

LOCAL REVIEW BODY



200557/DPP– Review against refusal of planning permission for:

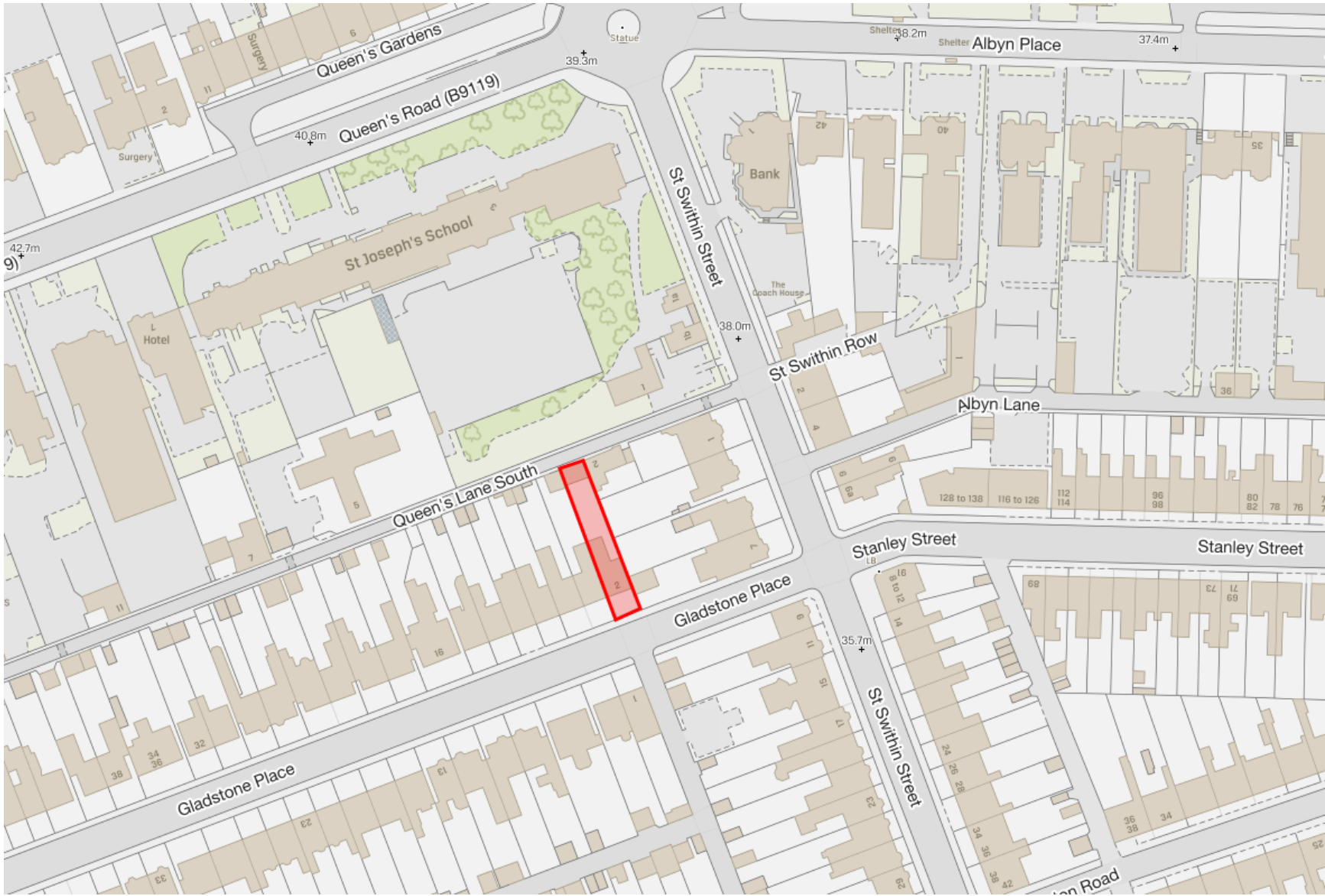
Formation of pitched roof to an existing garage to form store and single storey workshop extension to rear

2 Gladstone Place

Location Plan



Location Plan: GIS



Location – Aerial Photo



Photo: Garage rear



Rear of garage looking from garden to North

Photo: NE corner of site



Photo: NE corner of site



Photo: Garage front



Photo: Garage front



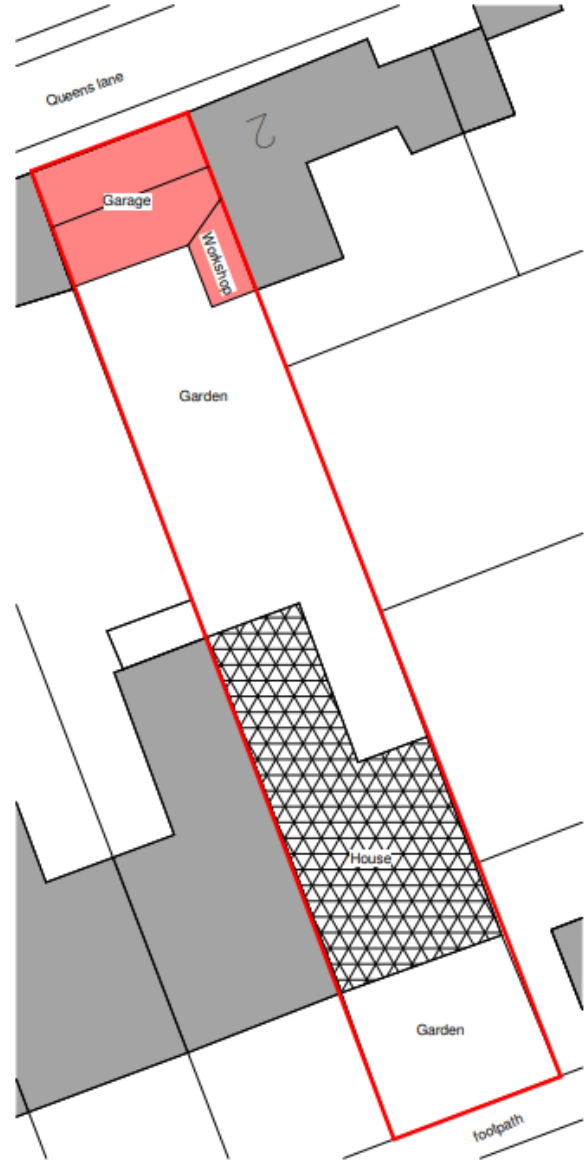
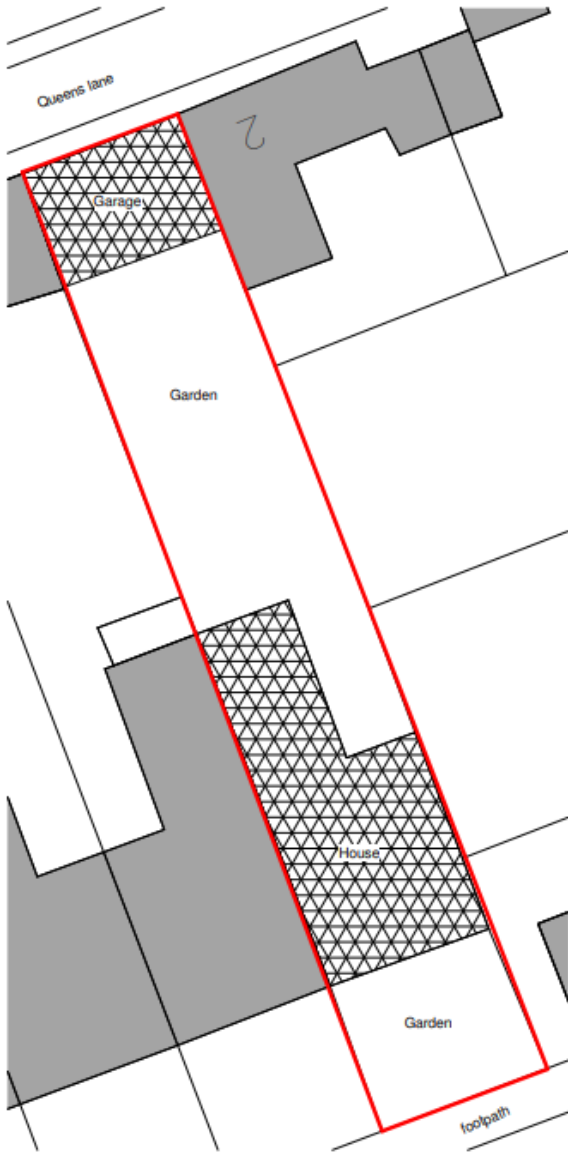
Photo: NW corner



Photo: Rear lane

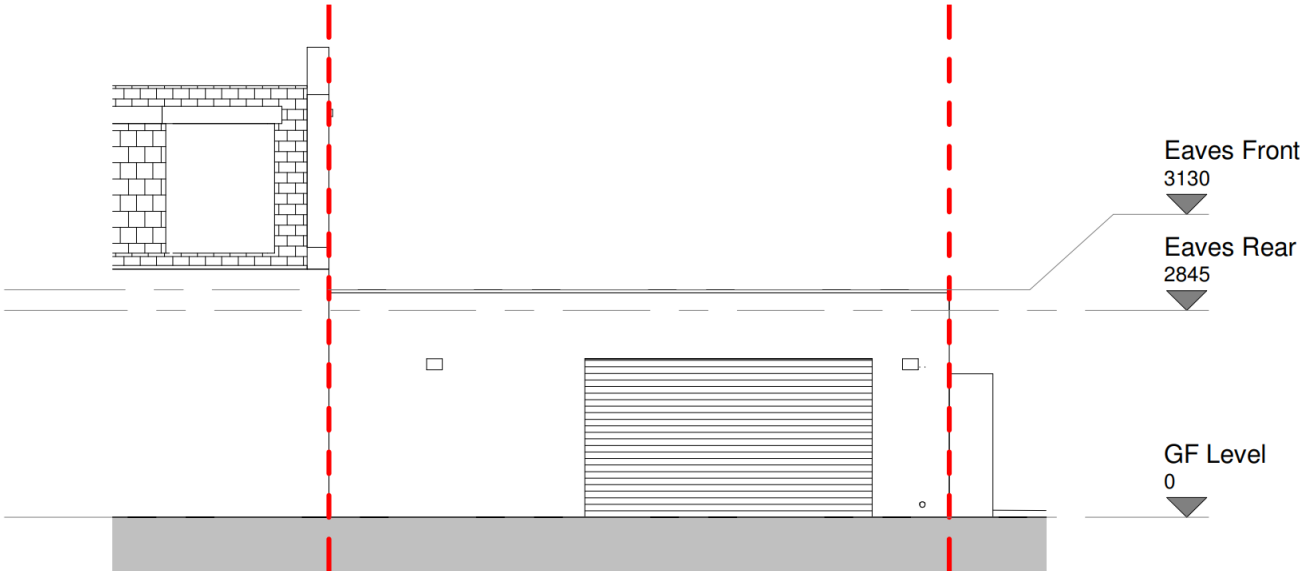


Existing and Proposed Site Plan

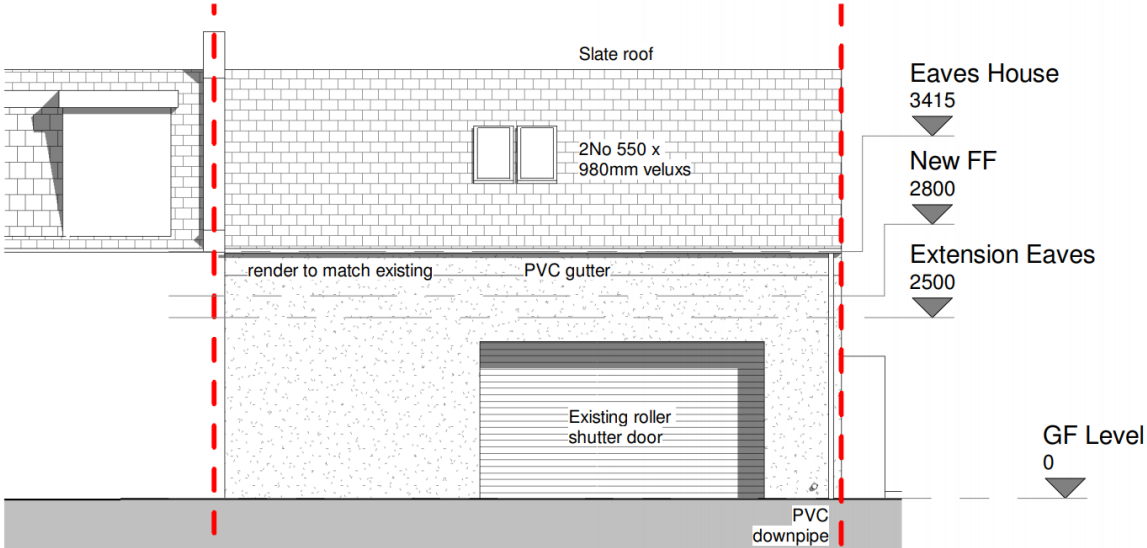


Elevations: NW (to Queen's Lane)

EXISTING

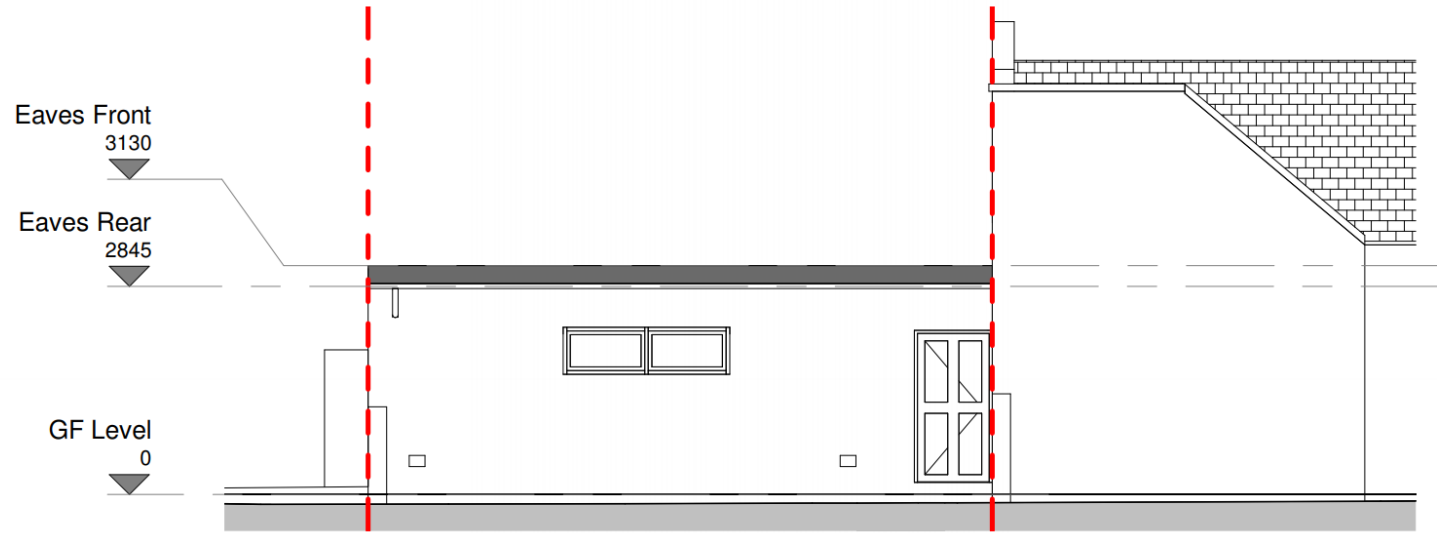


PROPOSED

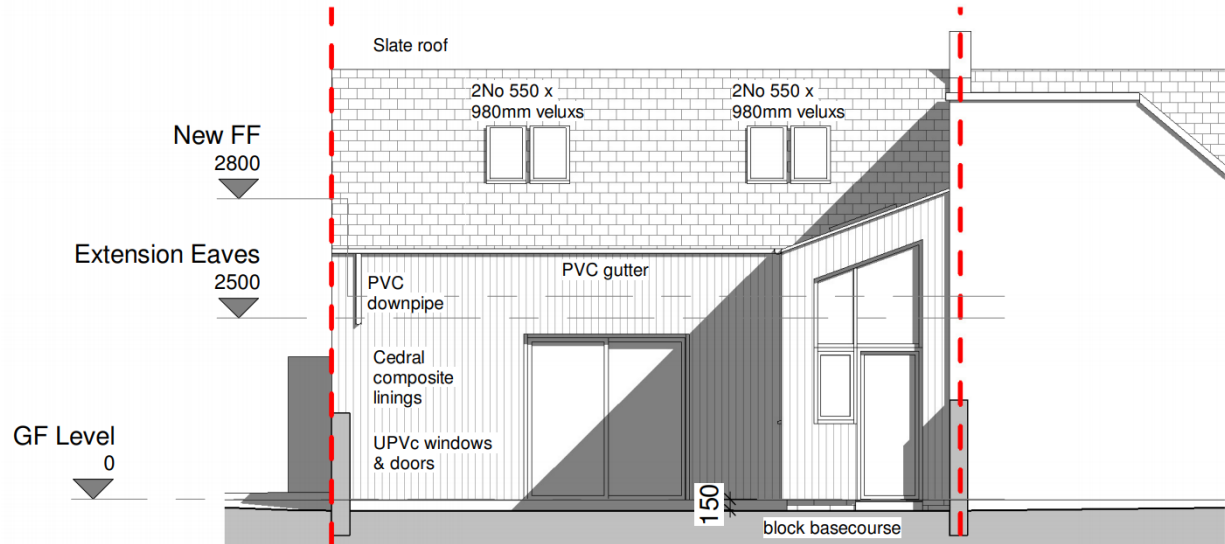


Elevations: NE (to garden)

EXISTING

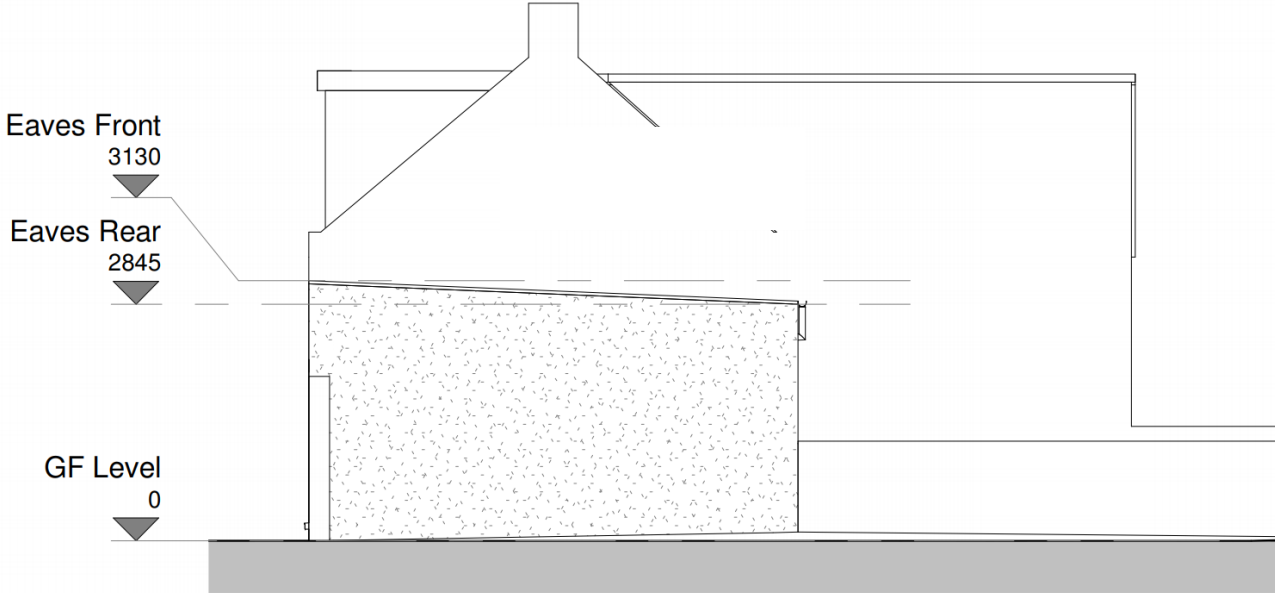


PROPOSED

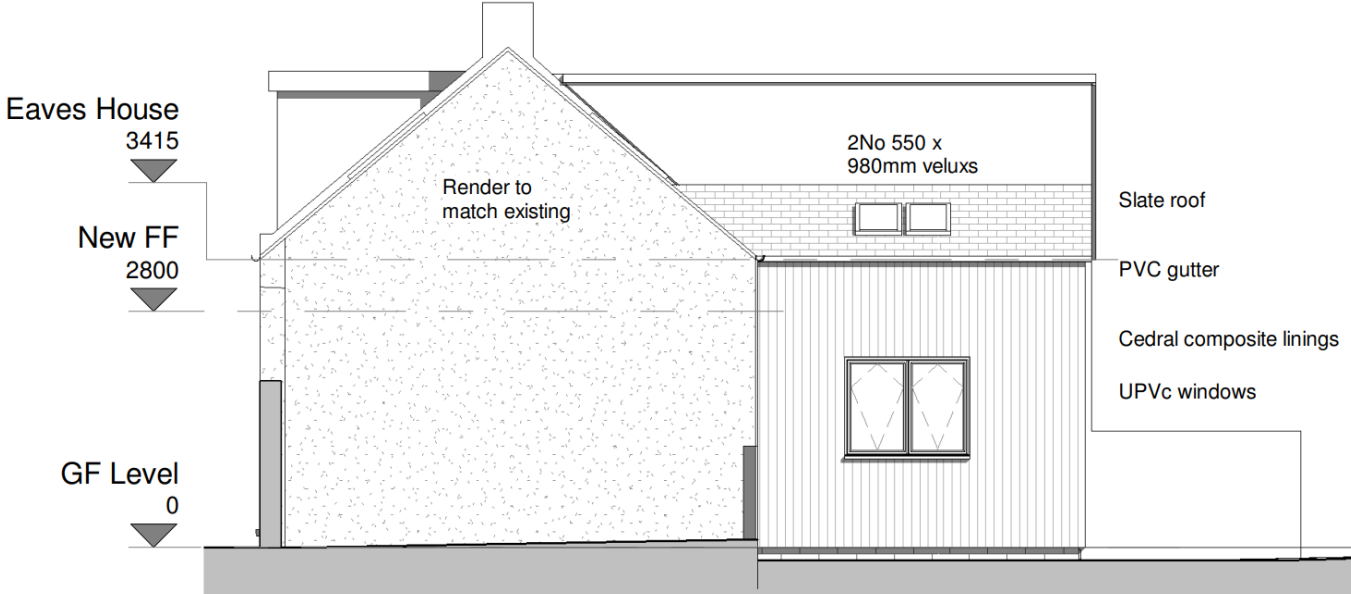


Elevations: SW (to side)

EXISTING

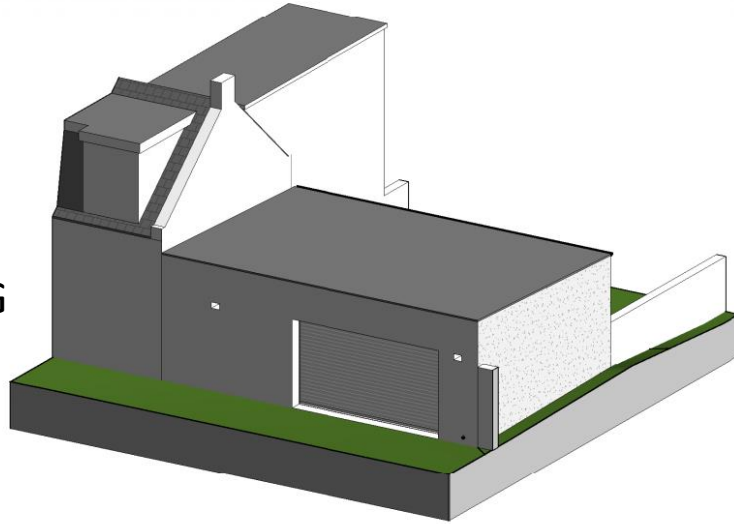


PROPOSED

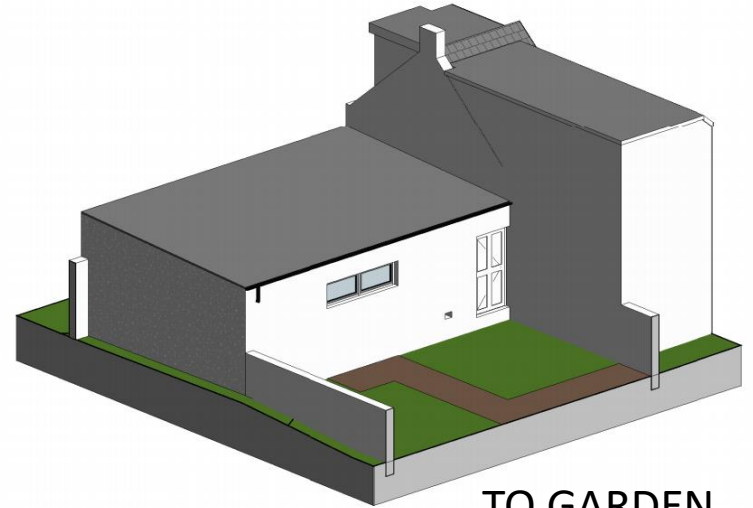


3D Images

EXISTING



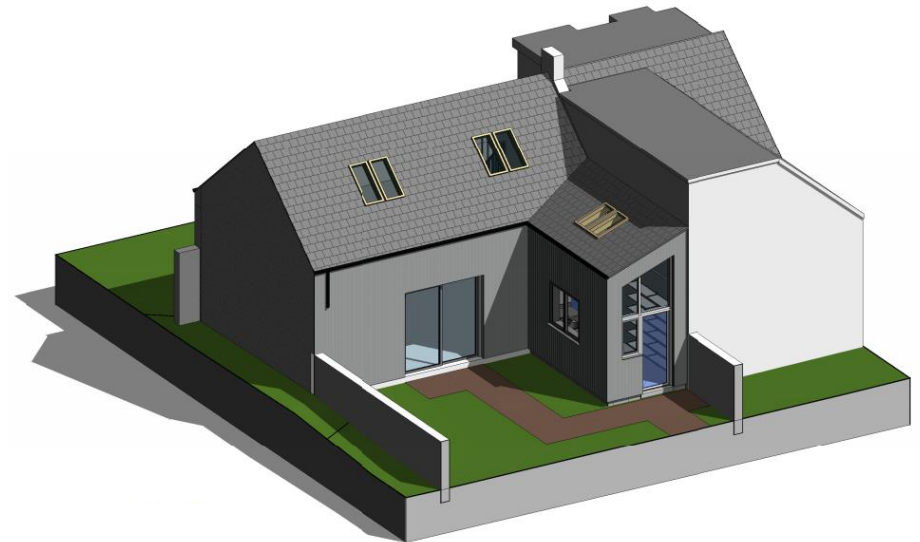
TO LANE



TO GARDEN

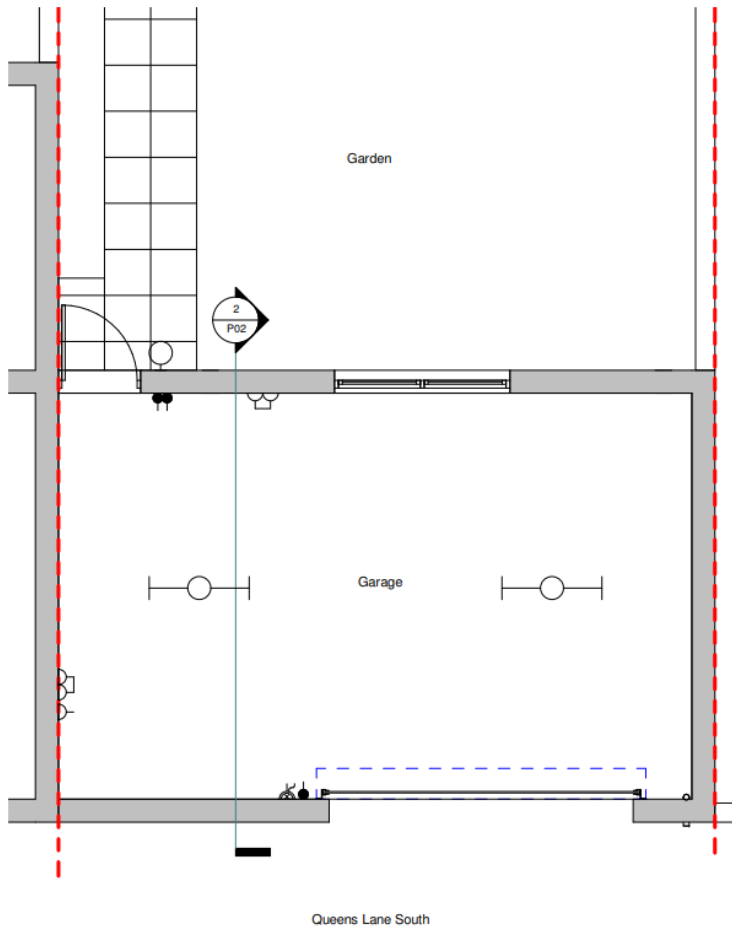


PROPOSED

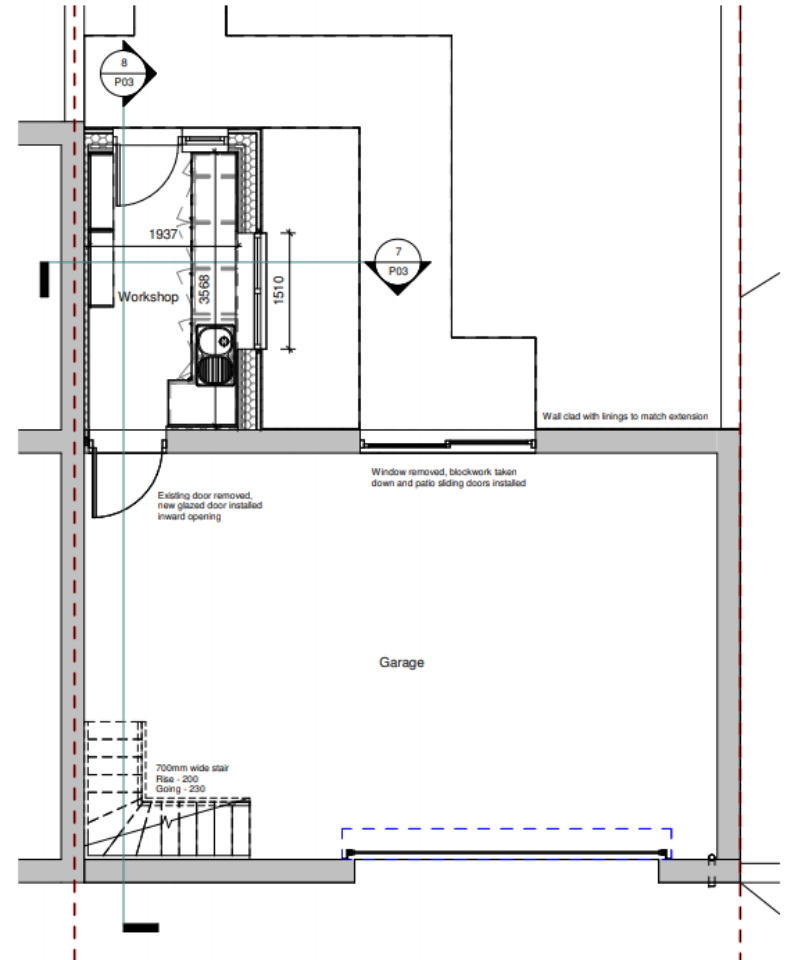


Ground Floor Plan

EXISTING

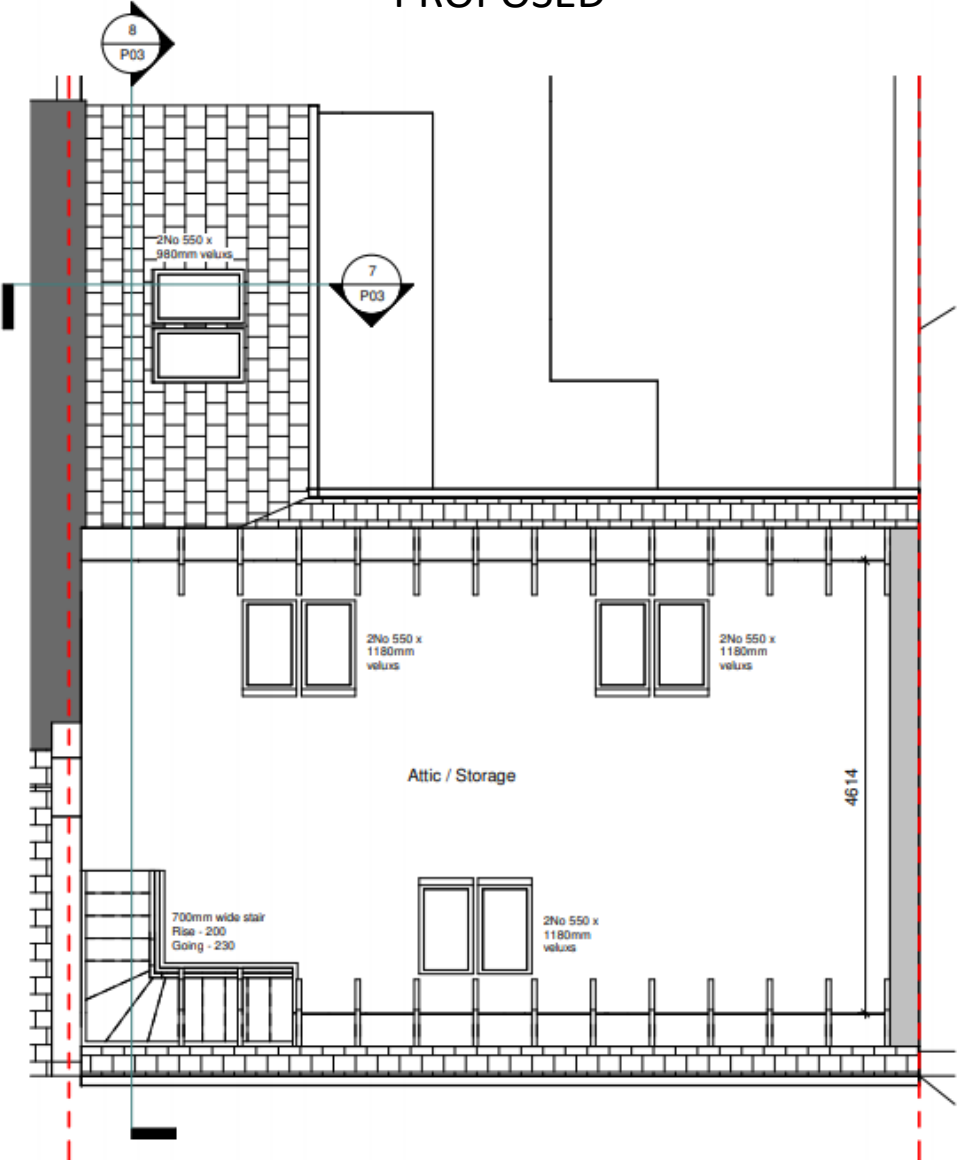


PROPOSED



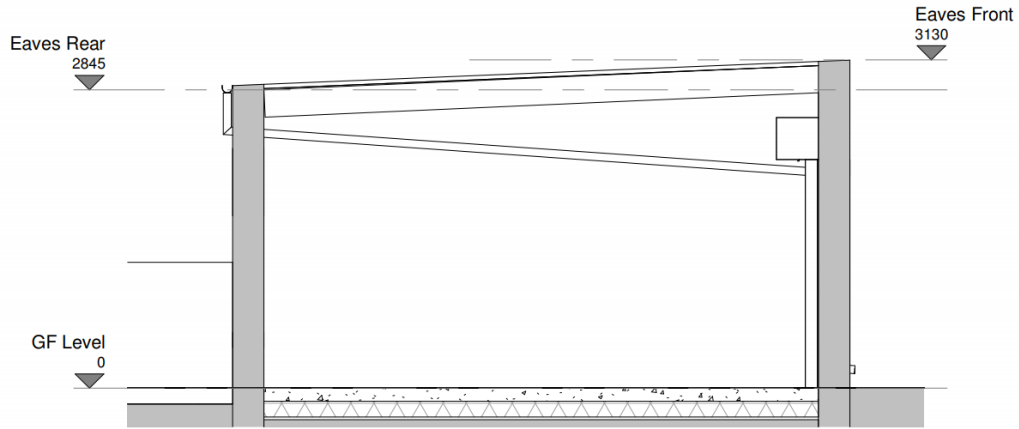
First Floor Plan

PROPOSED

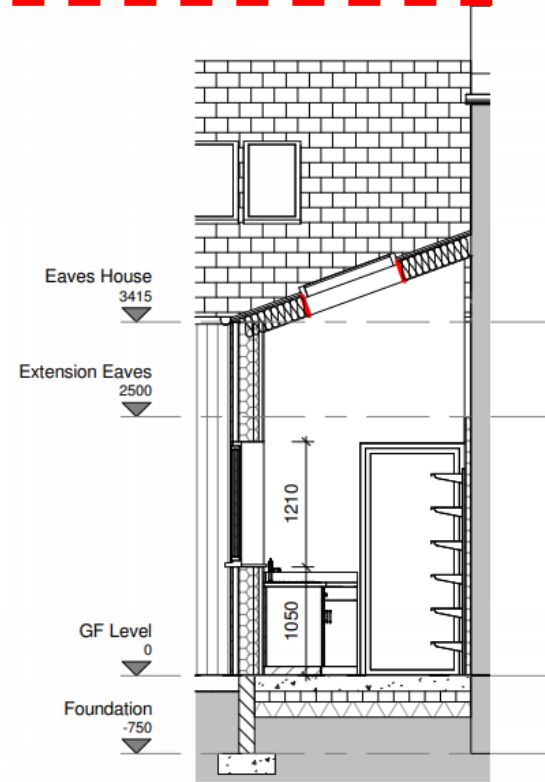
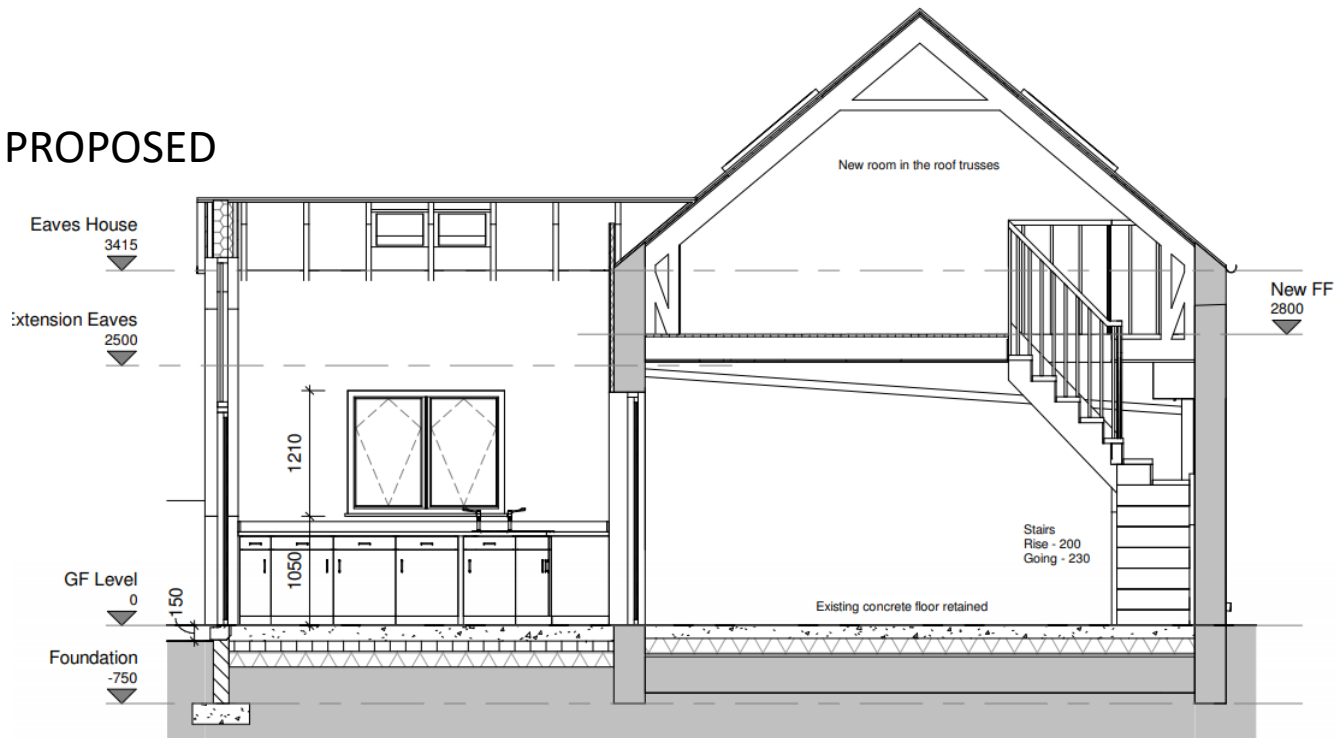


Sections

EXISTING



PROPOSED



Reasons for Decision

Stated in full in decision notice. Key points:

- Excessive and unsympathetic scale and massing in relation to surrounding context
- Would adversely affect the pattern of back lane development on the south side of Queen's Lane South and the historic character and appearance of the surrounding Albyn Place and Rubislaw Conservation Area
- Proposed materials (Cedral composite cladding and uPVC) are not traditional or sympathetic materials and would not be appropriate in the curtilage of a historic building in a conservation area,
- Conflict with principles of SPP; Historic Environment Policy for Scotland; Policies H1 - Residential Areas, D1 - Quality Placemaking by Design and D4 - Historic Environment of the Aberdeen Local Development Plan; the Council's Householder Development Guide SG;
- Also highlights conflict with corresponding policies in Proposed ALDP
- Concludes that there are not material planning considerations which would warrant approval.

Applicant's Case

Set out in supporting statements. Key points include:

- Contends that the proposal is modest, sympathetic to context, and consistent with the character of the Conservation Area (CA)
- Notes that garages of a larger scale have been approved elsewhere within the CA
- Delineation between feus is maintained and the proposal would 'read' as a domestic garage
- Proposal complies with 'Householder Development Guide' SG in terms of outbuildings (subordinate scale, no dormer windows, internal access, appropriate scale). Highlights that garage would not be highly visible and the roof form is an improvement on the existing flat-roofed form, which does not result in conflict with the CA Character Appraisal.
- Highlights use of non-traditional materials in recent planning approvals, including Cedral (fibre cement) cladding elsewhere in the rear lane. Notes also that these materials are to garden side only.
- States that height is necessary to accommodate existing garage door and mechanism, and highlights suggested compromises which were rejected by officers, but which the applicant would accept if members were minded to approve on that basis
- Highlights that neighbours have welcomed the proposals and there was no objection to the application
- Notes that reasons for refusal refer only to the roof/height and not to the formation of the workshop extension on the garden side, which is understood to be acceptable to planning service



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; 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

- 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.

SG: Transport and Accessibility

- Notes that siting of garages can alter the appearance of rear lanes, and general preference is for no set-back, as garages can help maintain delineation of lanes
- Setback of 1m can be necessary for safety reasons in some instances
- It will not be acceptable for garage doors to encroach onto lane when opened
- Minimum external dimensions for new single garage are 6m x 3.0m, with internal size of at least 5.7m x 2.7m



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.



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
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Business Hub 4 - Marischal College
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Aberdeen
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Albyn Place & Rubislaw: Conservation Area Character Appraisal

- Site lies within sub-area C: *'North and south of Queen's Road, but east of Rubislaw Den'*;
- The southern portion of Character area C is noted as a predominantly residential area, comprising mostly semi-detached and terraced properties, set back from wide tree-lined pavements behind low granite walls.
- Notes that back lanes in the area provide rear garage access and also allow for very long views through the character area.
- Back lanes typically comprise high boundary walls built of coursed or rubble stone, topped with brick or coping stones. There are a number of garage styles and forms but most are modest in scale and built of stone, granite or brick with low-pitched or mono-pitched roofs. The garages have either slate or asbestos roof coverings, and are typically neat and small in proportion.
- The loss of the original street pattern and boundary walls of back land development due to car parking and rear extensions is identified as both an existing weakness and a future threat to the character of the CA.
- Threats also include 'unsympathetic development that does not reflect or relate to character of CA' and 'unsympathetic development of large residential garages'

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?

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, HEPS)
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)