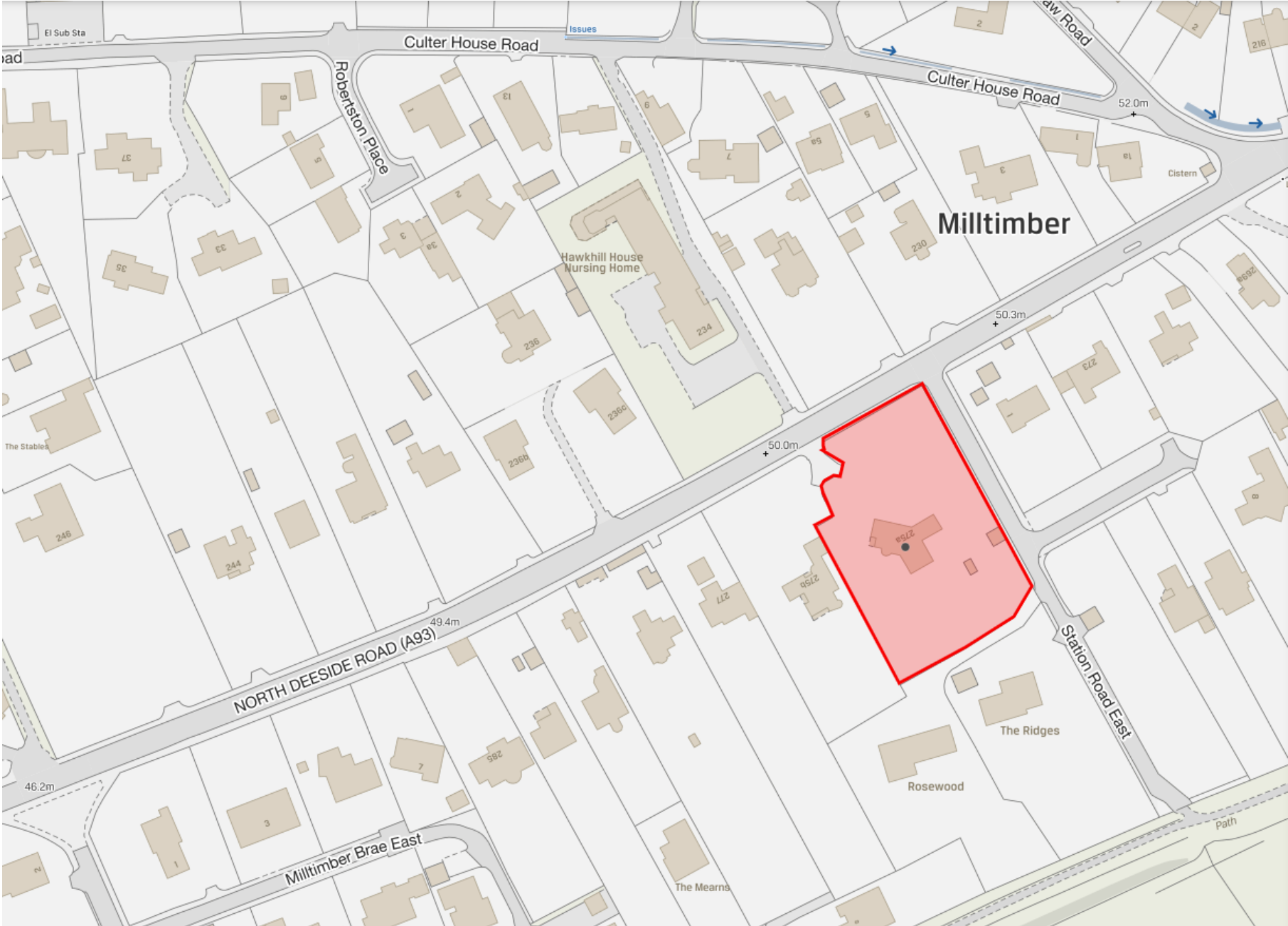


200544/DPP– Review against refusal of planning permission for:

Erection of 1.5 storey detached domestic garage

Fairhill, 275 North Deeside Road, Milltimber

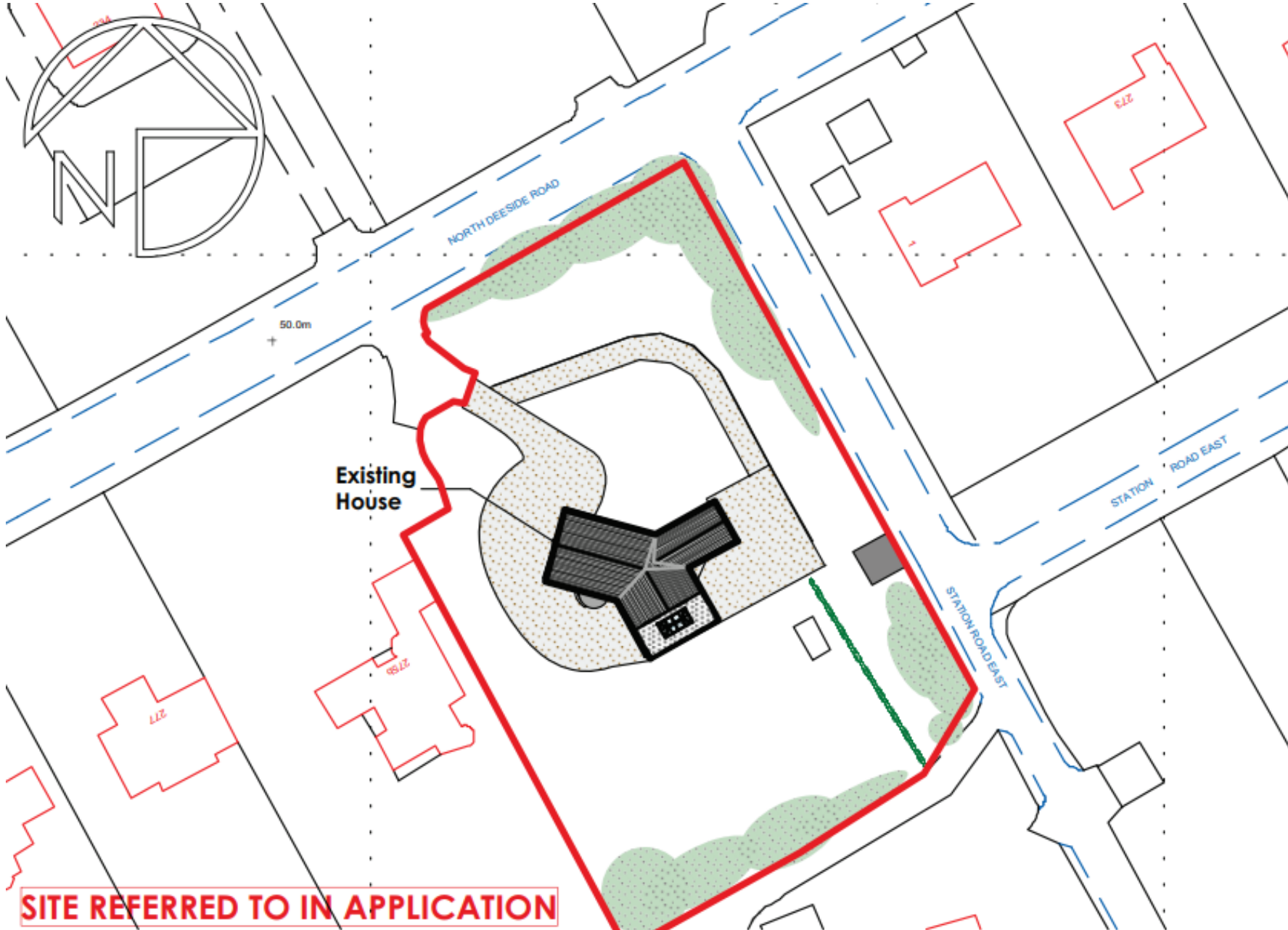
Location Plan



Location – Aerial Photo



Location Plan



SITE REFERRED TO IN APPLICATION

Photo – boundary wall at SE corner of site



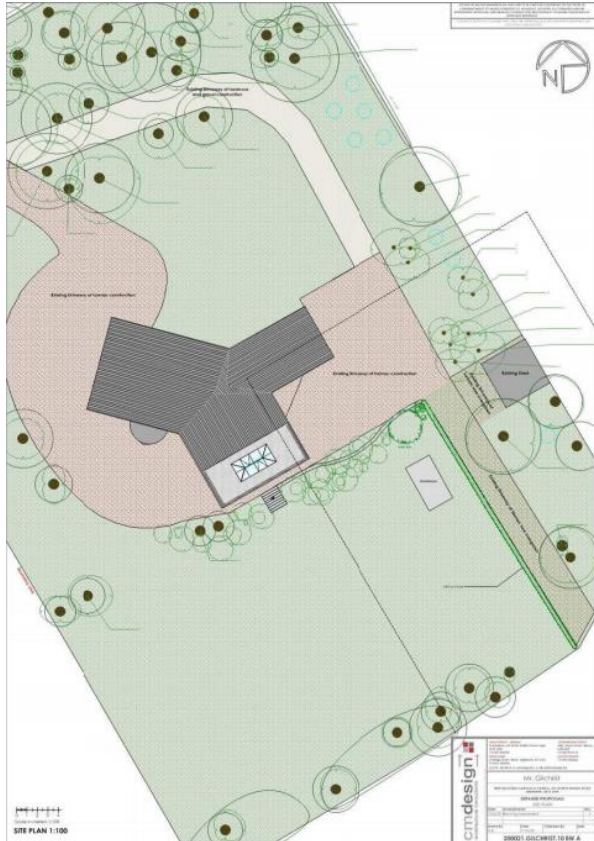
Photo – Looking NW from Station Road East



Photo – Looking NW from Station Road East



Existing and Proposed Site Plan



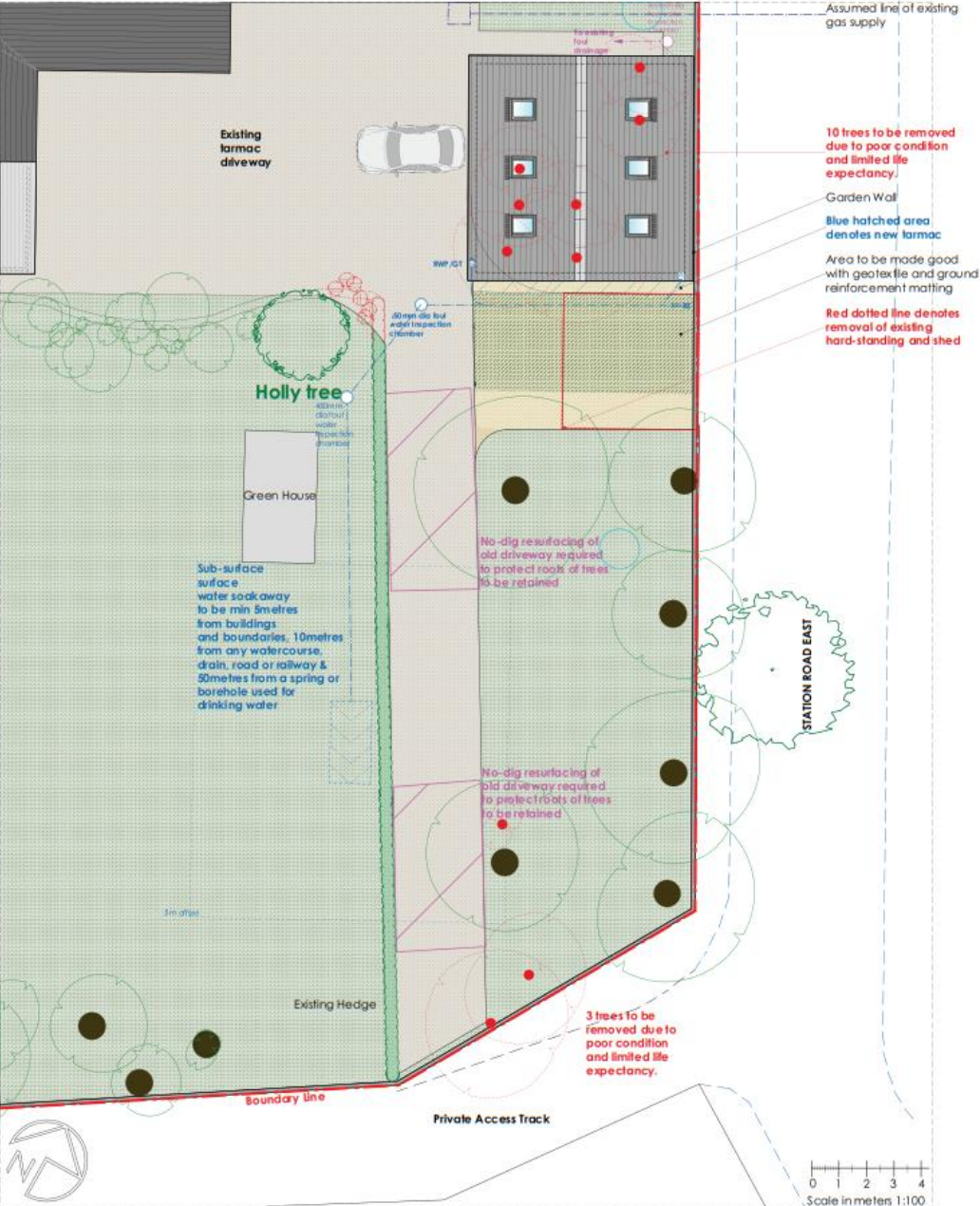
The large spruce trees adjacent to main road are of limited long term potential due to their increasing risk of storm damage and the significant consequences this could have.

It is recommended they be removed within the next 5 years and new planting should be undertaken following the removal.

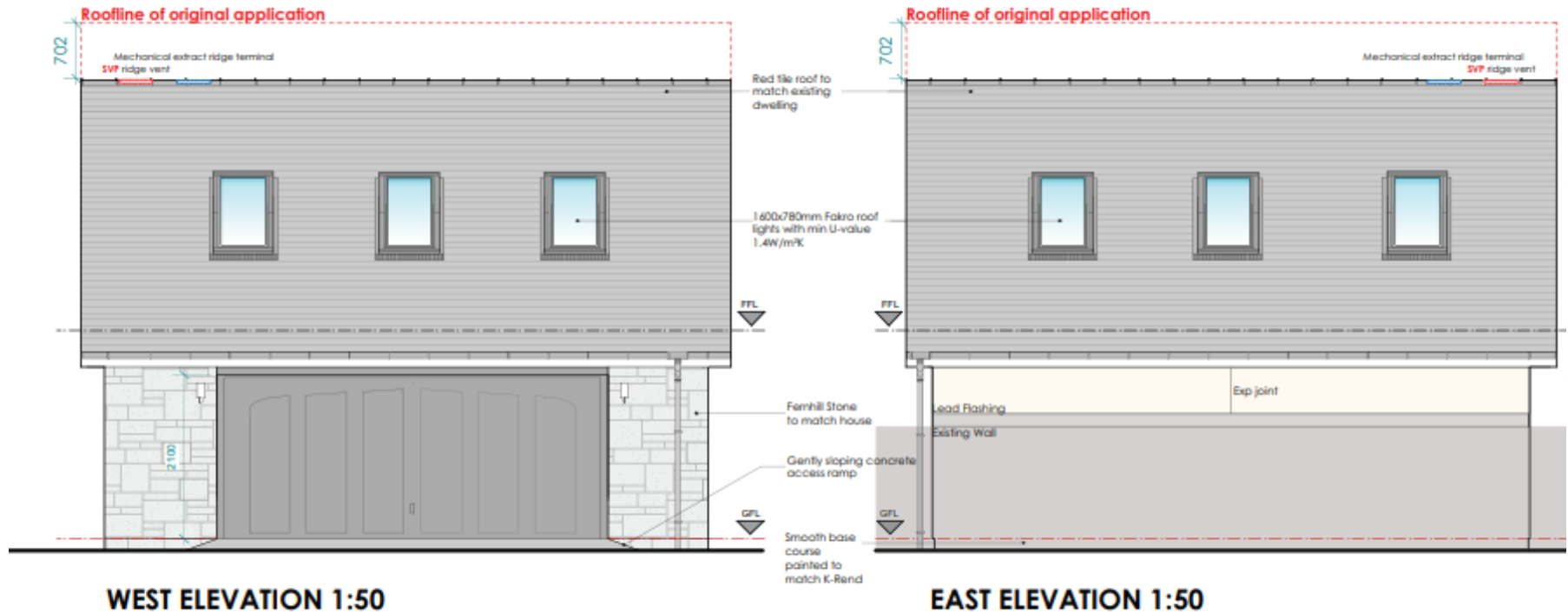


SITE & TREE MANAGEMENT PLAN 1:250

Proposed Site Plan Extract

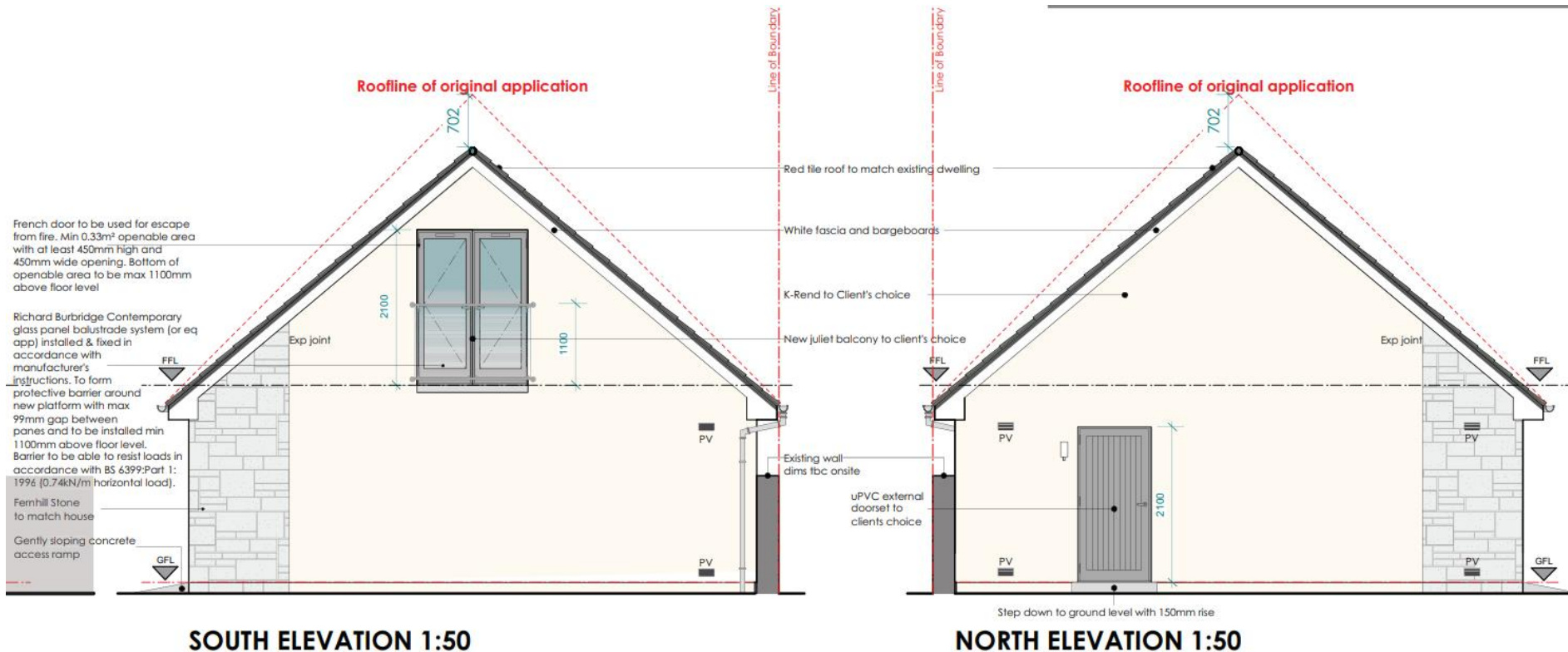


Proposed Garage Elevations (1)



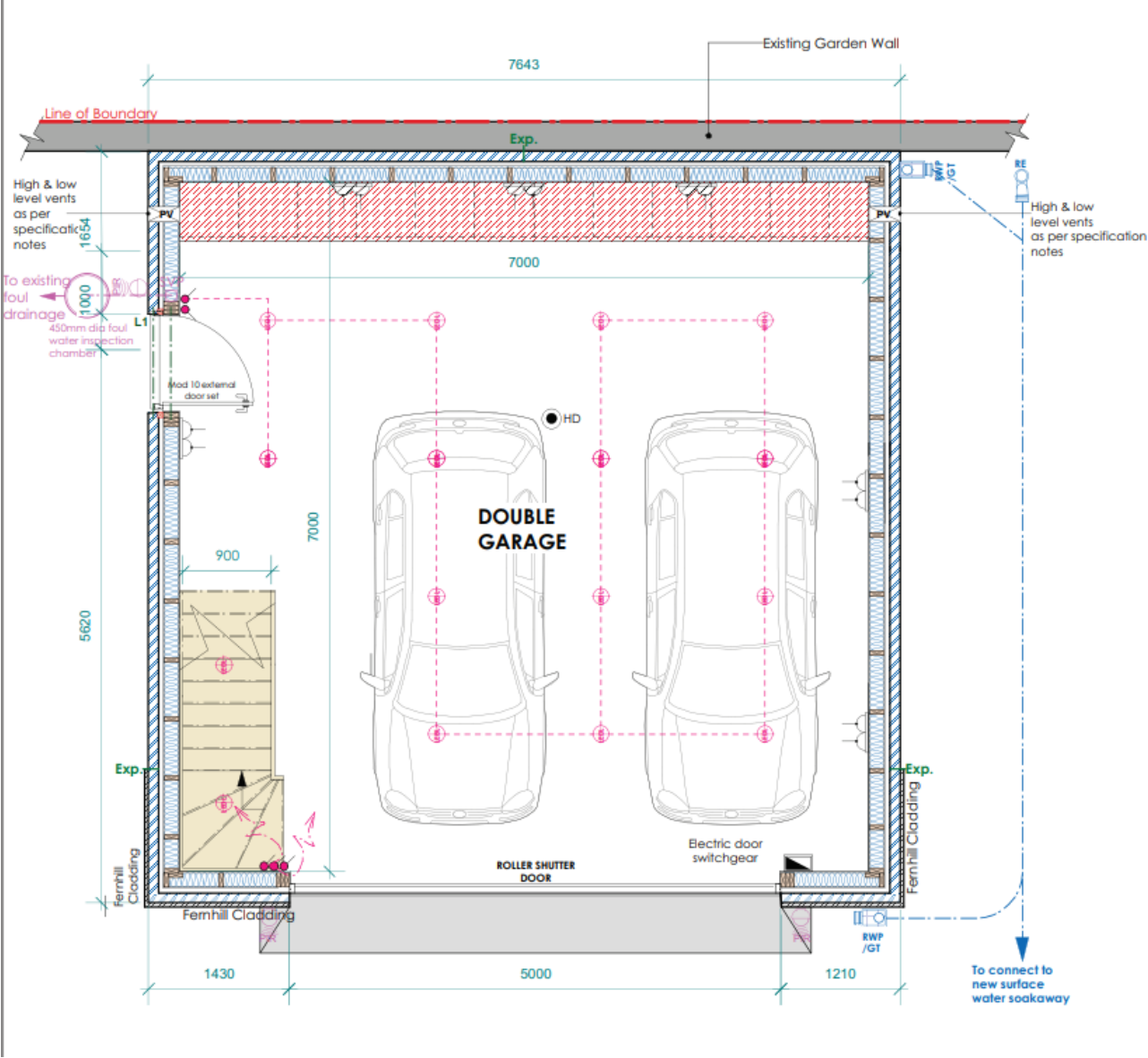
- Stone-clad frontage and red tile roof to match house
- Rendered rear wall
- Garage roller shutter door materials/finish not specified

Proposed Garage Elevations (2)

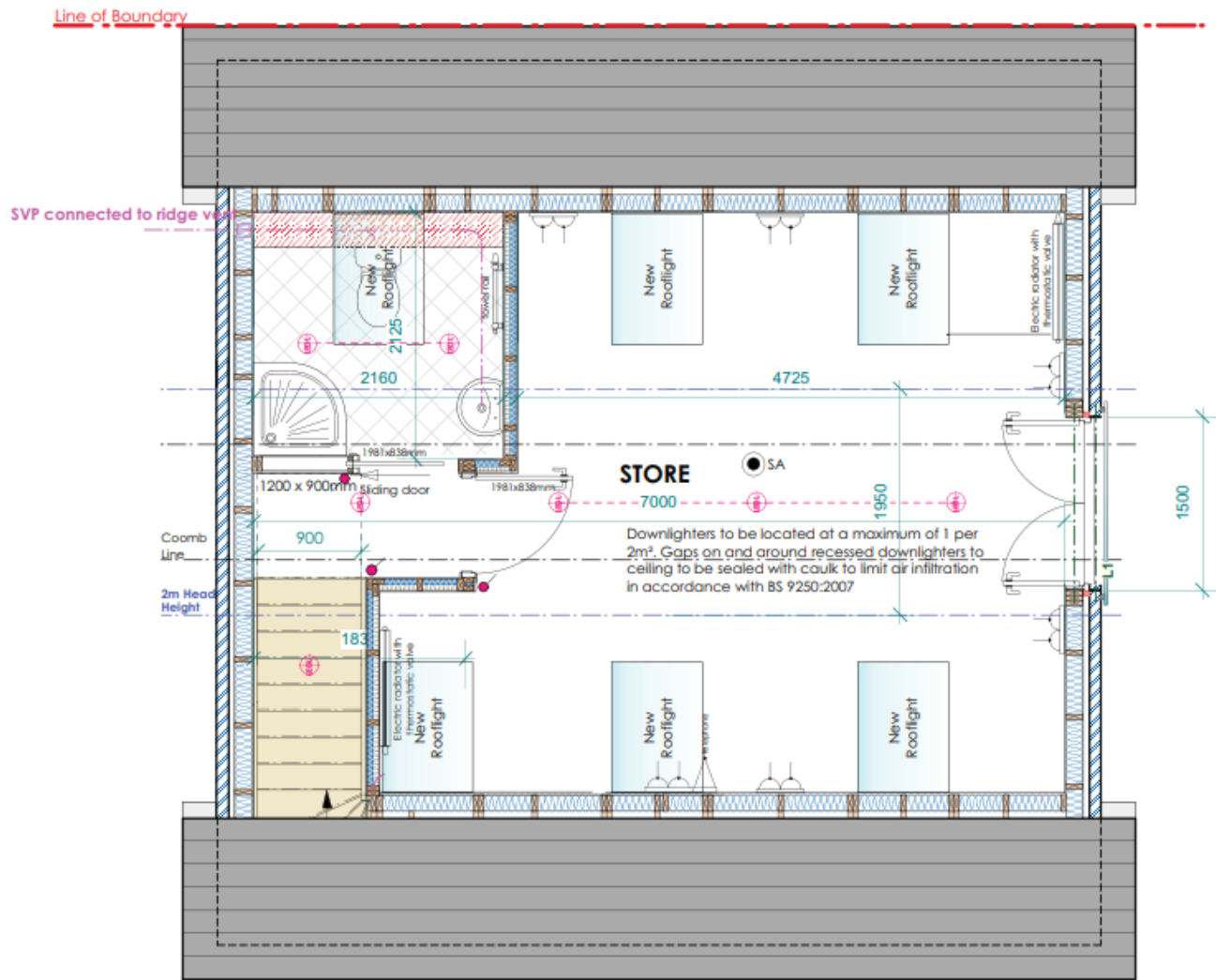


- Stone frontage returns around corners
- Rendered side walls
- uPVC exterior door
- White fascia and bargeboards
- Red tile roof

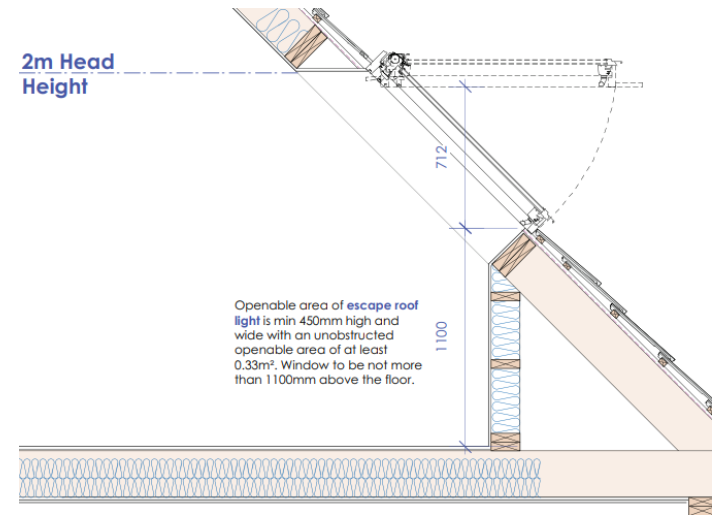
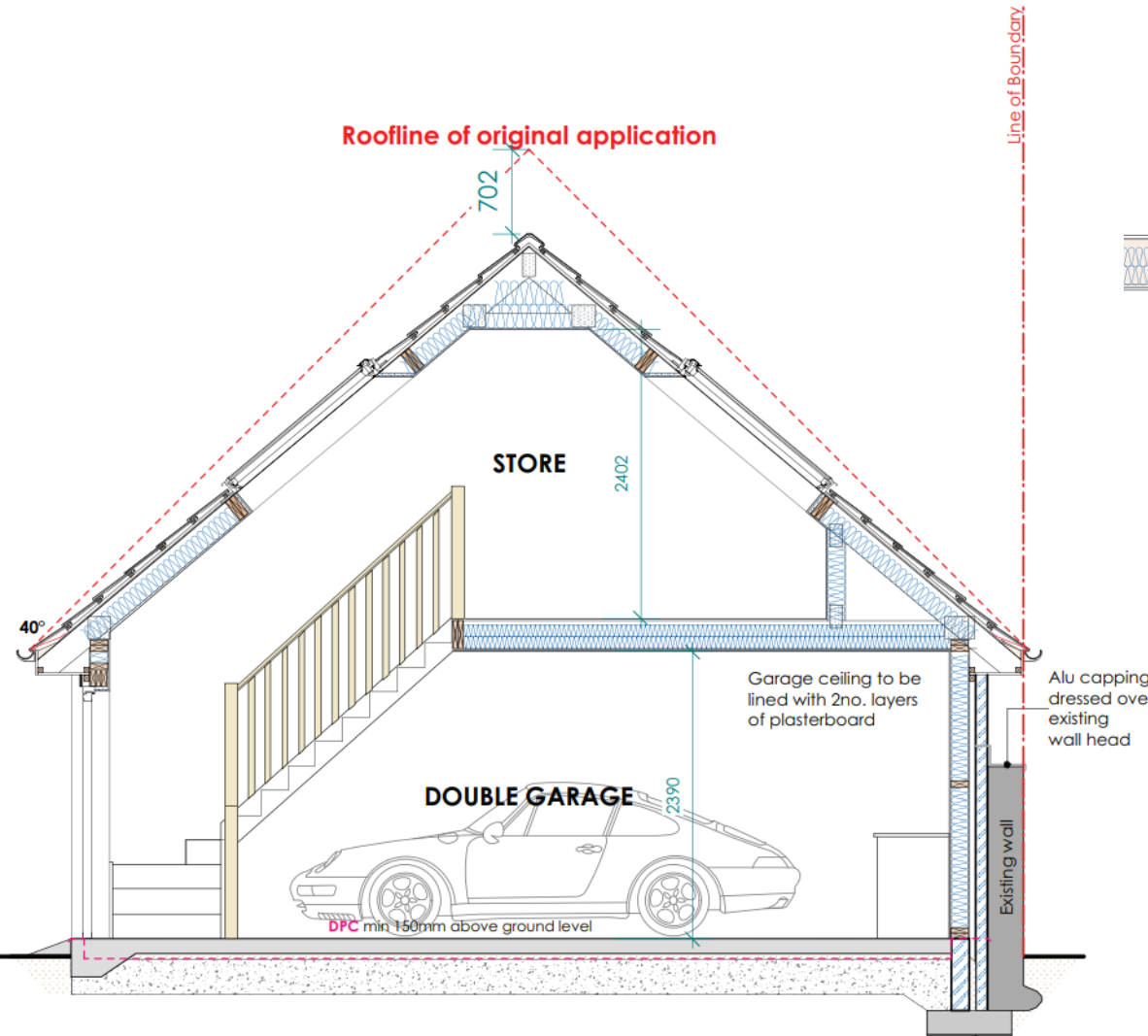
Proposed Garage: Ground Floor Plan



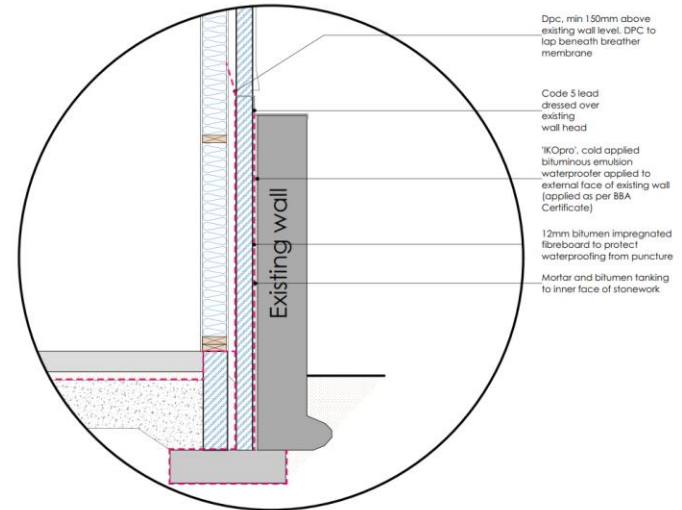
Proposed Garage: First Floor Plan



Proposed Garage: Sections



ROOF LIGHT EMERGENCY ESCAPE WINDOW SECTION 1:25



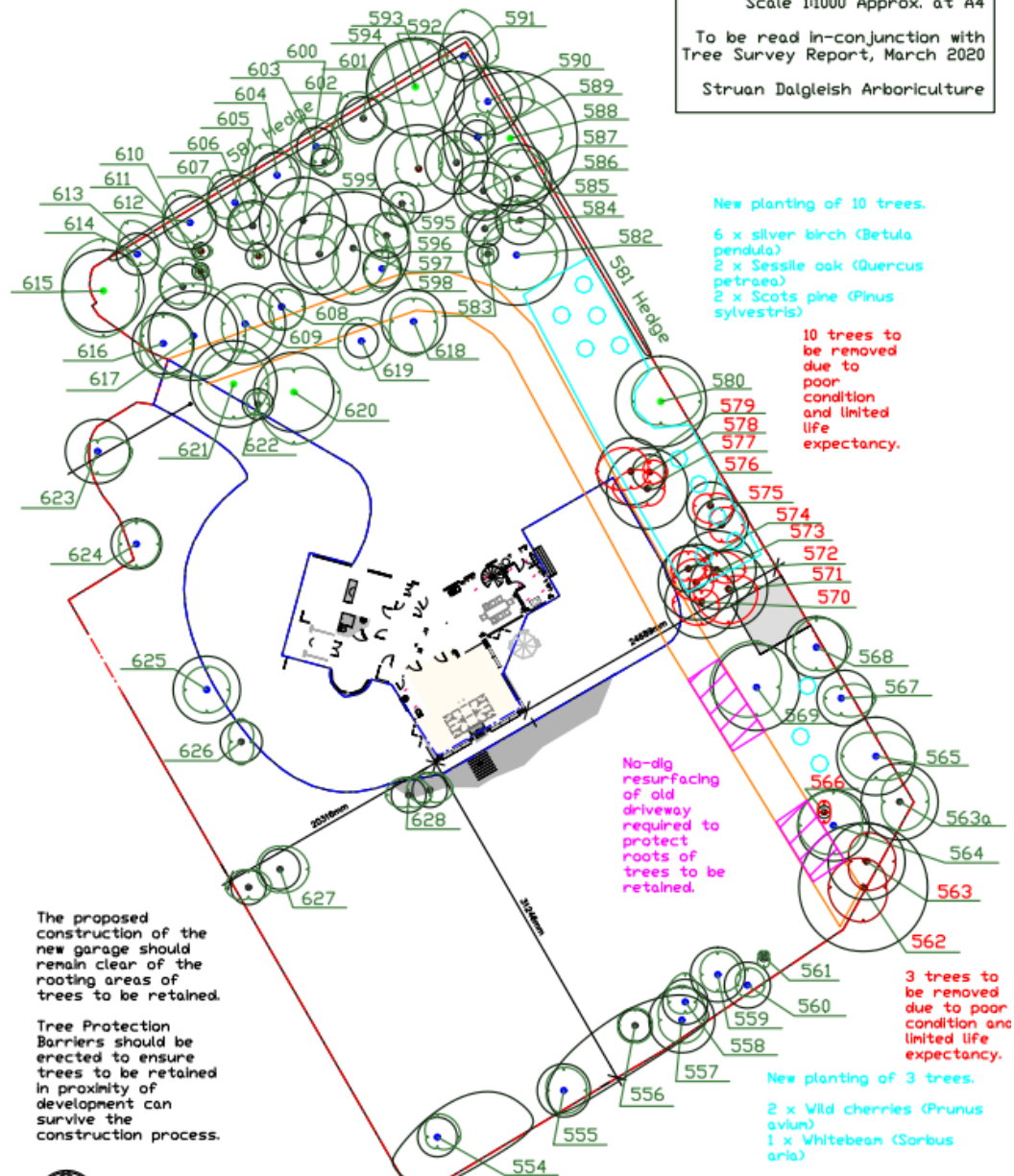
EXISTING WALL DETAIL 1:20

Tree Survey Drawing

The large spruce trees adjacent to main road are of limited long term potential due to their increasing risk of storm damage and the significant consequences this could have.

It is recommended they be removed within the next 5 years and new planting should be undertaken following the removal.

Tree Survey Drawing
 275 NORTH DEESIDE ROAD,
 MILLTIMBER
 ABERDEEN
 Scale 1:1000 Approx. at A4
 To be read in-conjunction with
 Tree Survey Report, March 2020
 Struan Dalgleish Arboriculture



New planting of 10 trees.

- 6 x silver birch (*Betula pendula*)
- 2 x Sessile oak (*Quercus petraea*)
- 2 x Scots pine (*Pinus sylvestris*)

10 trees to be removed due to poor condition and limited life expectancy.

No-dig resurfacing of old driveway required to protect roots of trees to be retained.

3 trees to be removed due to poor condition and limited life expectancy.

New planting of 3 trees.

- 2 x Wild cherries (*Prunus avium*)
- 1 x Whitebeam (*Sorbus aria*)

The proposed construction of the new garage should remain clear of the rooting areas of trees to be retained.

Tree Protection Barriers should be erected to ensure trees to be retained in proximity of development can survive the construction process.



New planting species are suggestions and positions indicative only

Tree Survey – Extract from Schedule

570	Sitka spruce	21	520	2	3	4	5	2	Early mature	Poor	Restricted spread within group of similar at garden boundary. Overhanging tarmac driveway. Swollen roots lifting surface.	<10yrs	U	6.24	Remove and replace with better tree of long term potential.	Within 12 months
571	Sitka spruce	21	560	2	5	6	6	2	Early mature	Poor	Restricted spread within group of similar at garden boundary. Appears to have lost top and regenerated new crown from upswept branches.	<10yrs	U	6.72	Remove and replace with better tree of long term potential.	Within 12 months

Struan Dalgleish Arboriculture

2

11th March 2020

BS 5837:2012 Tree Survey Schedule

275 North Deeside Road, Milltimber, Aberdeen

Tag No.	Species	Ht. (m)	Dia. (mm)	Crown Spread (m)				Ht. Cl. (m)	Age Class	Condition	Comments	Life Exp.	Retention Category	RPA Radius (m)	Recommendation	Timescale
				N	E	S	W									
572	Sitka spruce	21	560	3	5	2	2	3	Early mature	Poor	Restricted spread within group of similar at garden boundary. Tall and straight with tips overhanging road. Resinous bleeding from lower trunk. Unviable without shelter from neighbouring trees.	<10yrs	U	6.72	Remove and replace with better tree of long term potential.	Within 12 months
573	Sitka spruce	21	540	4	3	3	4	6	Early mature	Poor	Restricted spread within group of similar at garden boundary. Tall and straight with tips. Swollen roots lifting surface of tarmac driveway at base. Unviable without shelter from neighbouring trees.	<10yrs	U	6.48	Remove and replace with better tree of long term potential.	Within 12 months
574	Sitka spruce	12	330	3	3	2	3	1	Semi mature	Poor	Restricted spread within group of similar at garden boundary. Overhanging tarmac driveway. Unviable without shelter from neighbouring trees.	<10yrs	U	3.96	Remove and replace with better tree of long term potential.	Within 12 months
575	Norway spruce	19	380	3	4	3	2	1	Early mature	Poor	Restricted spread. Exposed to wind. Bias towards and overhanging garden boundary and road. Bark splitting on lower trunk.	<10yrs	U	4.56	Remove and replace with better tree of long term potential.	Within 12 months
576	Norway spruce	20	340	2	4	3	3	2	Early mature	Poor	Restricted spread overhanging garden boundary and road. In severe decline with small sparse crown and no lower branches. Exposed to wind.	<10yrs	U	4.08	Remove and replace with better tree of long term potential.	Within 12 months
577	Sitka spruce	18	580	3	3	3	6	3	Mature	Poor	Restricted spread with bias towards house and garden. Phaeolus fungal bracket at base. Swollen roots lifting tarmac driveway.	<10yrs	U	6.96	Remove and replace with better tree of long term potential.	Within 12 months
578	Sitka spruce	12	250	2	3	2	1	4	Semi mature	Poor	Restricted spread suppressed by larger trees.	<10yrs	U	3	Remove and replace with better tree of long term potential.	Within 12 months
579	Sitka spruce	21	480	4	3	3	6	4	Mature	Poor	Restricted spread with bias towards house and garden. Overhanging driveway. Unviable without shelter from neighbouring trees.	<10yrs	U	5.76	Remove and replace with better tree of long term potential.	Within 12 months

Tree Survey - Photo



Photo 2 – Spruce trees 570 to 579 occur at the edge of the old driveway.

Tree Survey - Photo



Photo 3 – Spruce 570 to 579 and beech tree 569 overhanging the old driveway in close proximity to the house.

Reasons for Decision

Stated in full in decision notice. Key points:

- Inappropriate scale and massing which does not reflect the typical proportions of an ancillary building.
- Appearance would be overly dominant from outside the site, fails to respect the context of the surrounding area, nor any established pattern of development, and would have a negative visual impact on its established character.
- Would result in the loss of 13 protected mature trees which form part of a continuous line of trees along the eastern boundary of the site (TPO 225)
- Whilst tree removal may be justified due to limited long-term potential, appropriate replanting should seek to ensure the existing landscape character and amenity is maintained and protected in the long term
- Proposal considered to be contrary to the requirements of Policies D1 (Quality Placemaking by Design), H1 (Residential Areas) and NE5 (Trees and Woodlands) of the ALDP, and associated Supplementary Guidance on Householder Development.
- No material planning considerations identified that justify approval.

Applicant's Case

Stated in supporting statement. Key points:

- Highlights that planning officer has accepted the principle of a garage and that the reasons for refusal relate to scale/height
- Draws attention to the size of the site, relative to the size of the proposed garage, and to the reductions made by the applicant from initial submission (circa 700mm reduction in height to ridge)
- Highlights that the existing outbuilding presents a gable to Station Road, whereas this proposal presents a sloping roof, with the boundary wall and tree canopies offering further screening
- Notes that the necessary tree removals have been recommended by a qualified consultant due to their existing condition, rather than to enable development, and the applicant is committed to undertaking necessary replacement planting
- Contends that any alternative location on the site would result in greater harm to healthy trees
- Explains that the garage and upper floor accommodation is required for the storage of landscaping equipment, parking of family vehicles, and provision of a recreational space/home office at upper level
- Notes that achieving minimum 2m headroom is essential to making that space useable, but that the proposed garage still retains the appearance of a single storey building
- Makes reference to exchanges with the case officer regarding amendments to make the scheme acceptable
- Notes that Supplementary Guidance does allow for upper floor accommodation



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 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



NE5: Trees and Woodlands

- Presumption against development that would result in the loss of, or damage to, trees and woodlands that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation.
- Buildings and services should be sited so as to minimise adverse impacts on existing and future trees.
- Measures should be taken for the protection and long-term management of existing trees and new planting, both during and after construction.
- Applications affecting trees to include details of tree protection measures, compensatory planting etc.

SG: Householder Development Guide

- Proposed development should be architecturally compatible with original house and surrounding area (design, scale etc)
- Should not '*dominate or overwhelm*' original house. Should remain visually subservient.
- Development 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'
- No more than 50% of the front or rear curtilage shall be covered by development.

SG: Householder Development Guide

Outbuildings

In many cases ancillary buildings may be classed as permitted development. Where planning permission is required, the following rules will apply:

- Outbuildings must always be subordinate in scale to the dwellinghouse and two storey outbuildings will generally not be permitted;
- Where a second storey is to be accommodated within a pitched roofspace, outbuildings should retain the impression of being single storey in height and dormers will not be permitted as a means of gaining additional headroom;
- Access to an upper floor should be situated internally;
- Outbuildings should not have a negative impact on the character of the surrounding area;
- Where highly visible and especially in conservation areas, detached garages should be of a scale and design that respects the prevalent context of the surrounding area;
- Proposals will be assessed on their impact on the amenity of the area (e.g. loss of daylight/privacy) in the same way as extensions;
- Outbuildings will not usually be acceptable in front gardens because of the damaging impact development forward of a front building line can have on the visual character of an area.

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 and its content on domestic garages, also tied to policy H1?

Trees: Do members consider that the impact on existing trees is consistent with policy NE5 and, if so, does the proposal involve appropriate provision for replacement planting?

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)