

LOCAL REVIEW BODY



201622/DPP– Review against refusal of planning permission
for:

“Formation of dormer to rear”

at: 28 St John’s Terrace, Aberdeen

Location Plan



Location Plan (GIS)



Aerial Photo



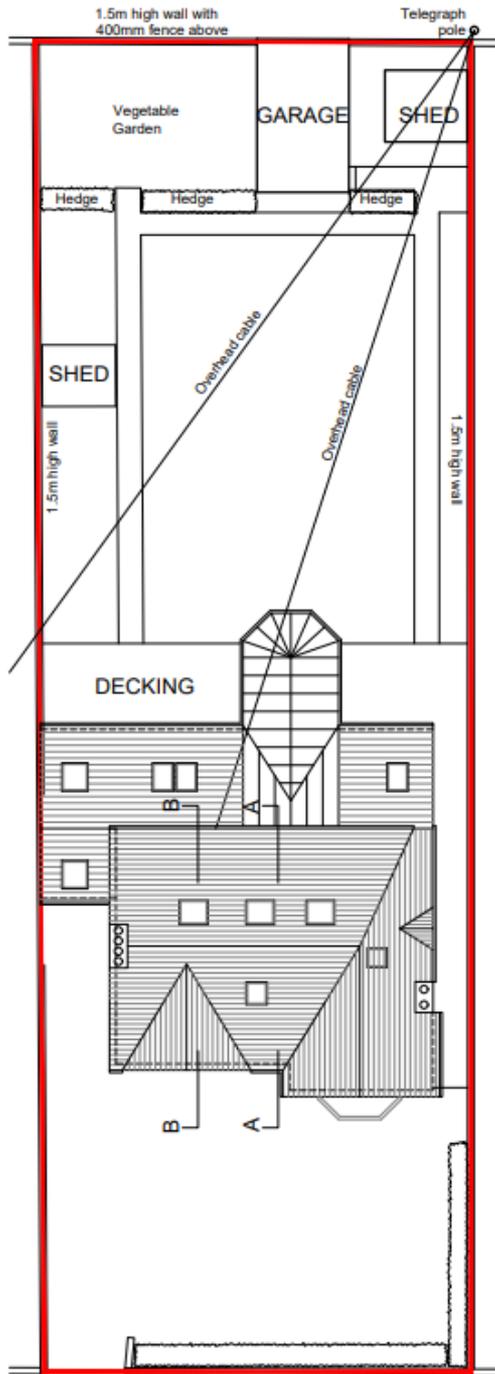
Site Photo – Rear



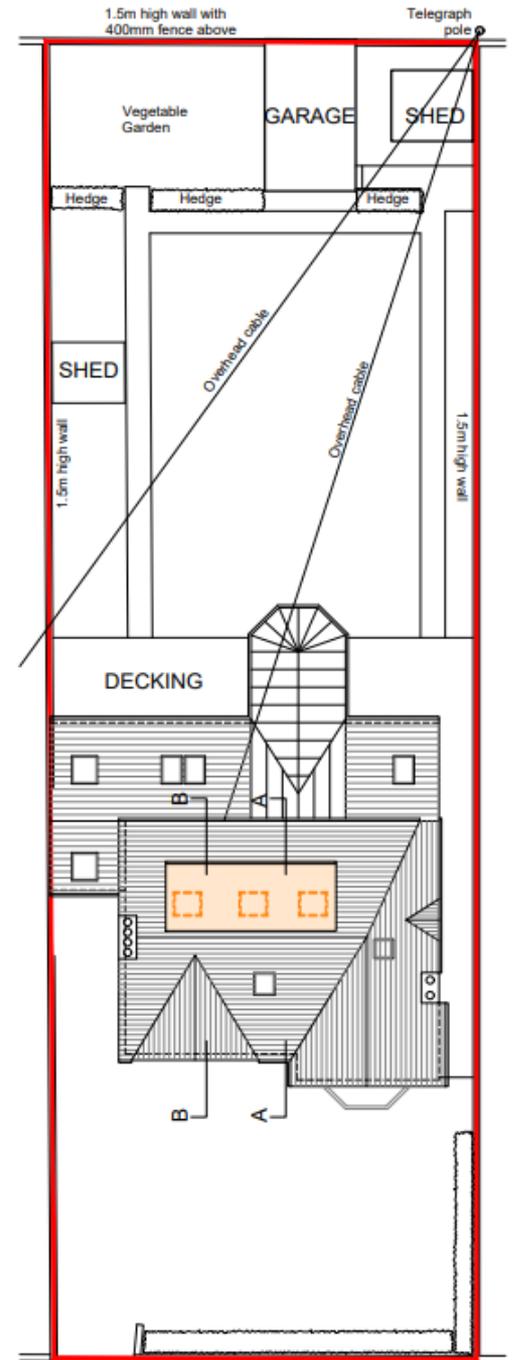
Street View Image – approach along Springfield Road (Oct 2020)



Site Plan



EXISTING



PROPOSED

Rear elevation

EXISTING



PROPOSED



Side elevation

EXISTING



PROPOSED
(PARTIAL)



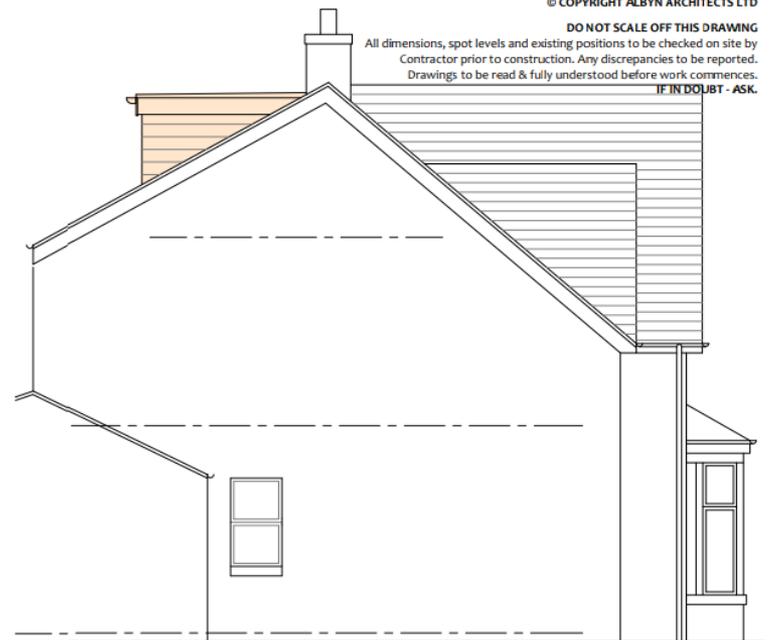
Side elevation

Contractor prior to construction. Any discrepancies to be reported
Drawings to be read & fully understood before work commences
IF IN DOUBT - ASK

EXISTING



PROPOSED
(PARTIAL)



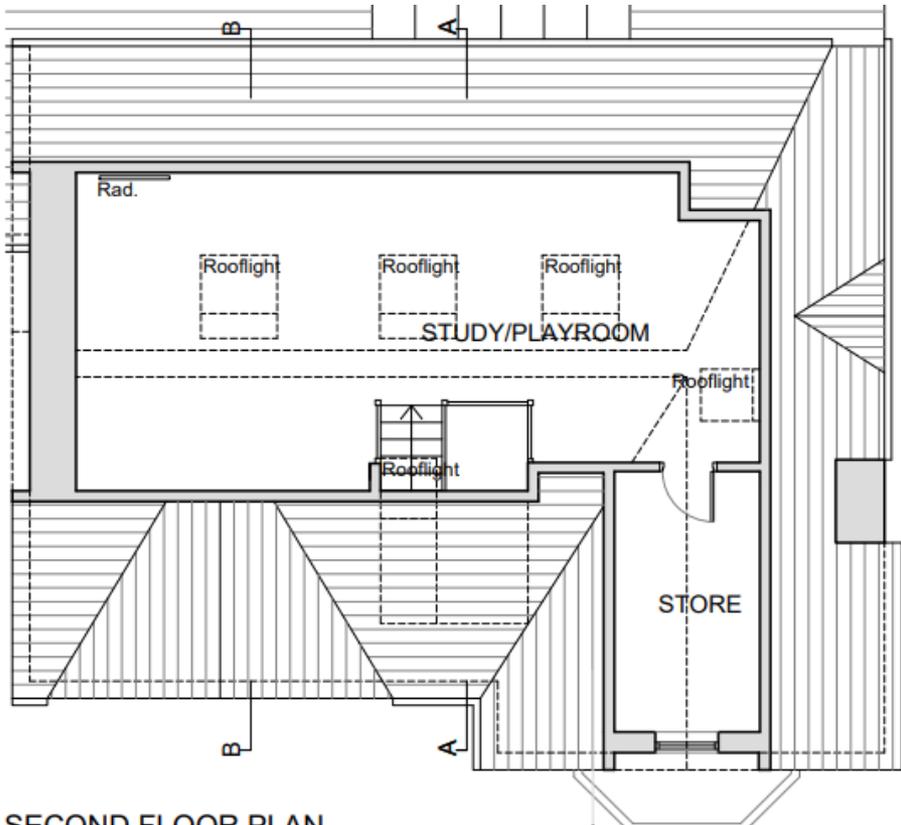
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DO NOT SCALE OFF THIS DRAWING

All dimensions, spot levels and existing positions to be checked on site by
Contractor prior to construction. Any discrepancies to be reported.
Drawings to be read & fully understood before work commences.
IF IN DOUBT - ASK.

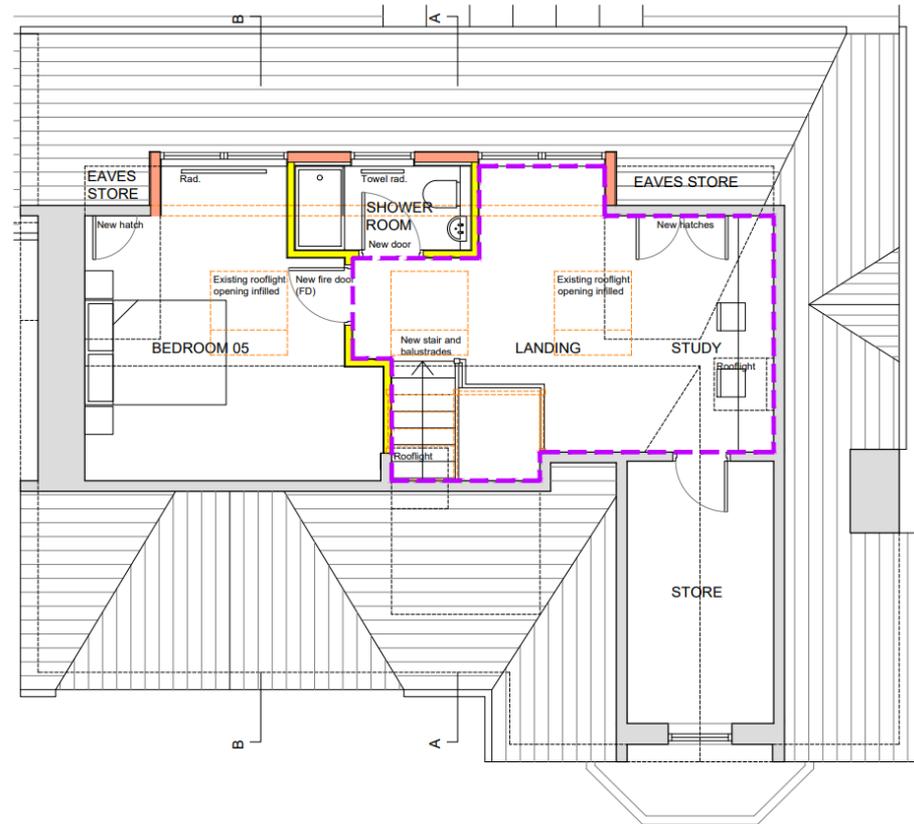
Second Floor Plan

EXISTING



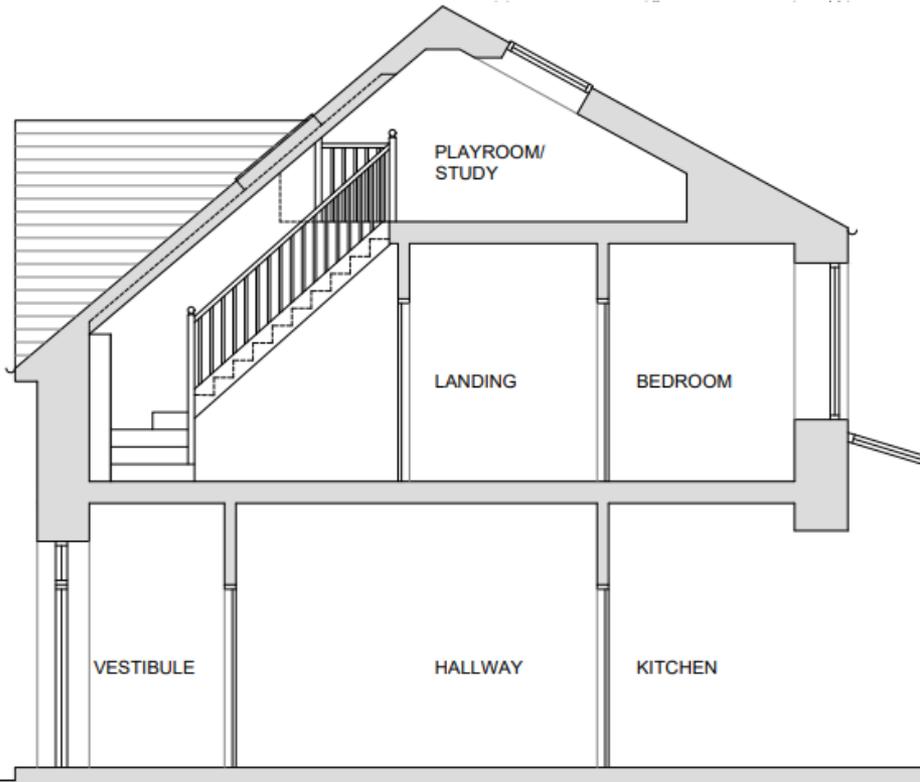
SECOND FLOOR PLAN

PROPOSED

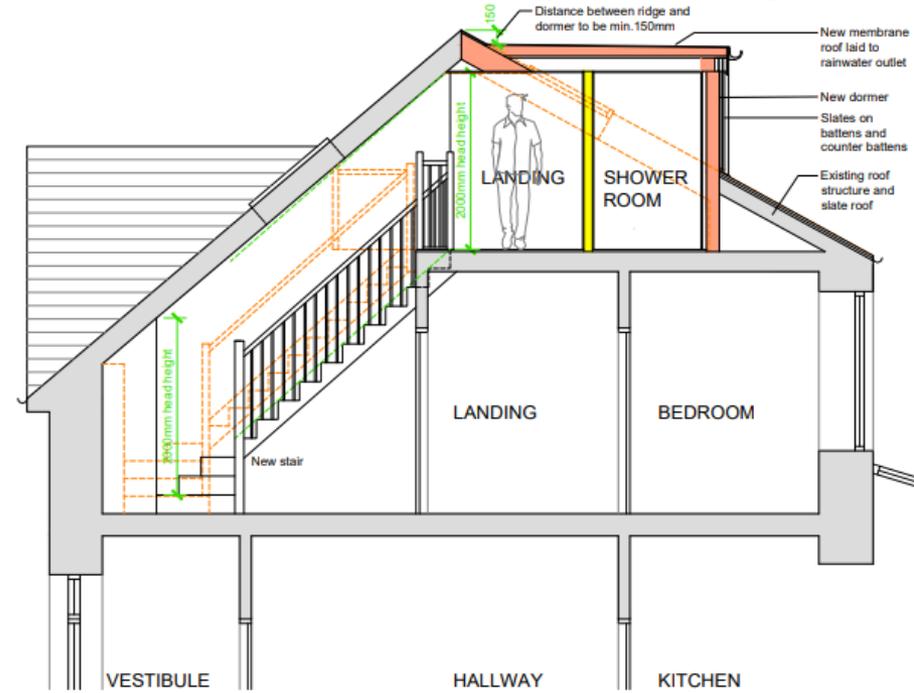


Section A-A

EXISTING



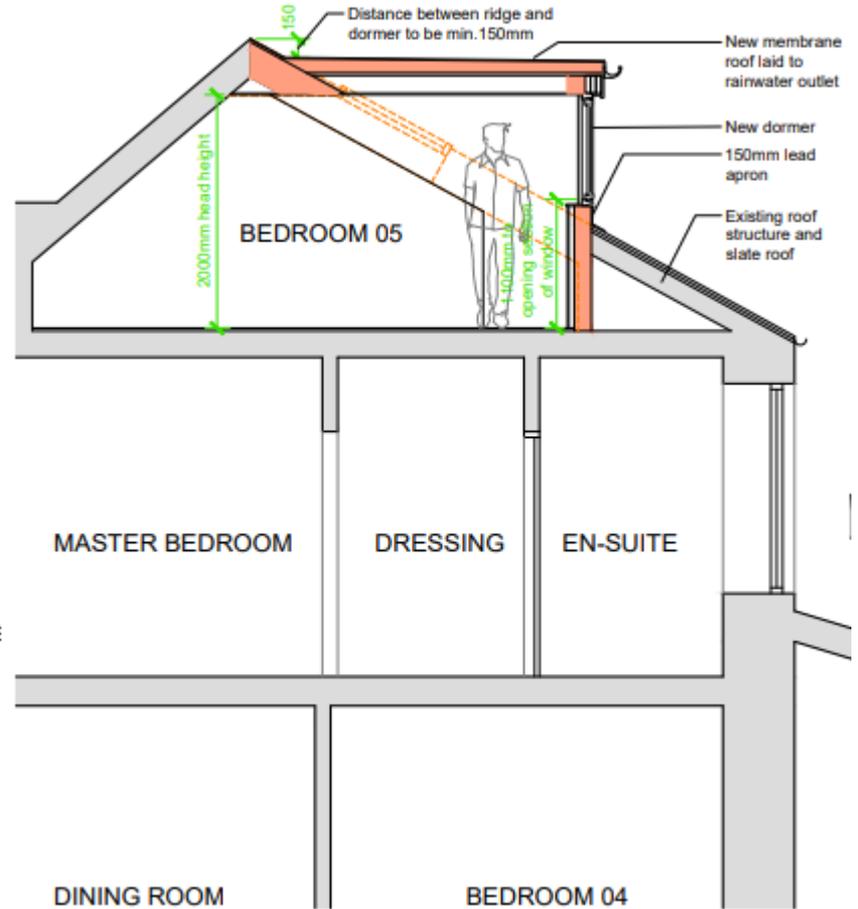
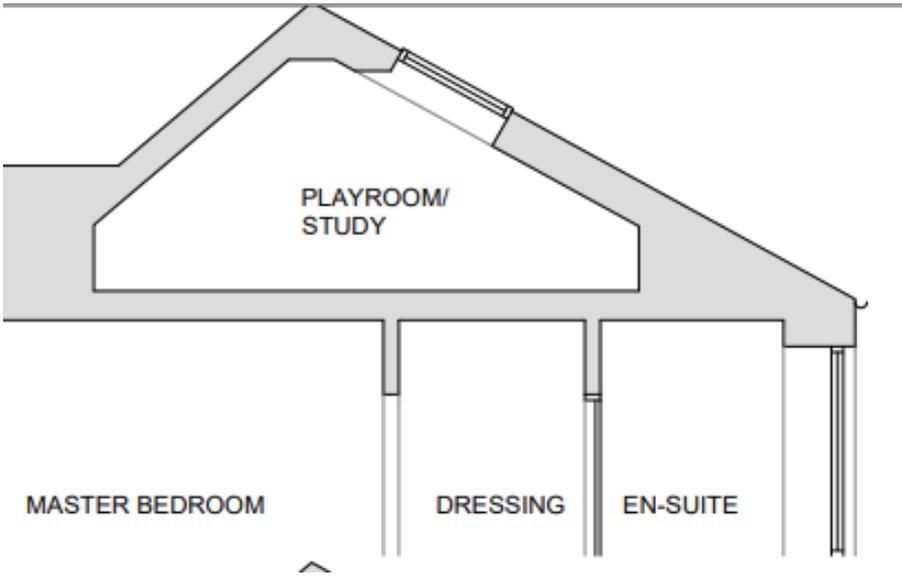
PROPOSED



Section B-B

EXISTING

PROPOSED



Reasons for Decision

- Dormer is not set an acceptable distance below the ridge line of the dwelling, giving the dormer an unbalanced and uncomfortably high appearance on the roof slope, which is a publicly visible elevation.
- The design, form and proportions would not be sympathetic to the traditional proportions and architectural style of the house, therefore having an unacceptable impact on the character and appearance of both the dwelling and surrounding area, taking special cognisance of its highly visible position when viewed from Springfield Road.
- The proposed dormer has therefore not been designed with due consideration for its surrounding context and would therefore fail to comply with Policies D1 (Quality Placemaking by Design) and H1 (Residential Areas) and the associated Supplementary Guidance: Householder Development Guide of the Aberdeen Local Development Plan.
- Would also fail to comply with equivalent policies of the Proposed ALDP.
- No material planning considerations that would warrant approval of planning permission in this instance.

Applicant's Case

- Dormer extension is required to provide useable floor space on 2nd floor
- Contends that the dormer would sit on a substantial area of roof slope, and would not dominate the existing roof
- Considers that its design, form and proportions are sympathetic to the proportions and architectural style of the property
- Suggests that, due to the elevation above ground level, the relationship between the dormer and roof ridge would not be visible from street level
- Highlights that a previous planning approval (201192/DPP) permitted dormers which would be set at the same height on the roof slope (*image on next slide*)

Applicant's Case – Previous approval 201192/DPP

PREVIOUSLY APPROVED



CURRENT PROPOSAL



Policy H1 (Residential Areas)

Policy H1 - Residential Areas

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new development and householder development will be approved in principle if it:

- 1 does not constitute over development;
- 2 does not have an unacceptable impact on the character and amenity of the surrounding area;
- 3 does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010; and
- 4 complies with Supplementary Guidance.

- 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?

Householder Development Guidance

General Principles

- Proposals should be *“architecturally compatible in design and scale with the original house and its surrounding area. Materials used should be complementary to the original building. Any extension or alteration proposed should not serve to overwhelm or dominate the original form or appearance of the dwelling and should be visually subservient in terms of height, mass and scale”*.
- No existing extensions, dormers or other alterations which were approved prior to the introduction of this supplementary guidance will be considered by the planning authority to provide justification for a development proposal which would otherwise fail to comply with the guidance set out in this document.
- New dormers should *“respect scale of the building and should not dominate, overwhelm or unbalance the original roof”*;
- In terraces or blocks of properties of uniform design where there are no existing dormers, the construction of new dormers will not be supported on the front or other prominent elevations (e.g. fronting onto a road);
- 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;

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.

Policy D1 (Quality Placemaking by Design)

Policy D1 - Quality Placemaking by Design

All development 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. Well considered landscaping and a range of transportation opportunities ensuring connectivity are required to be compatible with the scale and character of the developments.

Places that are distinctive and designed with a real understanding of context will sustain and enhance the social, economic, environmental and cultural attractiveness of the city. Proposals will be considered against the following six essential qualities;

- **distinctive**
- **welcoming**
- **safe and pleasant**
- **easy to move around**
- **adaptable**
- **resource efficient**

How a development meets these qualities must be demonstrated in a design strategy whose scope and content will be appropriate with the scale and/or importance of the proposal.

- Does the proposal represent a high standard of design and have strong and distinctive sense of place?

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 principles set out for dormer windows in the 'Householder Development Guide'?

1. Does the proposal comply with the Development Plan when considered as a whole?

2. Do other material considerations (e.g. Proposed ALDP, SDP) weigh in favour of approval or refusal?

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)