

LOCAL REVIEW BODY

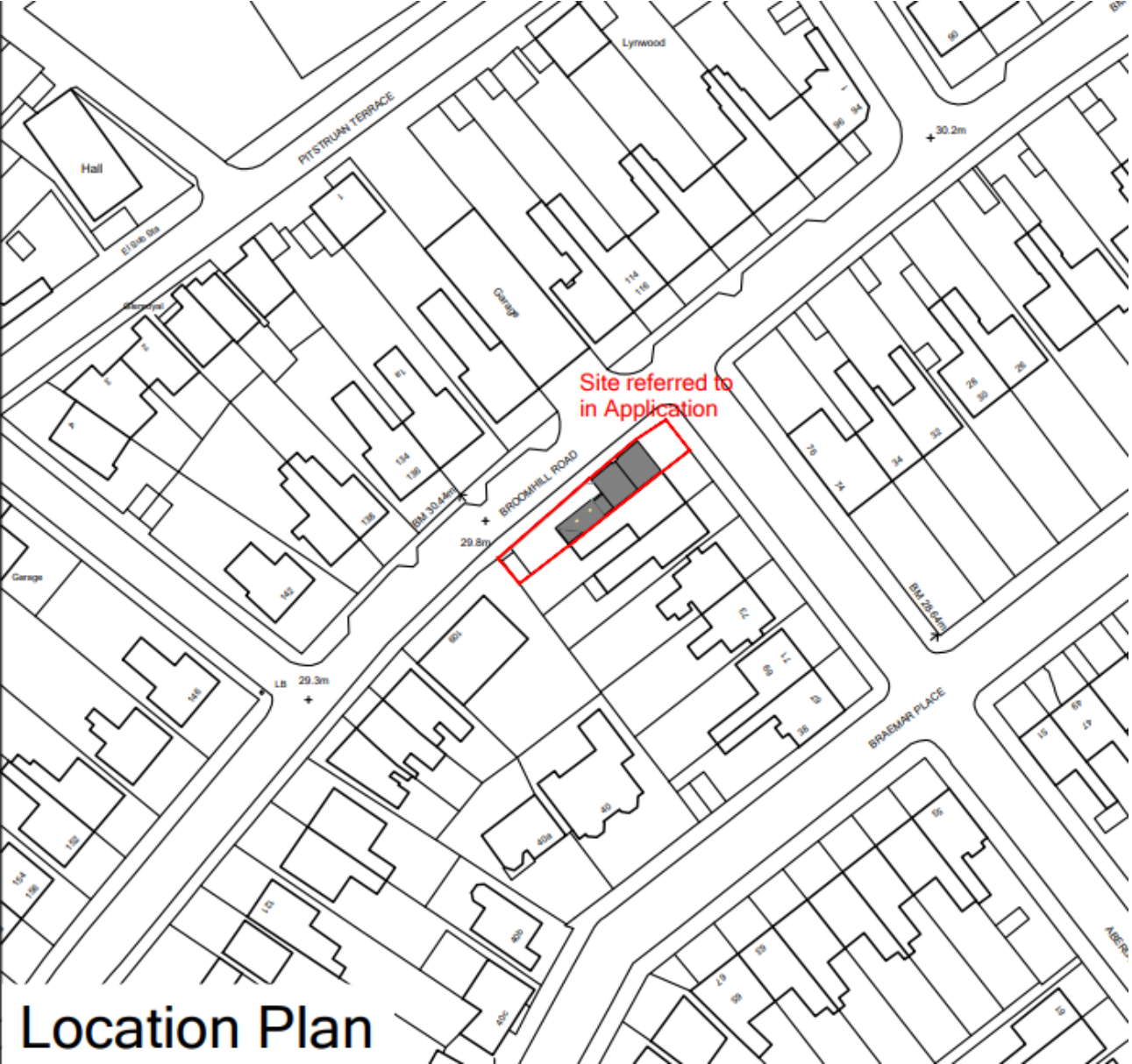


201167/DPP – Appeal against refusal of planning permission for:

‘Erection of replacement single storey extension to rear’

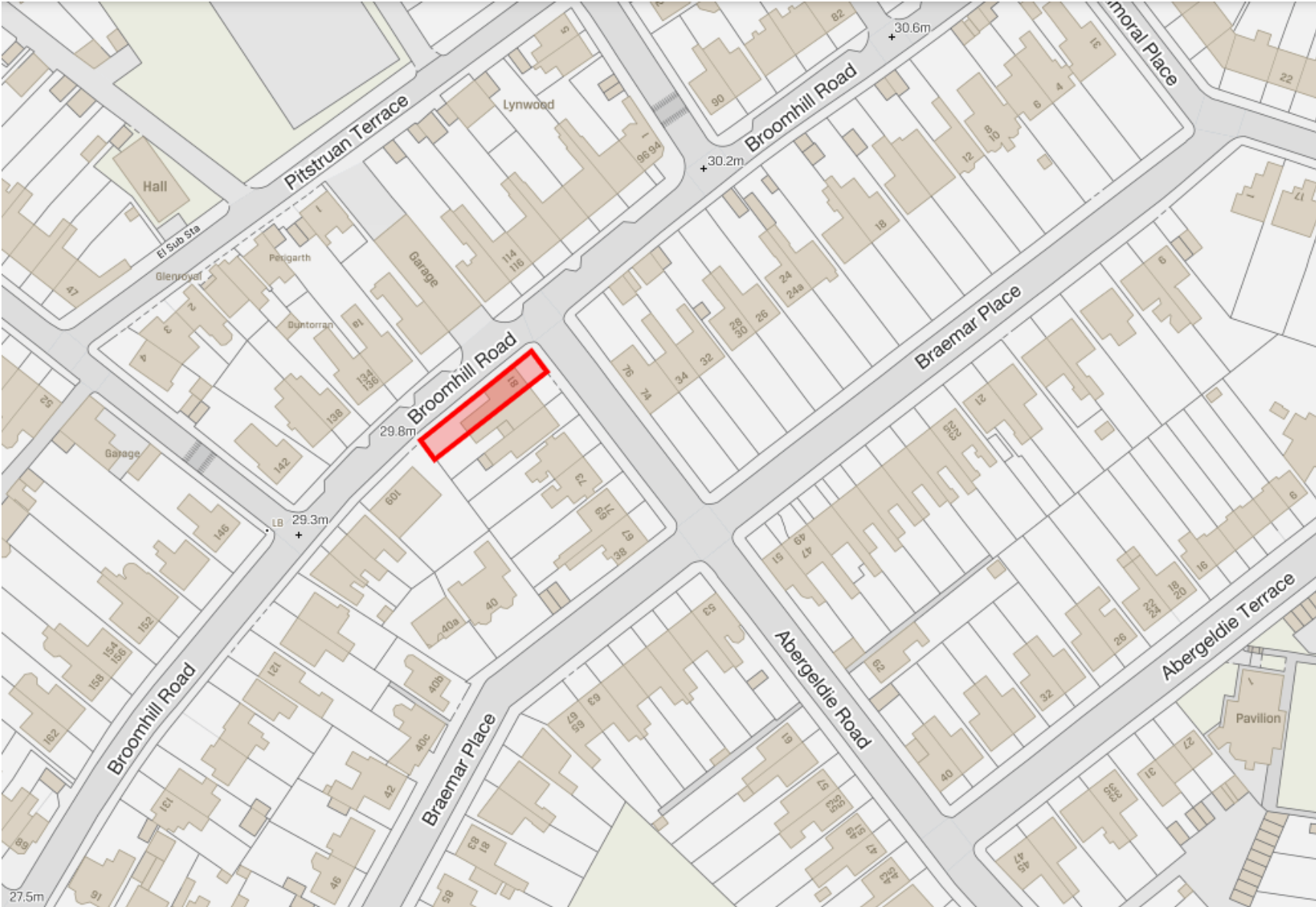
81 Abergeldie Road, Aberdeen

Location Plan



Location Plan

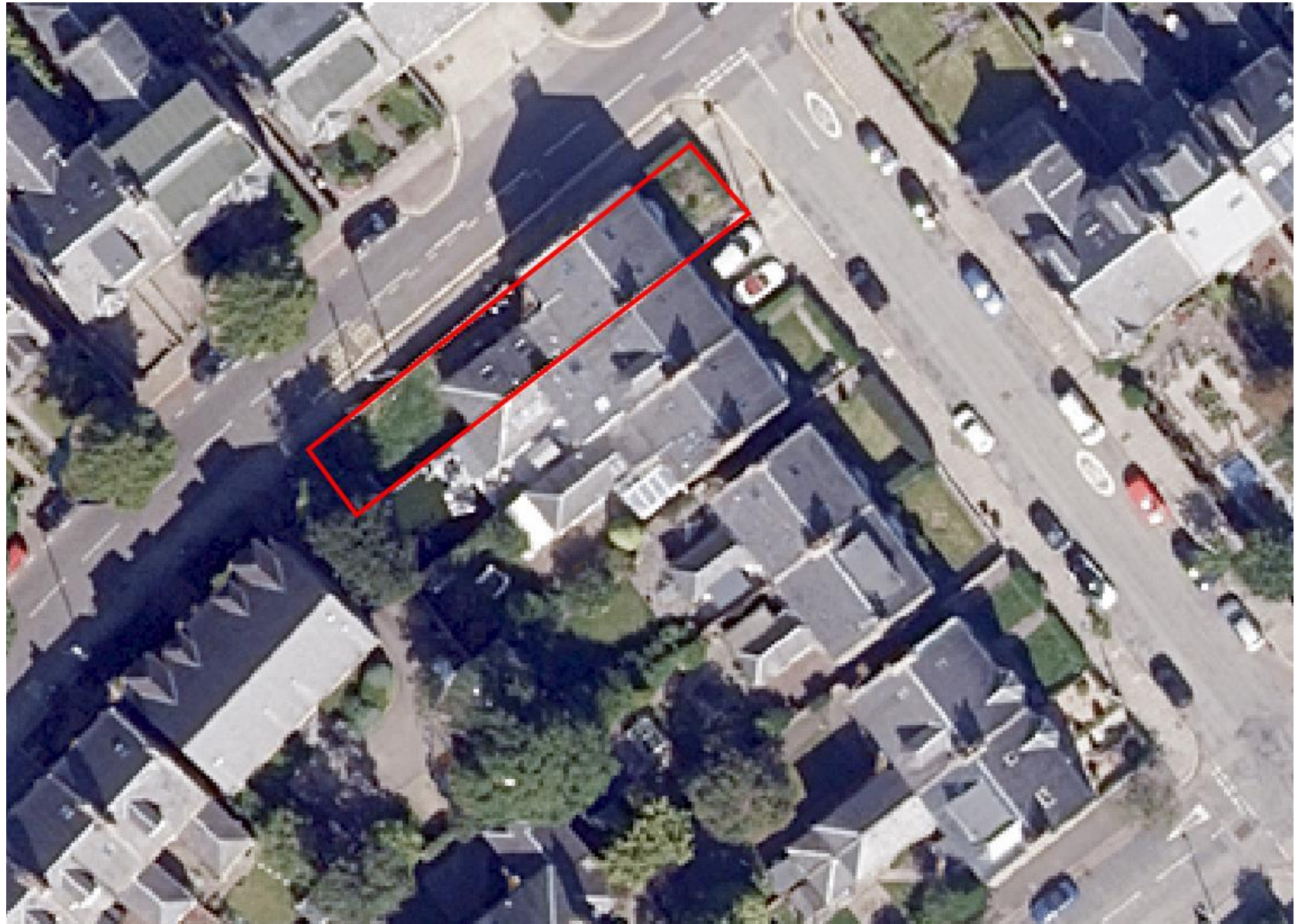
Location Plan: GIS



Aerial Photo: Location



Aerial Photo: Site



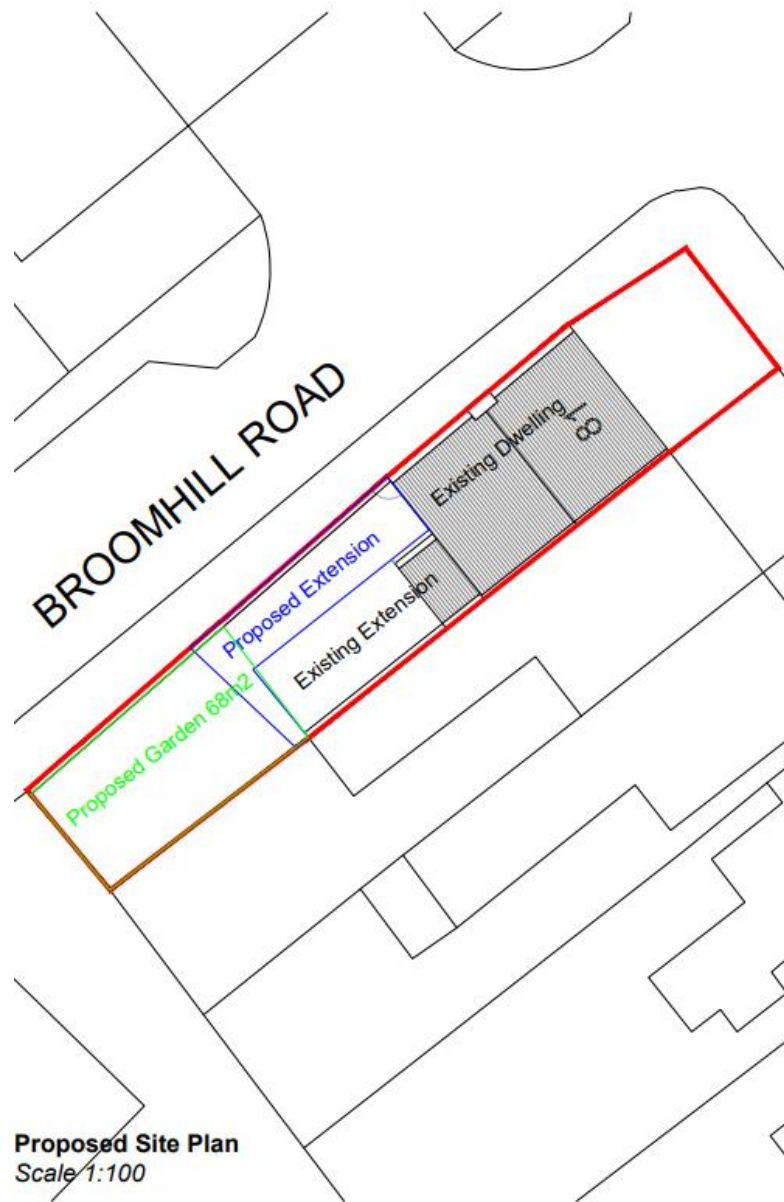
Photos to rear of property



Street View: from Broomhill Road (March 2019)



Site Plan

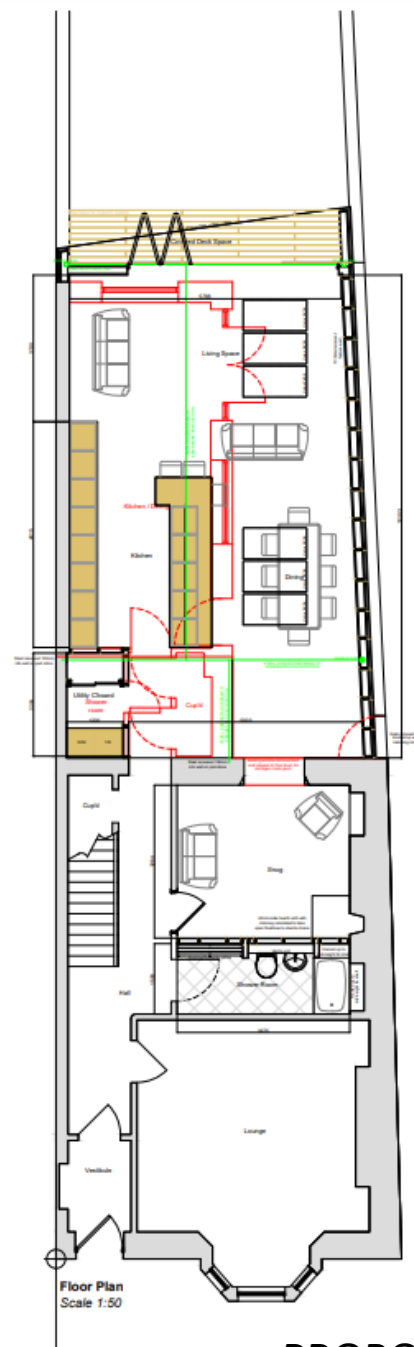


Floor Plans



Floor Plan
Existing
Scale 1:50

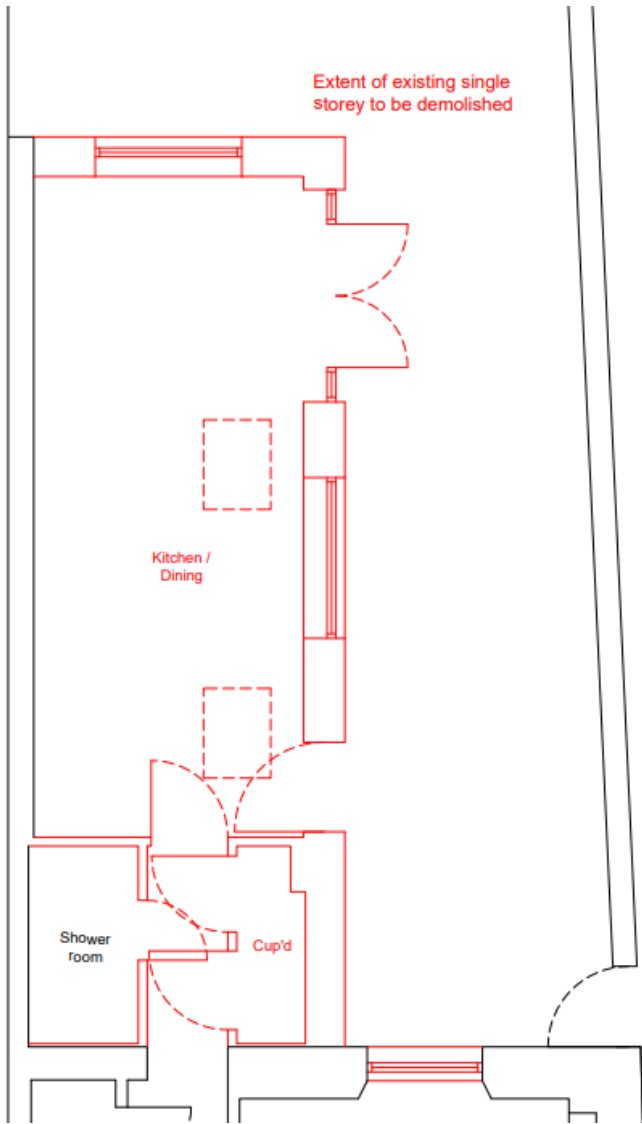
EXISTING



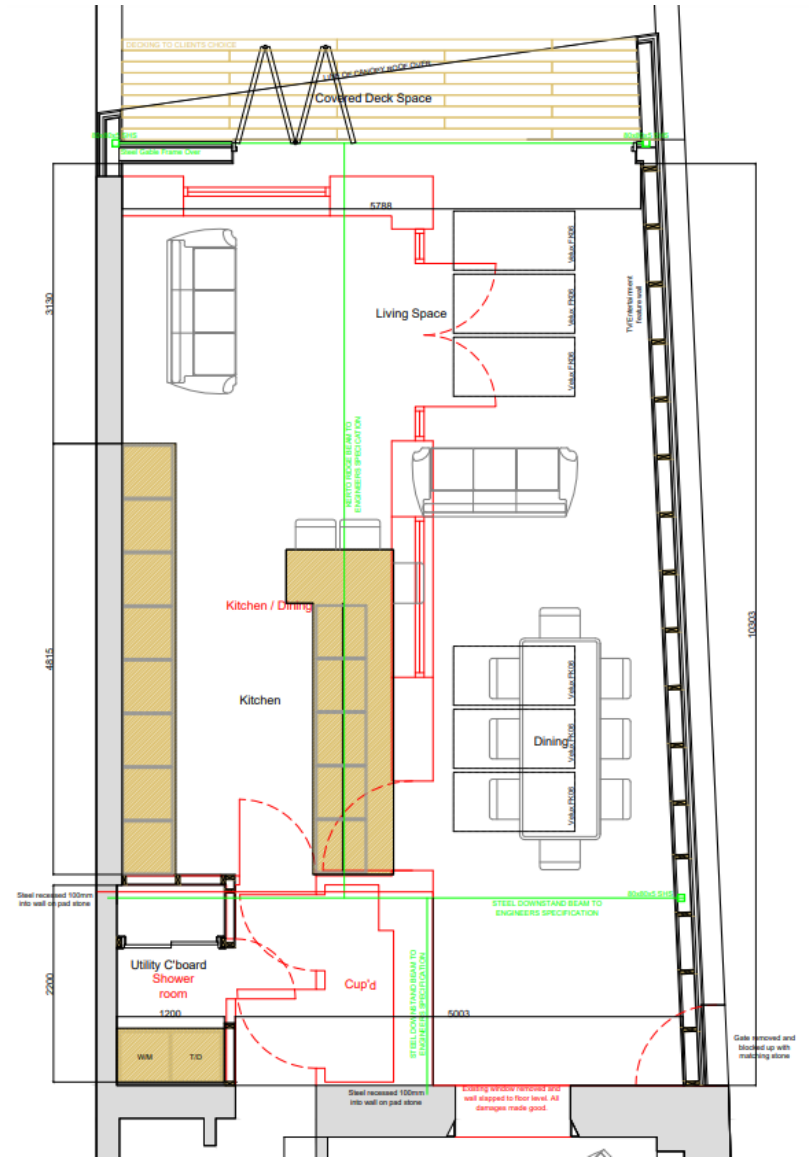
Floor Plan
Scale 1:50

PROPOSED

Floor Plans (partial)

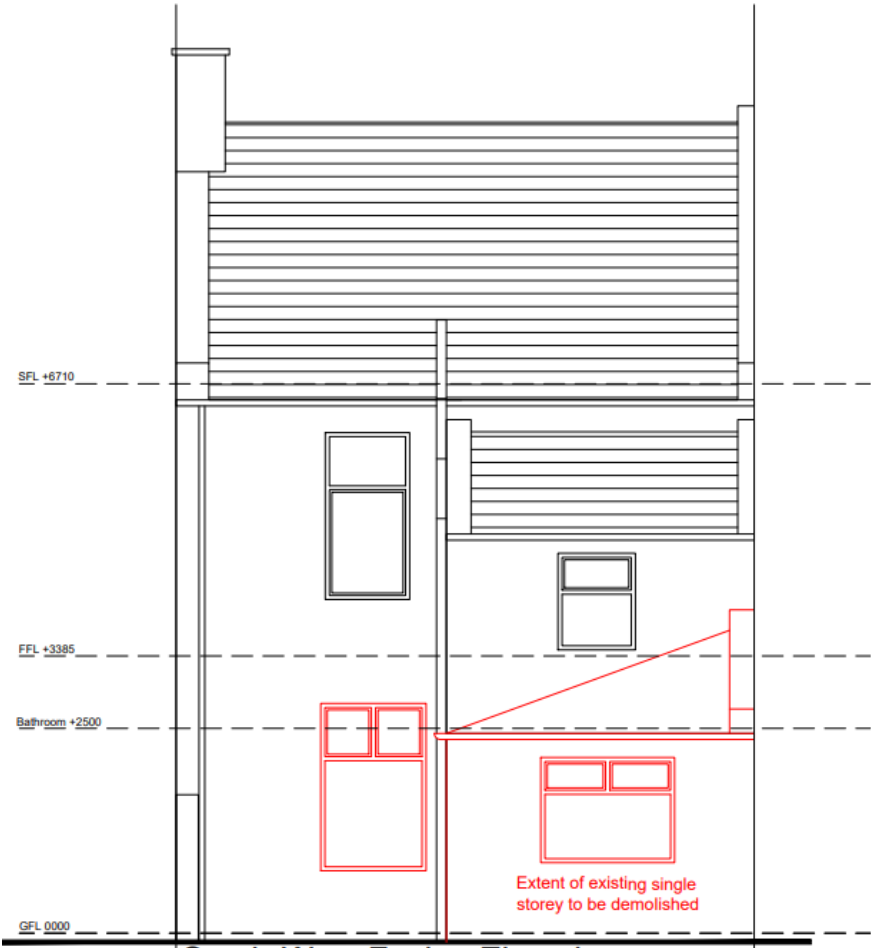


EXISTING

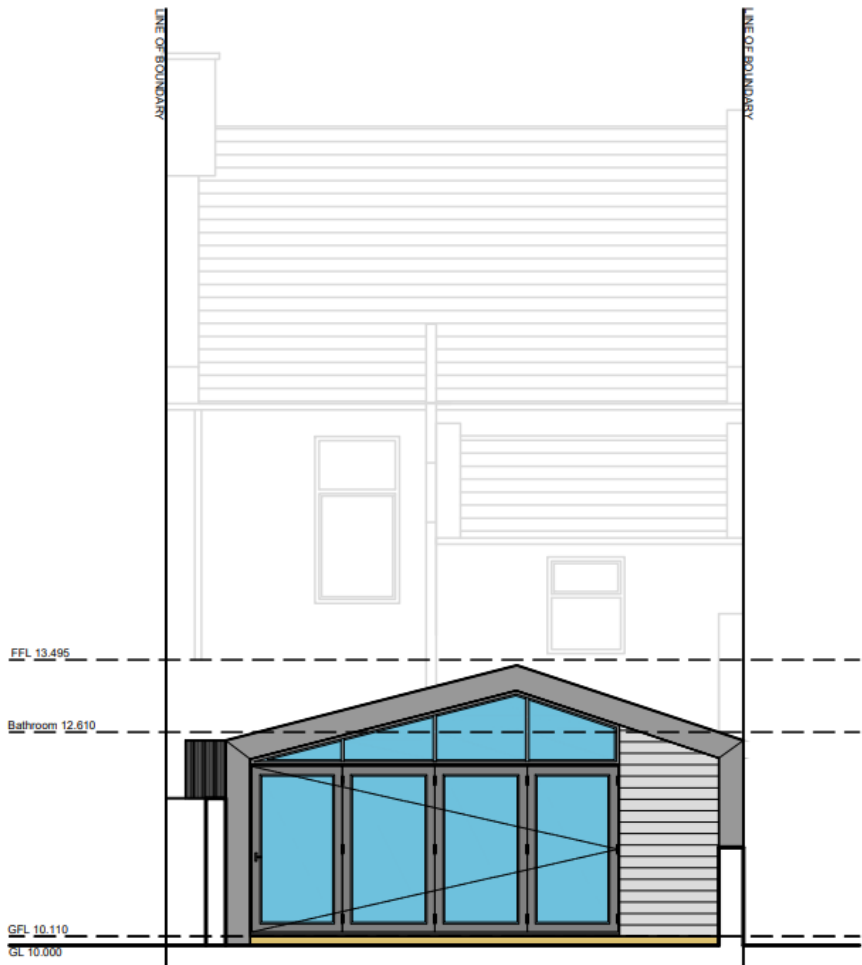


PROPOSED

Rear Elevation



EXISTING

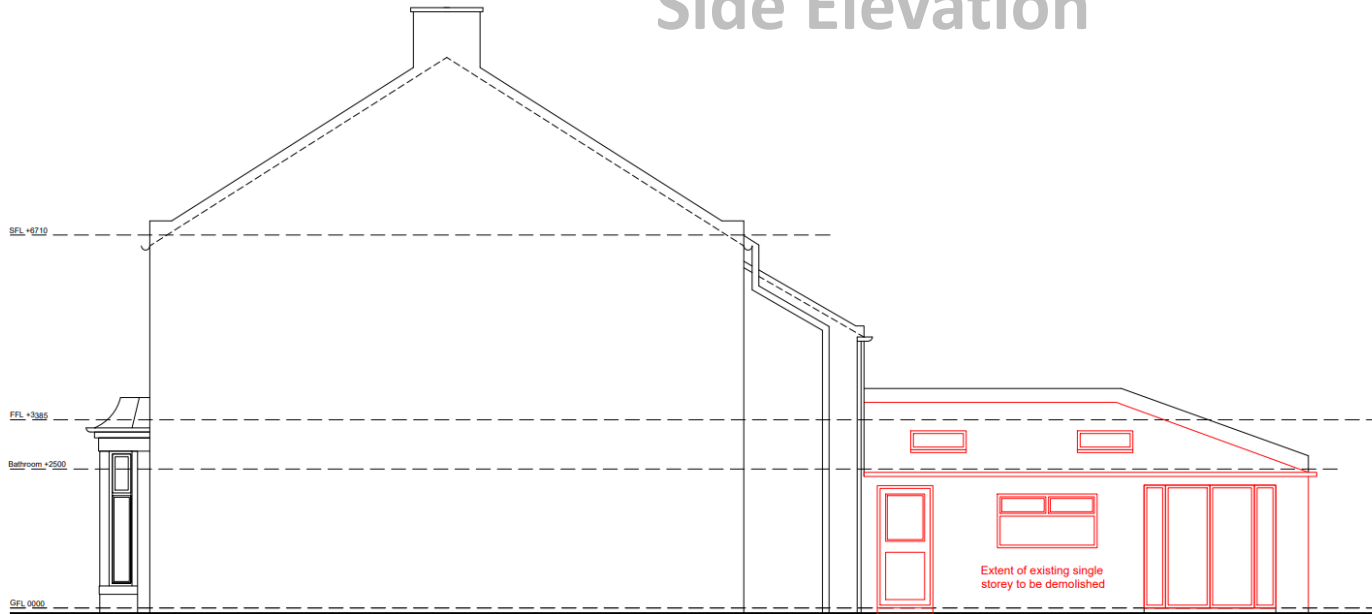


External Finishes:-

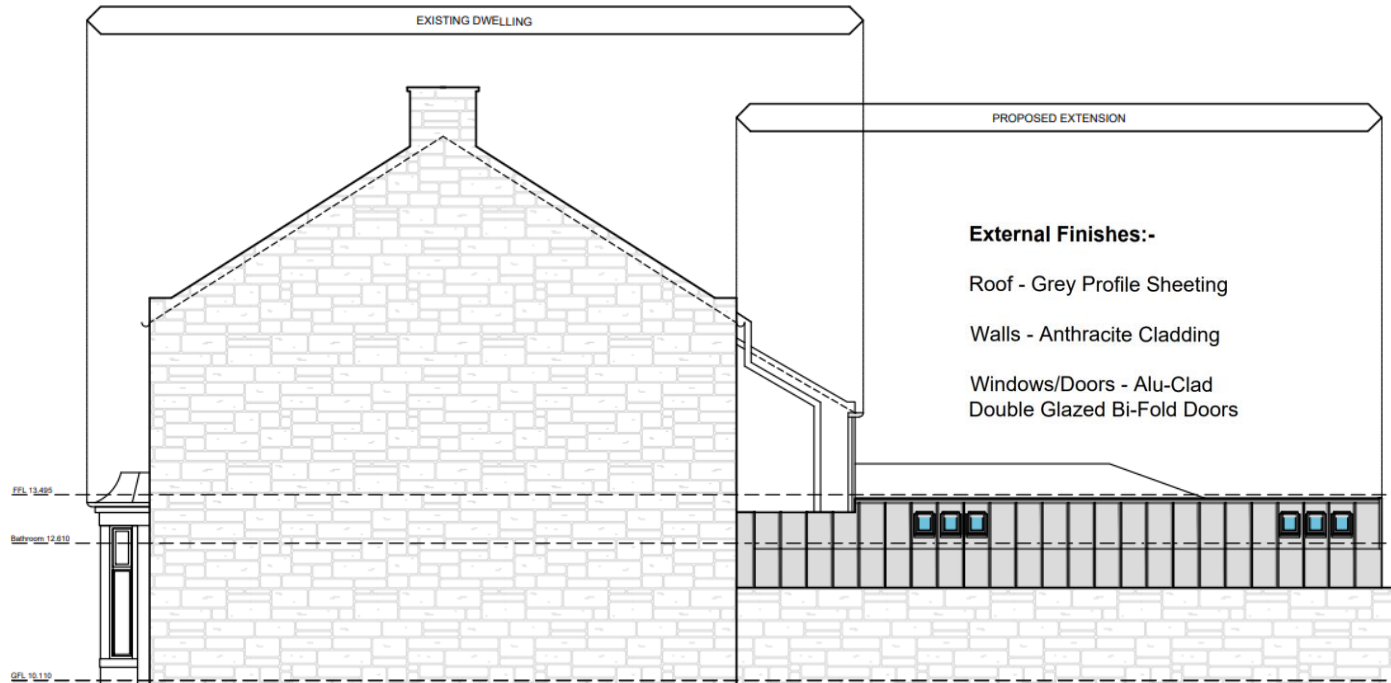
- Roof - Grey Profile Sheeting
- Walls - Anthracite Cladding
- Windows/Doors - Alu-Clad Double Glazed Bi-Fold Doors

PROPOSED

Side Elevation

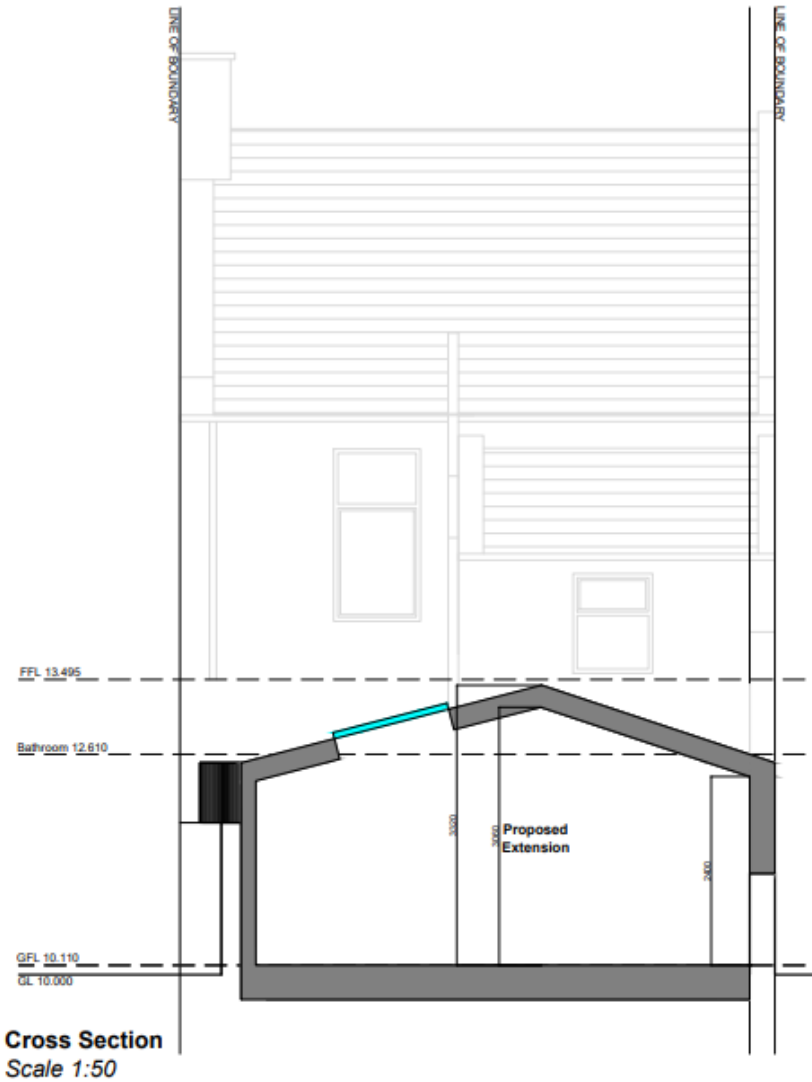


EXISTING

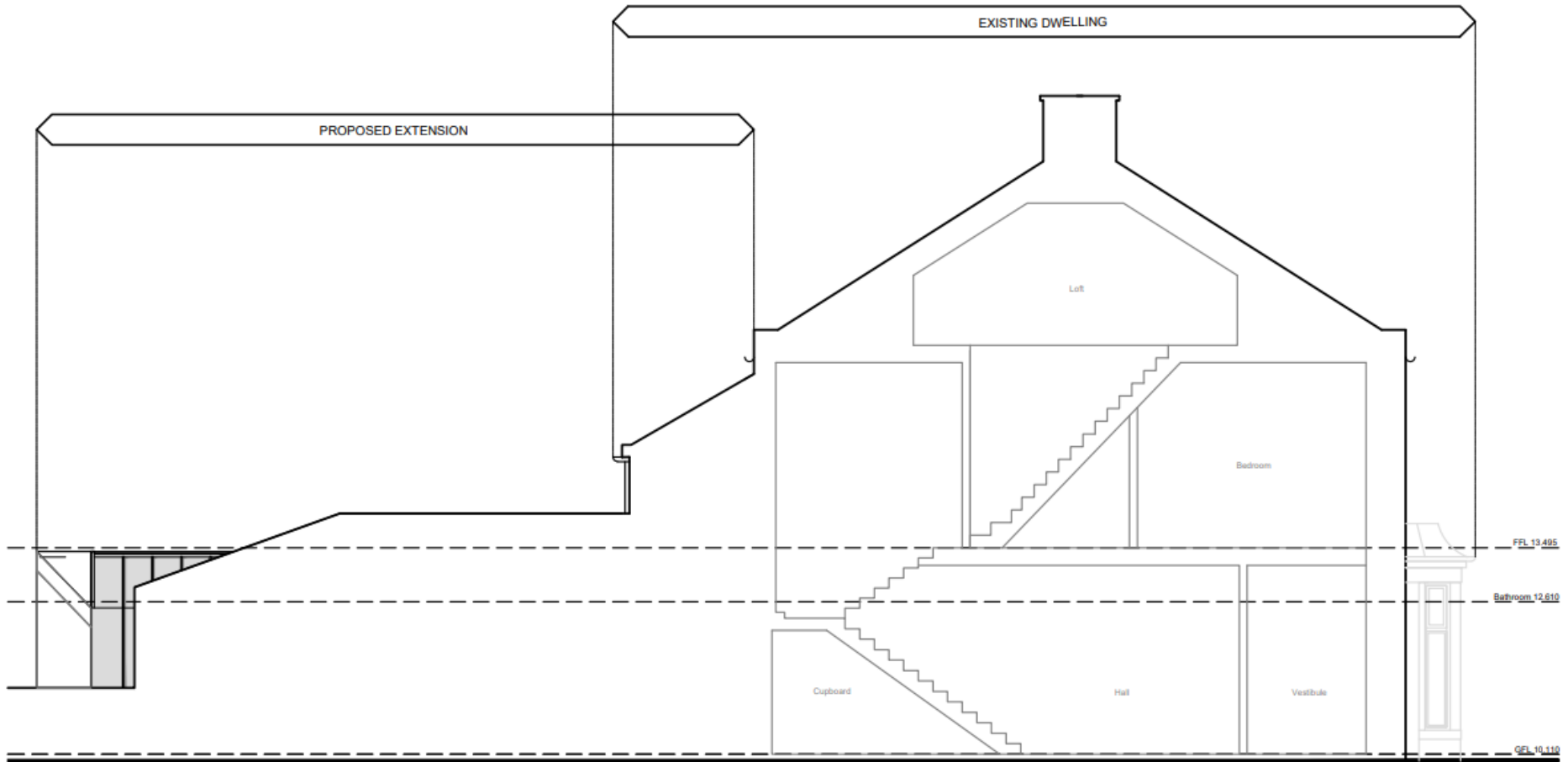


PROPOSED

Proposed Cross Section



Proposed Cross Section



3-D Visualisation



3-D Visualisation



Reasons for Refusal

- Refers to highly visible location on Broomhill Road
- Proposal would have an adverse impact on streetscape and detrimental impact on the character and amenity of the surrounding area
- Extension would be of an incompatible scale to the original dwelling; more than doubling the length of the north-west gable, sitting obviously uncomfortably with the main dwelling.
- Proposed extension would therefore conflict with Policies D1 (Quality Placemaking by Design) and H1 (Residential Areas) of the ALDP and associated 'The Householder Development Guide' SG
- Also conflicts with equivalent policies in Proposed ALDP
- No material considerations that warrant granting of planning permission

Applicant's Case for Review

Stated in Notice of Review. Key points:

- The planning officer felt that this extension would be detrimental to the amenity of the area and sit uncomfortably with the main dwelling. We disagree with these points and would refer to the wider location on a busy vibrant part of a street which has a variety of scales and types of residential development.
- This would be a modern, neat and sharp addition to the streetscape, which would contrast, but compliment the existing granite dwelling and boundary wall.



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



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)

Householder Development Guide SG

Extensions should:

- Be “*architecturally compatible with original house and surrounding area*” (design, scale etc)
- Should not ‘*dominate or overwhelm*’ the original house. Should remain visually subservient.
- Should not result in adverse impact on **privacy, daylight, amenity**
- Approvals pre-dating this guidance do not represent a ‘**precedent**’
- Footprint of dwelling should not exceed **twice that of original house**
- **No more than 50% of front or rear curtilage** may be covered (anything less than that considered on its merits)

Householder Development Guide SG

Terraced Dwellings

- a) Single storey extensions to terraced dwellings will be restricted to 3m in projection along a mutual boundary.
- b) 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.
- c) 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.
- d) In general, on non-traditional and group-terraced dwellings:
 - Extensions should not project forward of any established building line.
 - Single-storey extensions will be restricted to 3m in projection from the rear wall of the original dwelling.
 - Two-storey extensions to grouped terrace properties will not normally be acceptable.

Points for Consideration

Zoning: Does the proposal comply with the tests set out in policy H1 (Residential Areas)?

Design: Is the proposal of sufficient design quality (D1) - *having regard for factors such as scale, siting, footprint, proportions relative to original, materials, colour etc?*

Does it accord with the general principles set out in the 'Householder Development Guide', specifically as regards extensions and outbuildings?

- 1. Does the proposal comply with the Development Plan when considered as a whole?**
- 2. Are there any material considerations that outweigh the Development Plan in this instance?**

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)