

LOCAL REVIEW BODY

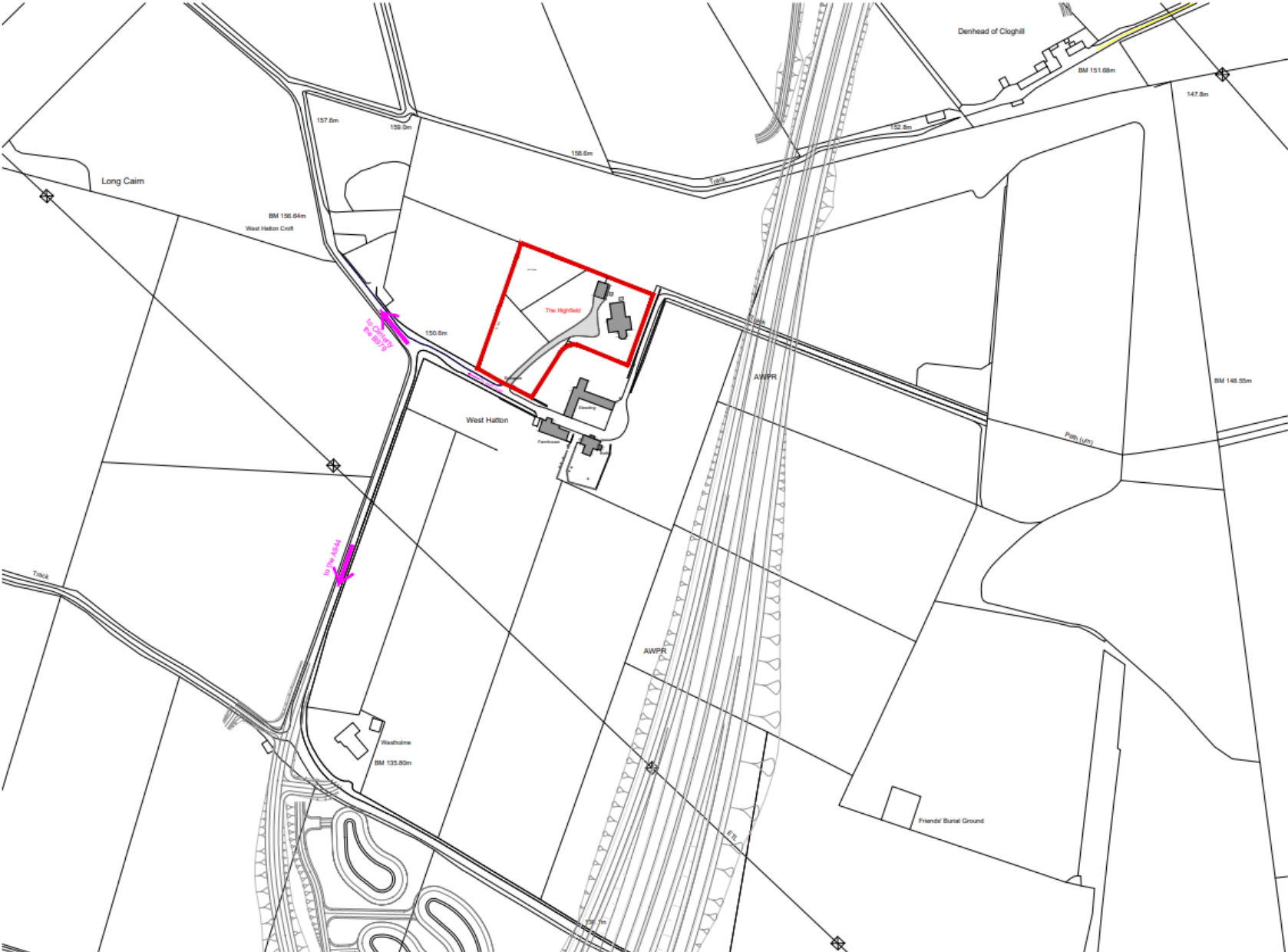


200265/DPP – Appeal against refusal of planning permission for:

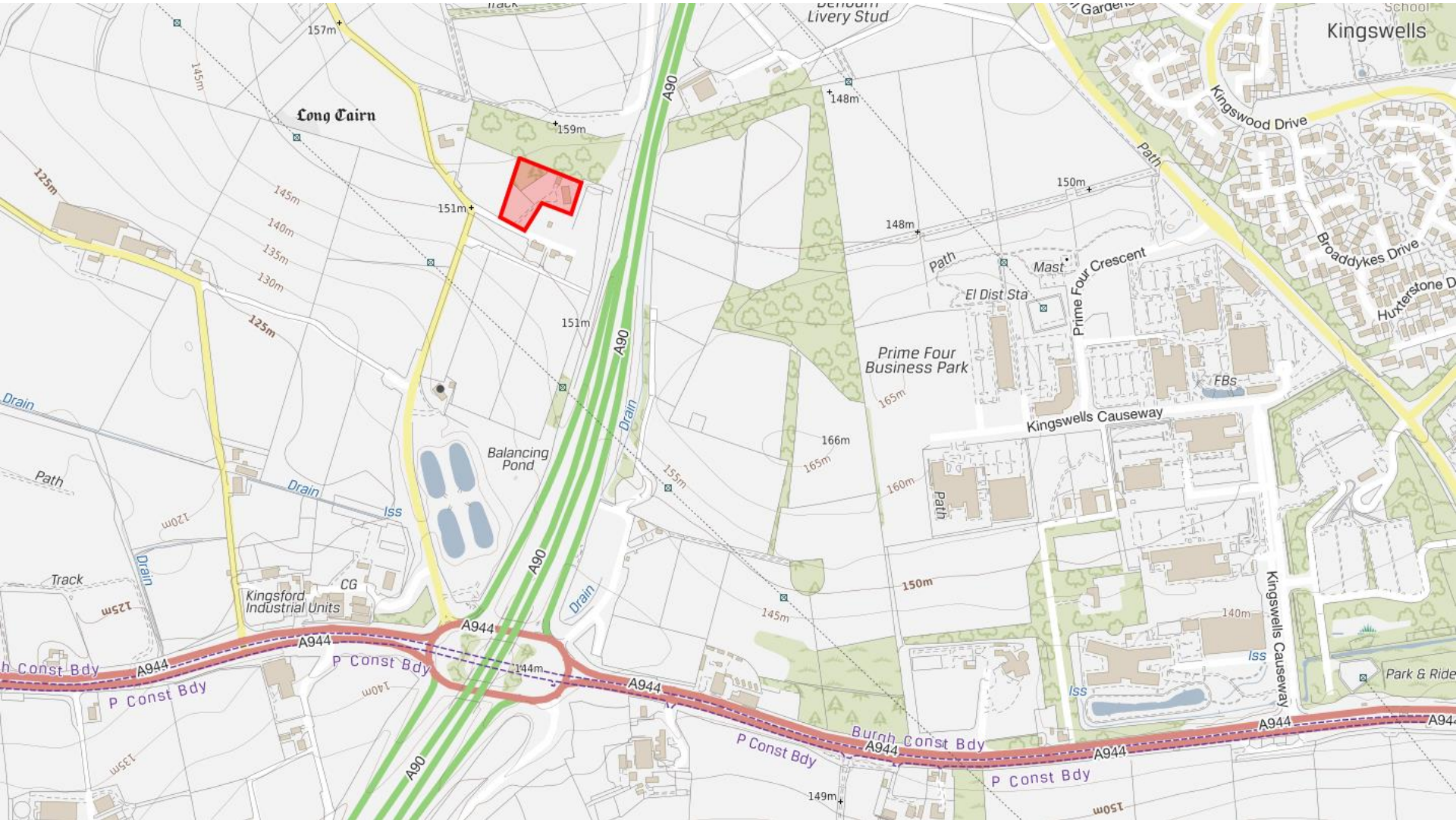
‘Erection of single storey extension to side and formation of carport and garden room/gym’

The Highfield, Borrowstone Road

Location Plan



Location Plan: GIS



Aerial Photo: Location



Photo: Existing Garage (front)



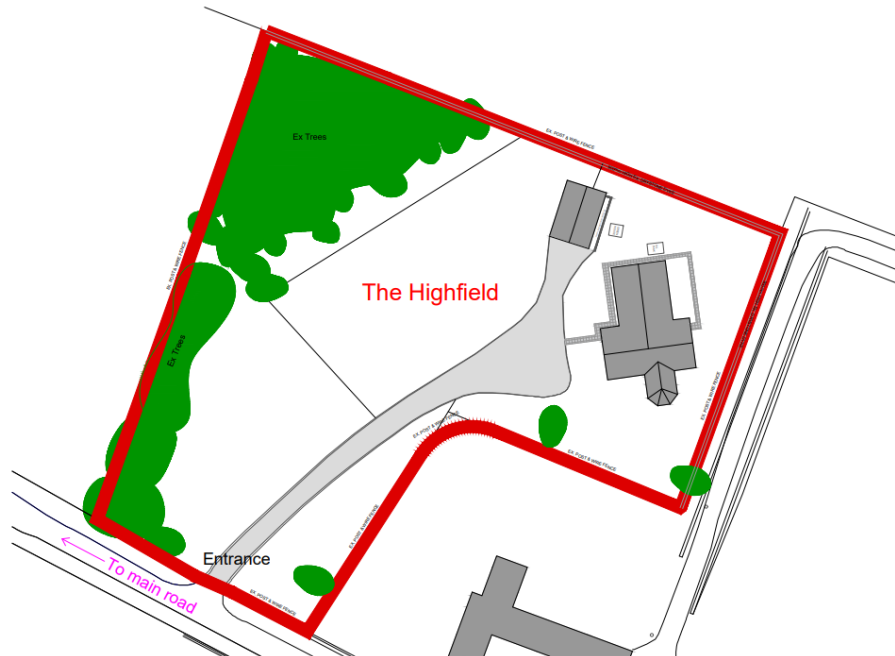
Photo: Existing Garage (side)



Photo: Location of works



Site Plan



Ex Site Plan
Scale 1:200 at A1

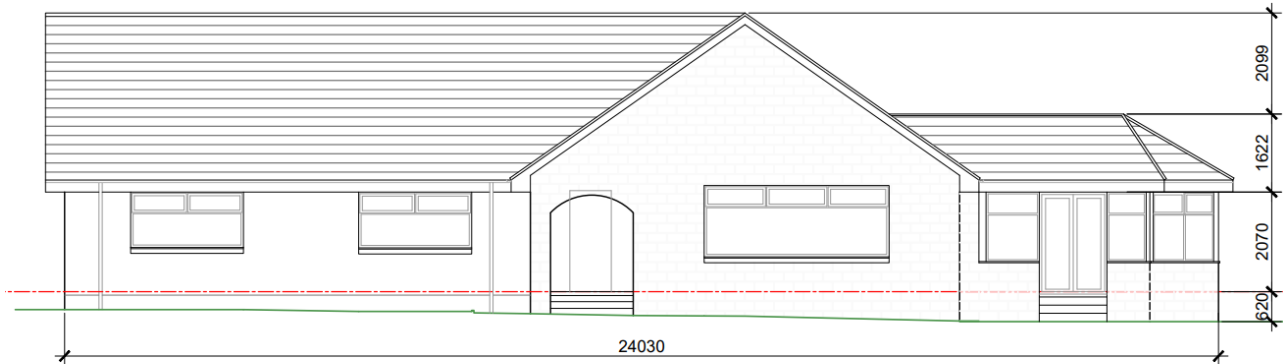
EXISTING



PRO Site Plan
Scale 1:200 at A1

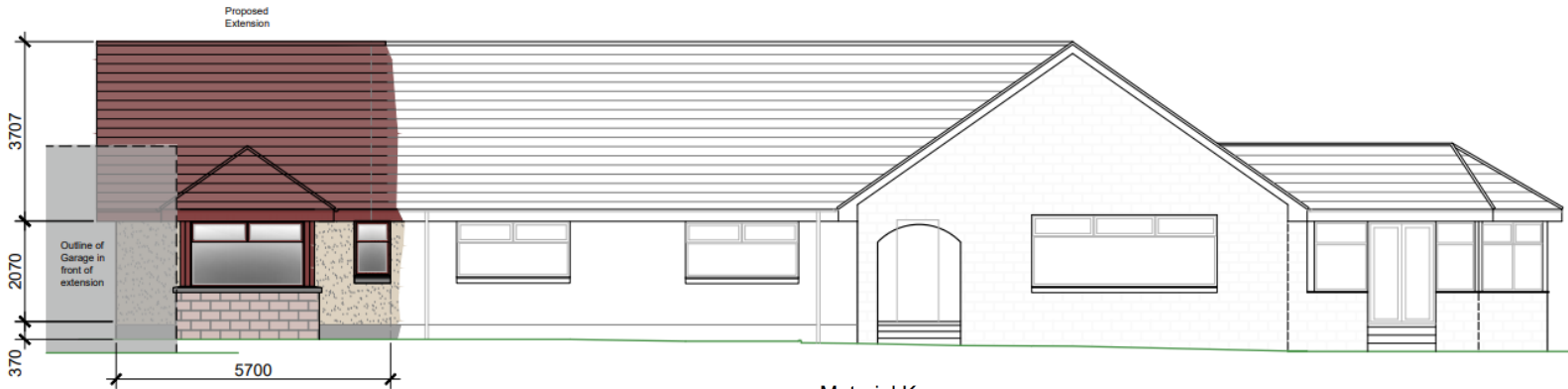
PROPOSED

Elevations: House (front)







FRONT (WEST) ELEVATION Scale 1:100 at A1

EXISTING

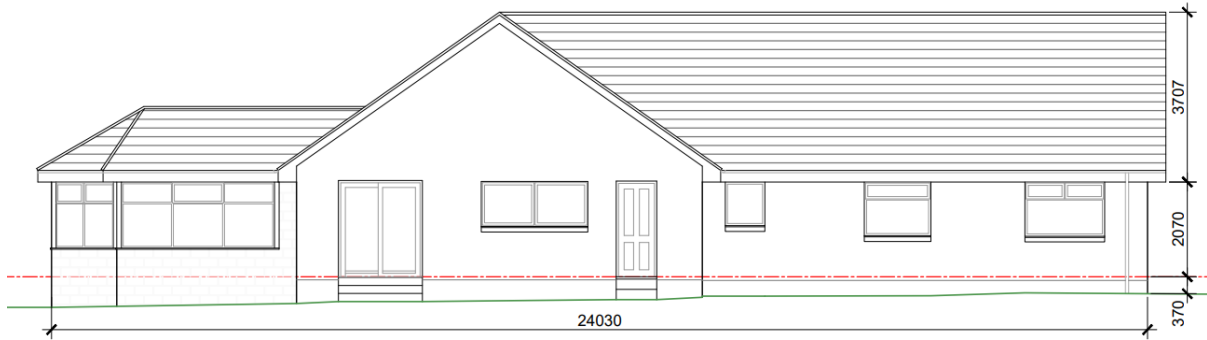


Material Key

-  Bullnosed Fyfestone to match existing
-  Roughcast Dry Dash to match existing
-  Concrete Roof-Tiles to match existing
-  Redwood Facias to match existing, timber doors & windows to match

PROPOSED

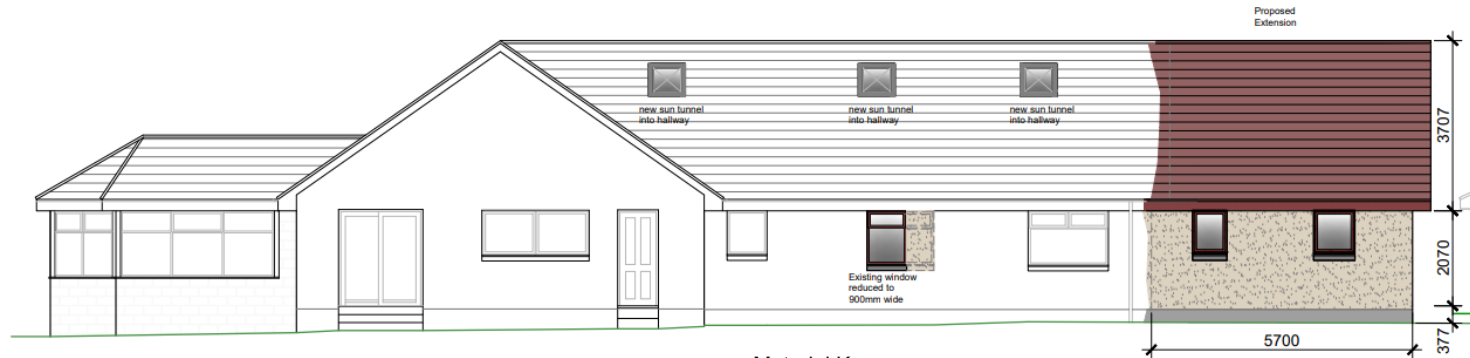
Elevations: House (rear)







REAR (EAST) ELEVATION

Scale 1:100 at A1

EXISTING

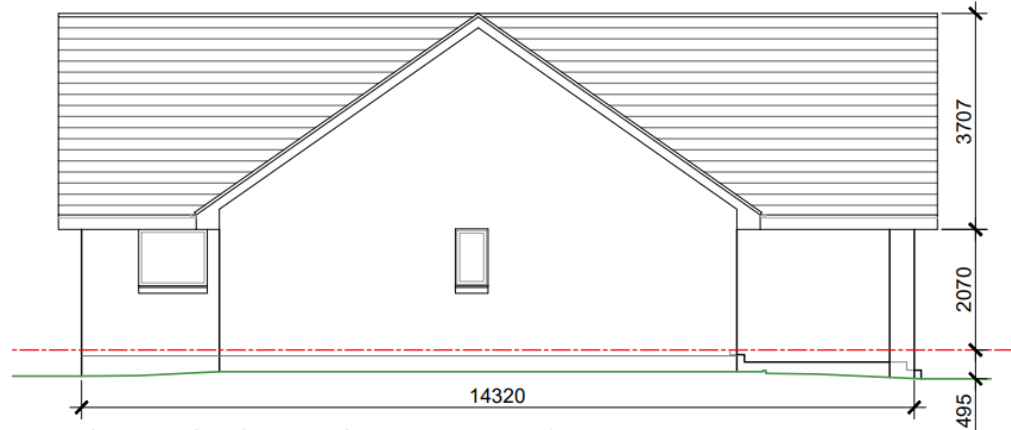


Material Key

-  Bullnosed Fyfestone to match existing
-  Roughcast Dry Dash to match existing
-  Concrete Roof-Tiles to match existing
-  Redwood Facias to match existing, timber doors & windows to match

PROPOSED





Elevations: House (side)

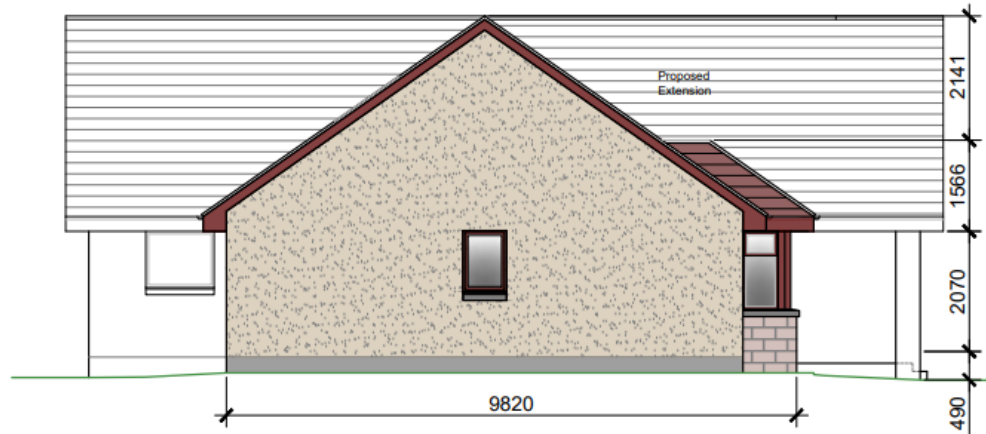


SIDE (NORTH) ELEVATION

Scale 1:100 at A1

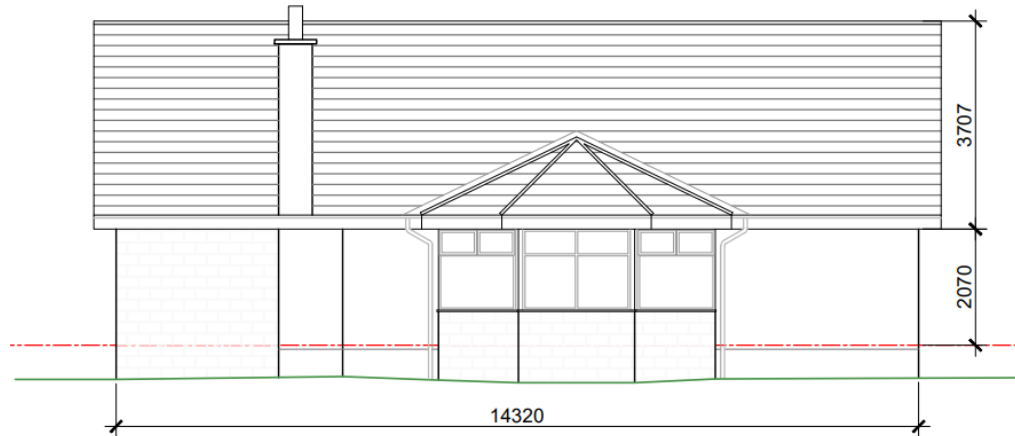
EXISTING

- Material Key**
-  Bullnosed Fyfestone to match existing
 -  Roughcast Dry Dash to match existing
 -  Concrete Roof-Tiles to match existing
 -  Redwood Facias to match existing, timber doors & windows to match



PROPOSED

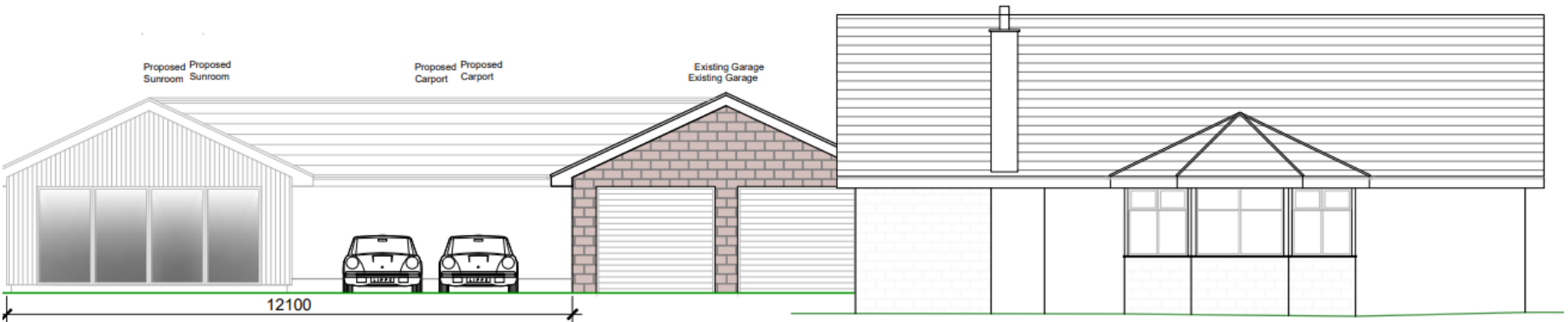
Elevations: House (side)



SIDE (SOUTH) ELEVATION

Scale 1:100 at A1

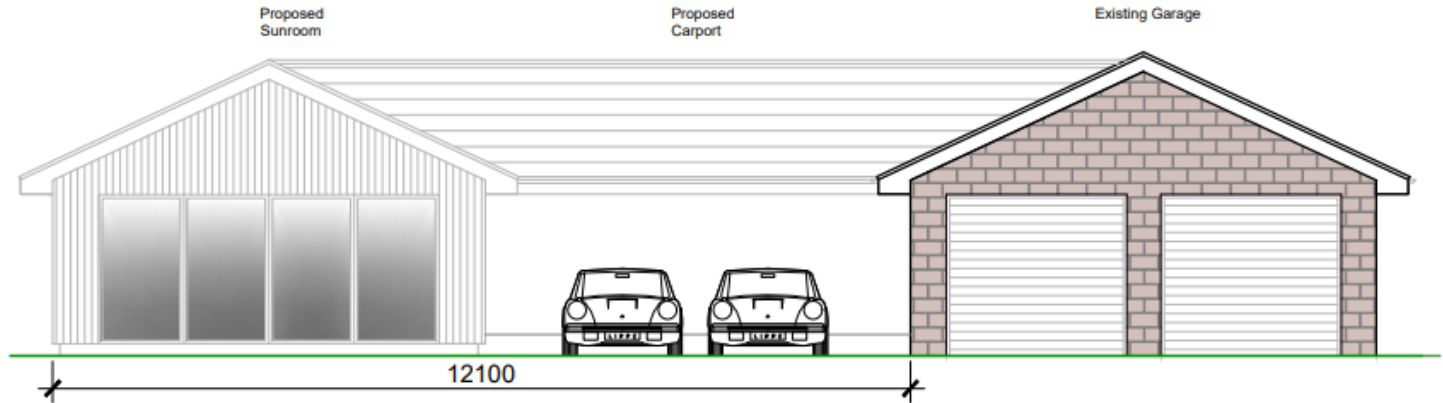
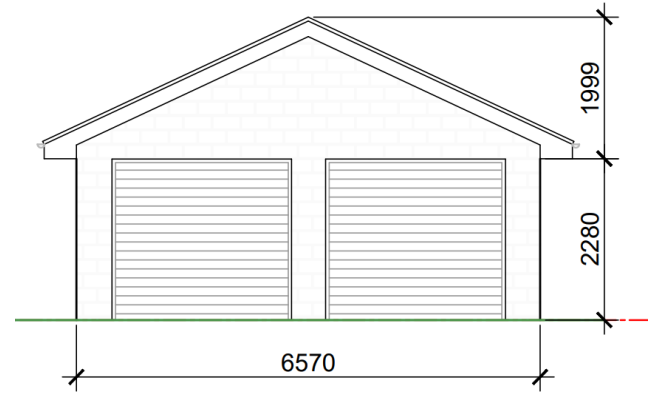
EXISTING



PROPOSED

Elevations: Garage (front)

EXISTING

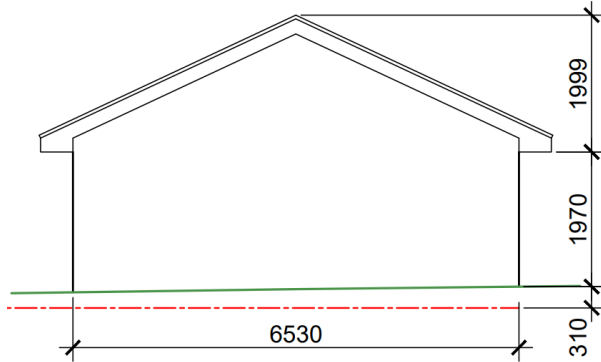


PROPOSED

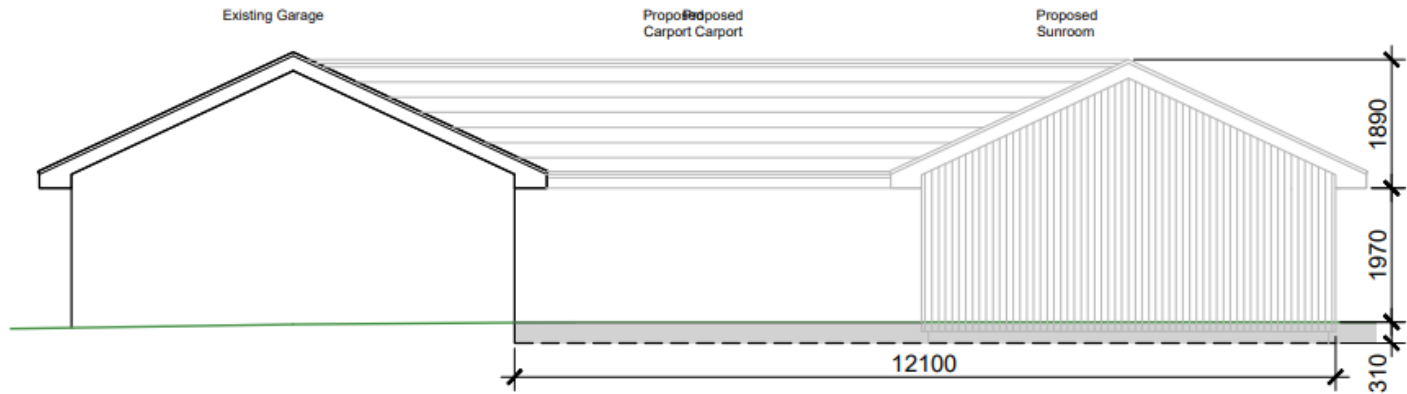
Garage Extension Finishes
-vertical larch linings
All others materials to match existing

Elevations: Garage (rear)

EXISTING



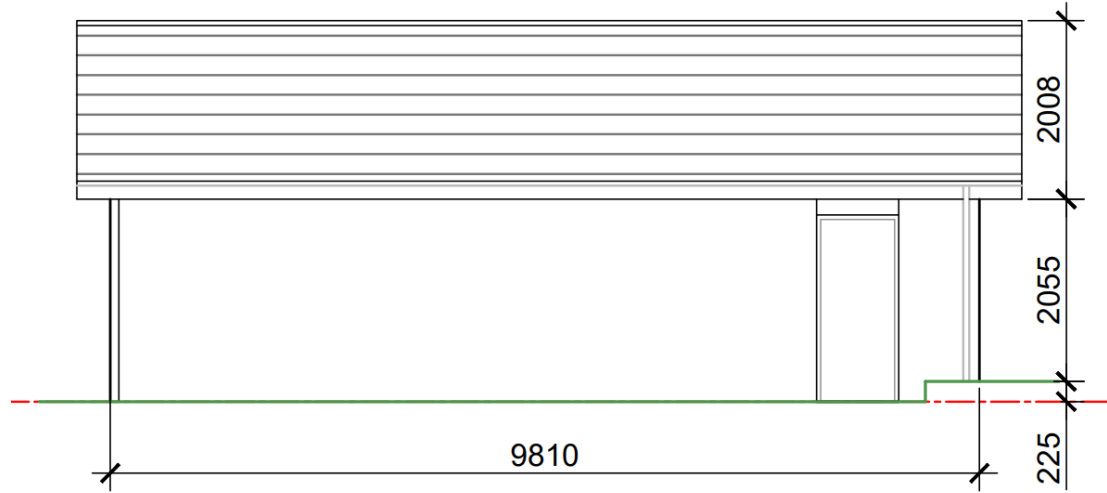
PROPOSED



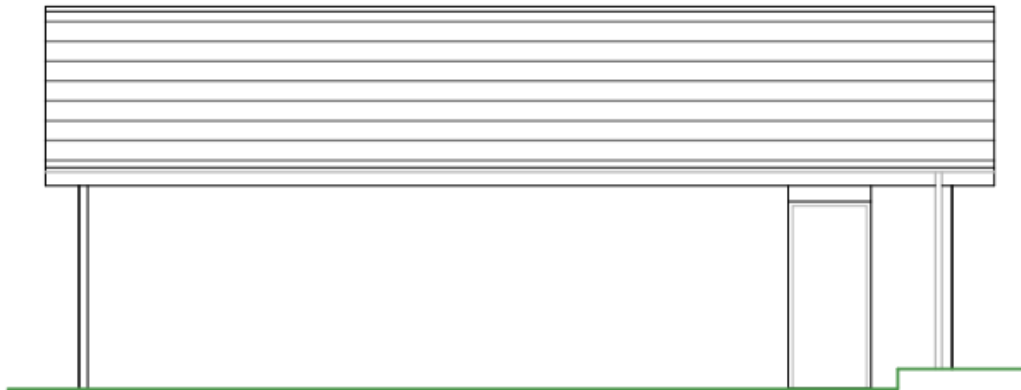
Garage Extension Finishes
-vertical larch linings
All others materials to match existing

Elevations: Garage (side)

EXISTING



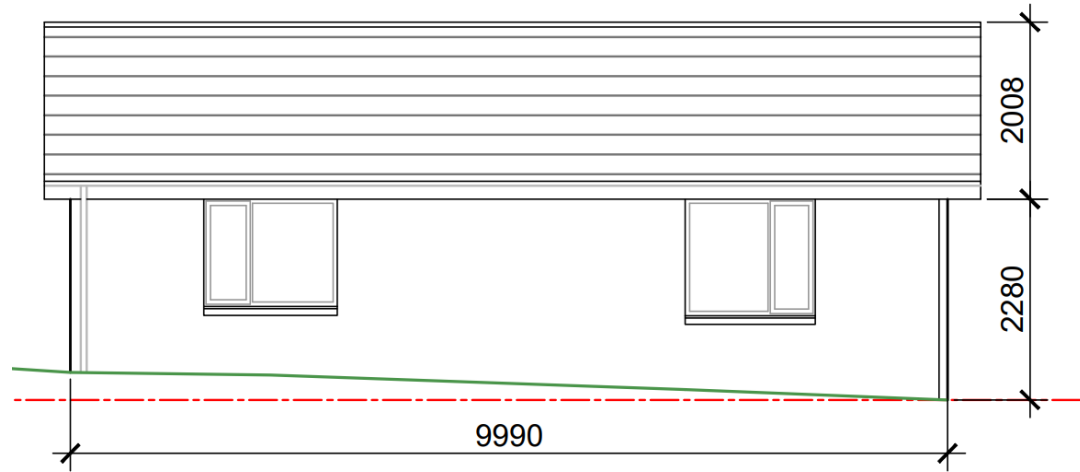
Existing Garage



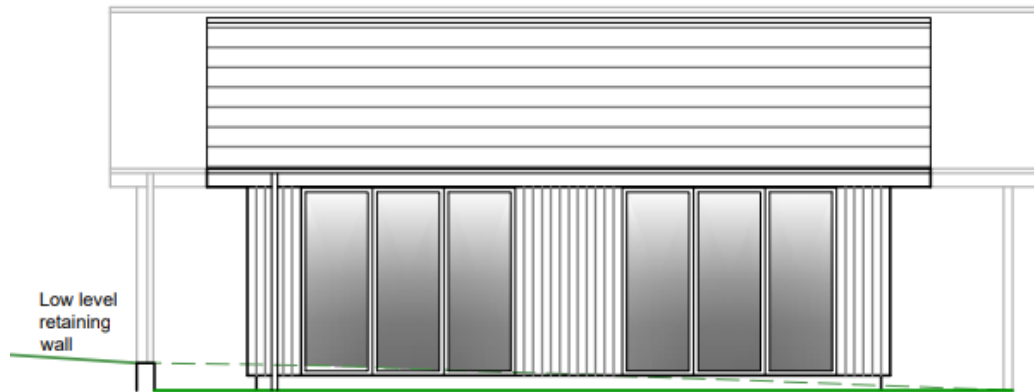
PROPOSED

Elevations: Garage (side)

EXISTING



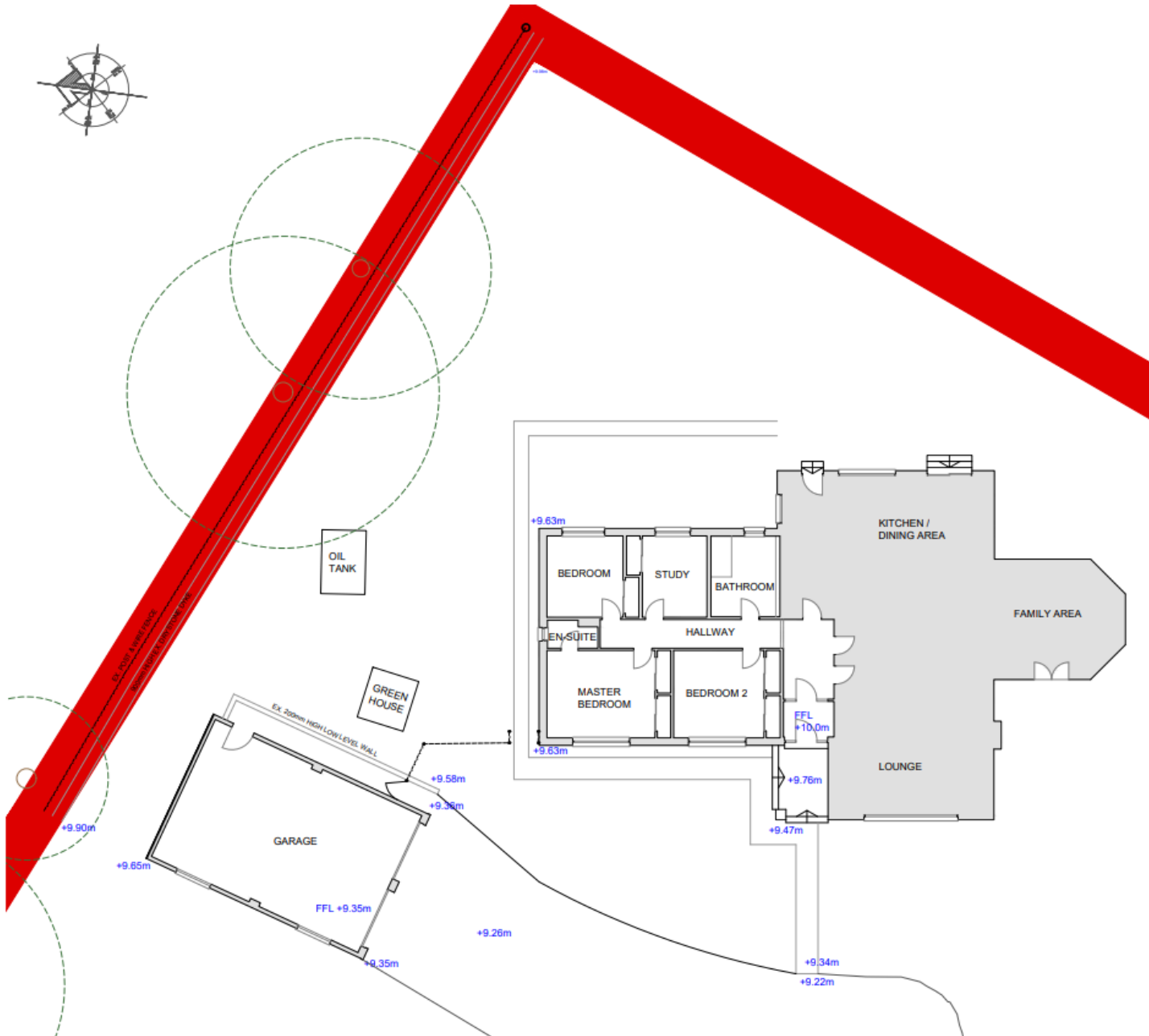
Proposed
Sunroom & gym



PROPOSED

Garage Extension Finishes
-vertical larch linings
All others materials to match existing

Ground floor: Existing



3-D Visualisations



PROJECT DETAILS

Extension to
Highfield,
West Hutton, Kingswells,
Aberdeen, AB15 8RX
for Mr & Mrs Godeman

PRO - 3D VIEWS

Scale: NTS @ A1
Date: Oct 2019
Drawn: DD/nc

CHECK: RT/MLK DATE: 08/10/19
planning
08/10/19
nc/nc



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Aberdeen, AB11 5LR
01467 82276

3-D Visualisations



3-D Visualisations

2



3-D Visualisations

3



Tree Survey: Schedule

No	Species	Dia at 1.5m (cm)	Canopy Radius (m)				Height (m)	RPA (m)	Age	Class	Description	Action
			N	S	E	W						
1	Beech	76		8.5			16	9.1	M	C	Twin-stemmed from 3.25m. Tree appears healthy.	Retain.
2	Beech	81	10				18	9.7	M	B	Mainly one-sided to north-west. Tree has slight lean but appears healthy.	Retain.
3	Beech	92		10			20	11.0	M	A	Canopy extends into garden area and is mainly one-sided to south	Retain.
4	Beech	98		11			20	11.8	M	A	Twin-stemmed from 3.5m. Tree appears healthy.	Retain.
5	Beech	96		7			12	11.5	M	B	One main stem with three smaller branches at 1.25m. Tree leans south-east with one-sided canopy to south and south-east. Canopy suppressed to west but tree appears healthy.	Retain.
6	Beech	87		10.5			16	10.4	M	C	Bark damage at 1.6m to east. Twin-stemmed from 3m, tree leans south. One-sided canopy to south. Tree appears healthy.	Retain.
7	Beech	127	10.5				18	15.2	M	B	Twin-stemmed from 2.1m. Tree has slight lean north, one-sided canopy to north. Canopy suppressed to south by neighbouring tree.	Retain.
8	Beech	84		11			14	10.1	M	B	Four main stems from 1.9m. Canopy one-sided to south and south-west. Canopy suppressed to north. Tree appears healthy.	Retain.

Tree Survey: Survey Plan



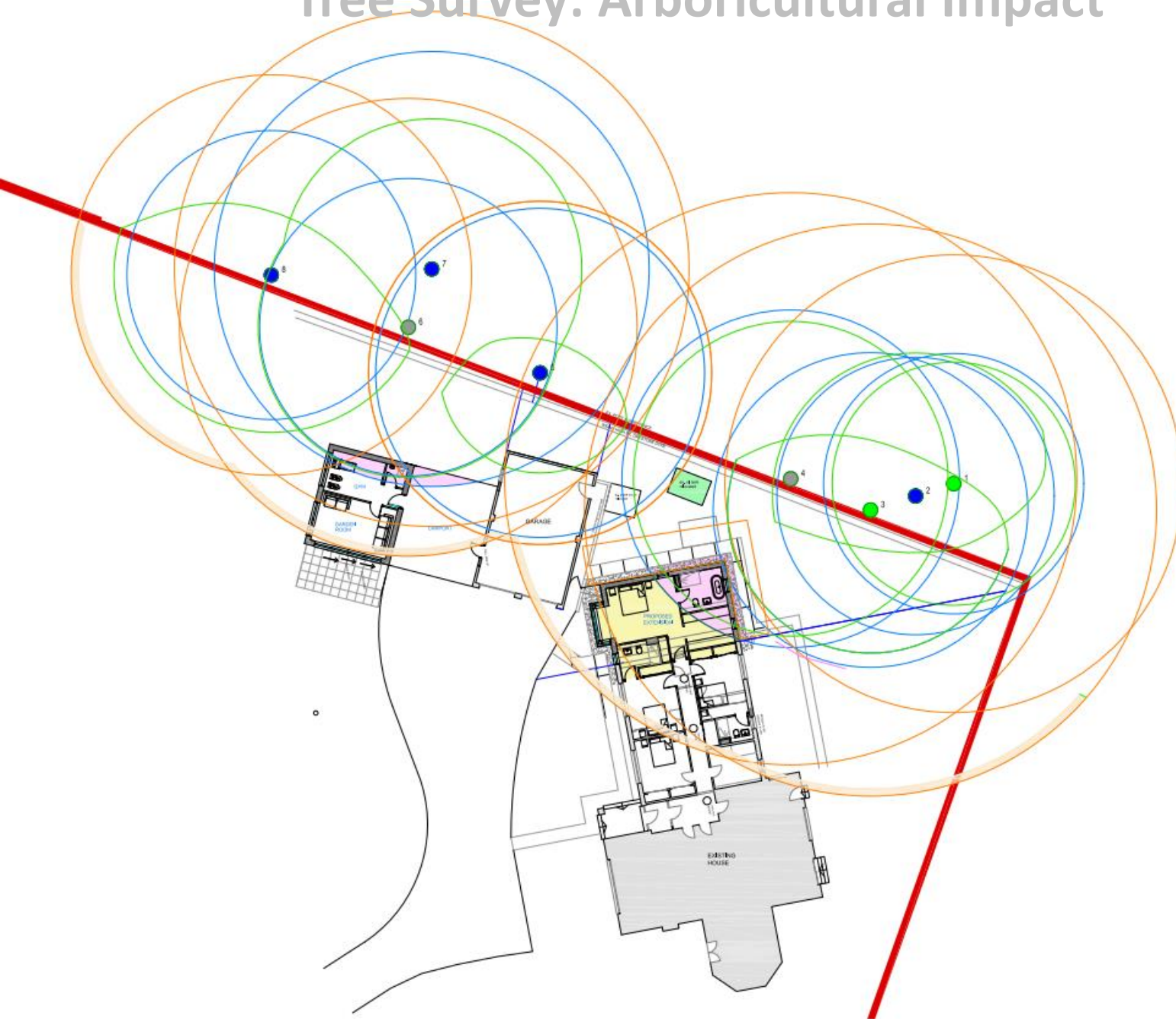
	Category A trees
	Category B trees
	Category C trees
	Category U trees
	Root protection area
	Tree canopy
	Site boundary

Existing House and Garage at Highfield, Kingswells
Arboricultural Assessment

Client:	Mr & Mrs Godzman		
Drawing No:	HWH-2007-AA		
Issue Date:	02/07/2020		
Drawn by:	LW	Checked by:	NA
Revised:		Rev Date:	
Scale:	1:250 at A3		

astm associates
arboricultural and landscape consultants
28 Gray Crescent, Aberdeen, Aberdeen, AB13 5NP
01753 432000 • 01753 432000 • www.astm.co.uk

Tree Survey: Arboricultural Impact



- Category A trees
- Category B trees
- Category C trees
- Category U trees
- Root protection area
- Tree canopy
- Zone of influence (ZOI)
- Root area lost to foundation
- Relocated oil tank
- Site boundary

Proposed Extension to House and Garage at Highleik, Kingswells
Arboricultural Impact

Client:	Mr & Mrs Godsman		
Drawing No:	HWH-2007-A1		
Issue Date:	07/07/2020		
Drawn by:	LW	Checked by:	NA
Revised:		Rev Date:	
Scale:	1:250 at A3		

astall associates
 arboricultural, environmental and landscape consultants
 26 High Crescent, Aberdeen, Aberdeen, AB13 2HP
 email: info@astallassociates.co.uk website: www.astallassociates.co.uk

Tree Survey: Tree Protection and Management



- Trees to retain
- Felled for health and safety
- Felled for development
- Root protection area
- Tree protection fencing
- Cellular confinement system
- Root area lost to foundation
- Relocated oil tank on CCS
- Site boundary

Proposed Extension to House and Garage at Highfield, Kingswells
Tree Protection and Management

Client:	Mr & Mrs Godsman		
Drawing No:	HWH-2007-TP		
Issue Date:	07/07/2020		
Drawn by:	LW	Checked by:	NA
Revised:		Rev Date:	
Scale:	1:250 at A3		

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 www.astellassociates.co.uk
 26 Bingley Crescent, Moncrieff, Aberdeen, AB13 0HP
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Reasons for Refusal

- Proposal would result in significant impact on the root protection area of 5no mature beech trees (outside site in different ownership)
- Would also result in significant encroachment within the 'Zone of Influence' 7no further mature beech trees (outside site in different ownership)
- contrary to policy NE5 (Trees and Woodlands) of the ALDP and associated 'Trees and Woodlands SG'
- Highlights conflict with corresponding policies of Proposed ALDP
- No other material considerations that would warrant approval of the application.

Applicant's Case for Review

Stated in supporting statement. Key points:

- Highlights that the appeal turns on conflict with one policy only (NE5: Trees and Woodlands). The reason for refusal does not specifically say what is unacceptable about the proposal in terms of the information which was provided to assess and mitigate for Root Protection Areas (RPA) and Zone of Influence (Zoi)
- Contends that there is no conflict with ALDP Policy NE5 or the associated Supplementary Guidance as impacts on the RPA's and the Zoi have been adequately addressed and mitigations proposed
- The house, garage and part of the garden are already located within the RPA and Zoi of some of the trees, these trees have not been adversely affected by this and the proposed extensions would not have a considerable or significant impact on the trees
- There is no alternative location to locate the required extensions on the ground floor
- The layout, siting and design of the proposal is otherwise acceptable as is the development in all other respects
- Transport Scotland have advised that the trees are not a safety concern and there is no need for their removal as a result of the proposed development. Transport Scotland will be responsible for monitoring, management and maintenance of the trees as necessary to maintain their health
- ACC's inflexible approach to development which is in the RPA or Zoi of trees is inconsistent with the British Standard BS5837:2012 and insufficient regard has been given to the proposed mitigation



NE1: Green Space Network

- ACC will protect, promote and enhance the landscape value of the Green Space Network
- Proposals that are likely to destroy or erode the character and/or function of the GSN will not be permitted
- Development which has a negative impact on existing features of value to natural heritage, open space, landscape and recreation should be mitigated through enhancement of the Green Space Network

Policy NE2 (Green Belt)

- Note preamble on aim of green belt (below) – not merely for purposes of visual or environmental protection

Green Belt

3.101 The aim of the Green Belt is to maintain the distinct identity of Aberdeen and the communities within and around the city, by defining their physical boundaries clearly. Safeguarding the Green Belt helps to avoid coalescence of settlements and sprawling development on the edge of the city, maintaining Aberdeen's landscape setting and providing access to open space. The Green Belt directs planned growth to the most appropriate locations and supports regeneration.

- No development other than that which is essential for:
 - Agriculture
 - Woodland and forestry
 - Recreational uses compatible with agricultural or natural setting
 - Mineral extraction/quarry restoration
 - Landscape renewal

Policy NE2 (Green Belt)

- Then sets out further list of exceptions:
 - Small-scale expansion of existing uses in GB
 - Essential infrastructure which cannot be accommodated other than in GB
 - Conversion of historic/vernacular buildings
 - Extension of buildings above as part of conversion scheme
 - Replacement of existing houses on one-for-one basis
- Requirement that all development in the Green Belt is of the highest quality in terms of siting, scale, design and materials.



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.



NE8: Natural Heritage

- Relates to protection of sites and species covered by environmental/ecological designations, including bats (European Protected Species)
- Bat Survey provided in support of the application. Concluded that the existing dwelling and garage did not provide opportunities for roosting and no roosts were observed on site.



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 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)
- Max. size of extensions to detached dwellings will be assessed on individual merit

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.

Trees and Woodlands SG

- Sets out that trees within 15m of site boundary must be shown on plans for household apps and tree surveys by qualified professionals may be required
- Explains concept of Root Protection Areas, within which encroachment should generally be avoided if trees are to be retained, and use of protection fencing to avoid damage to root systems during construction
- Explains 'Zone of Influence' in assessing future threat to trees due to proximity of development

Points for Consideration

Zoning: Is development of the type proposed supported in principle by policy NE2 (Green Belt)?

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 the proposal satisfy the requirements of policy NE2 (Green Belt) as regards development being of *'the highest quality in terms of siting, scale, design and materials'*? Does it accord with the general principles set out in the 'Householder Development Guide', specifically as regards extensions and outbuildings?

Trees: Is the proposal consistent with policy NE5's requirements for the protection of existing trees, allowing for future growth?

Green Space Network: Would the proposal destroy or erode the character or function of the GSN?

- 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)