

# LOCAL REVIEW BODY



201620/DPP – Appeal against refusal of planning permission for:

‘Erection of single storey extension to front’

at ,11 Marchbank Road, Bielside



# Aerial Photo: Location



# Location Plan





# South elevation

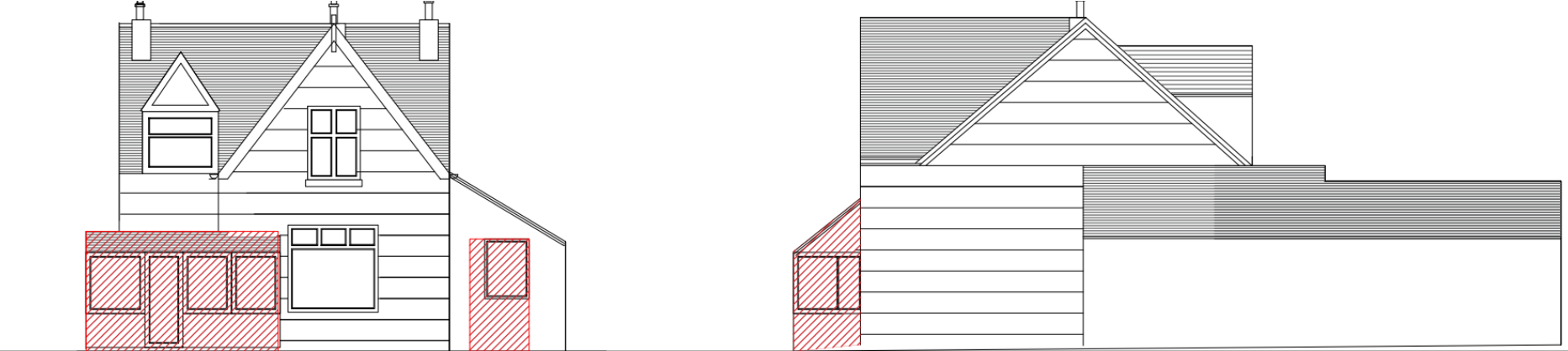




## View towards Deeside Way from house



# Existing elevations



EXISTING SOUTH ELEVATION 1:100

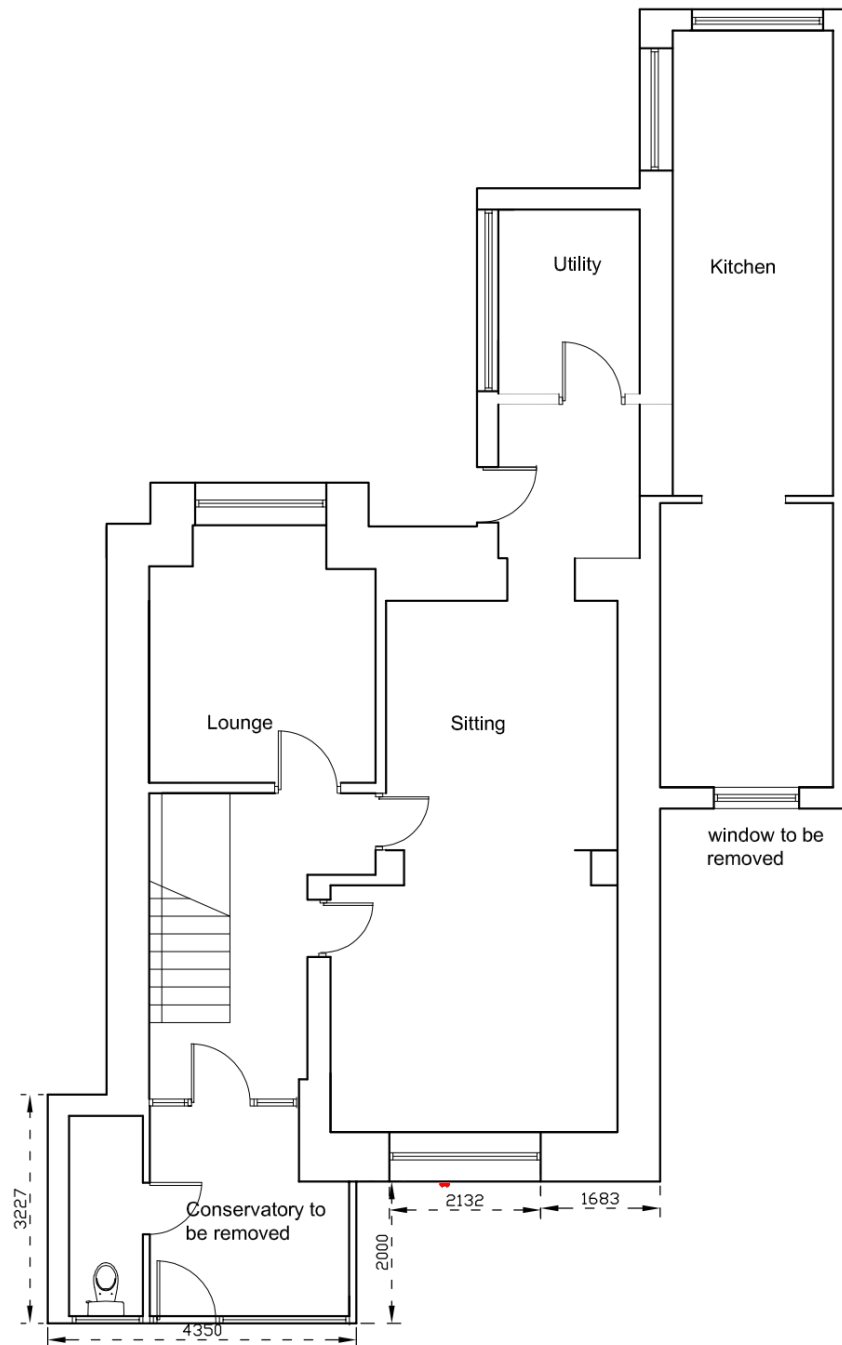
EXISTING EAST ELEVATION 1:100



EXISTING NORTH ELEVATION 1:100



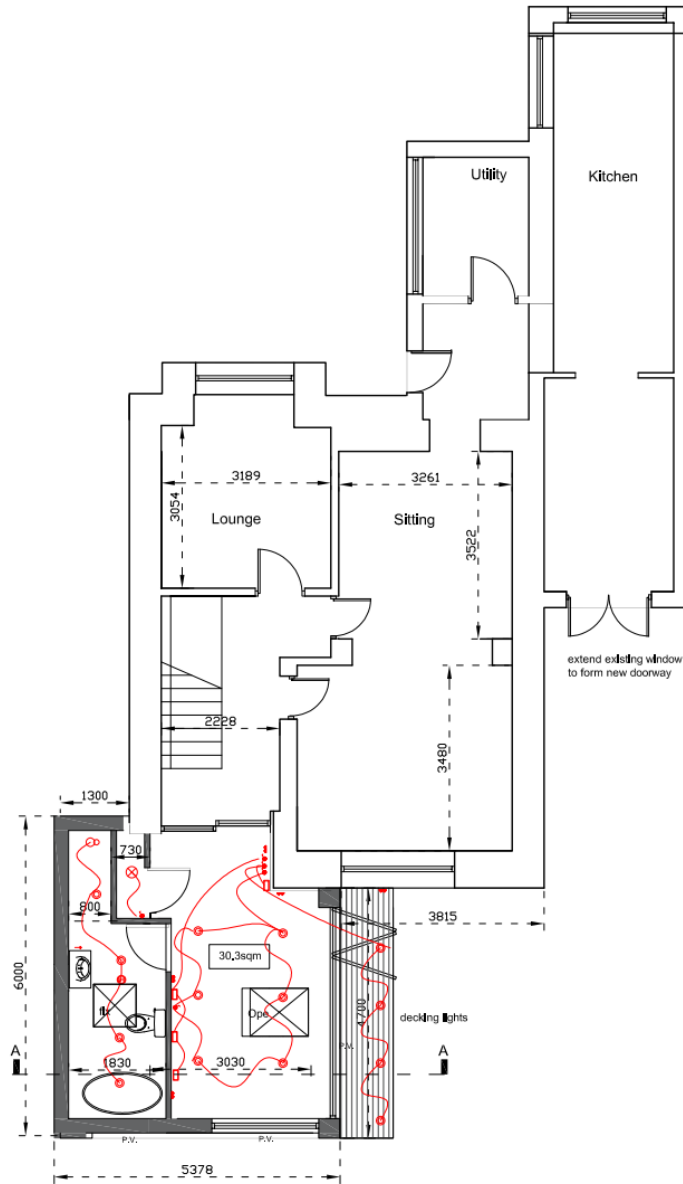
EXISTING WEST ELEVATION 1:100



GROUND FLOOR PLAN 1:100



# Ground floor plan



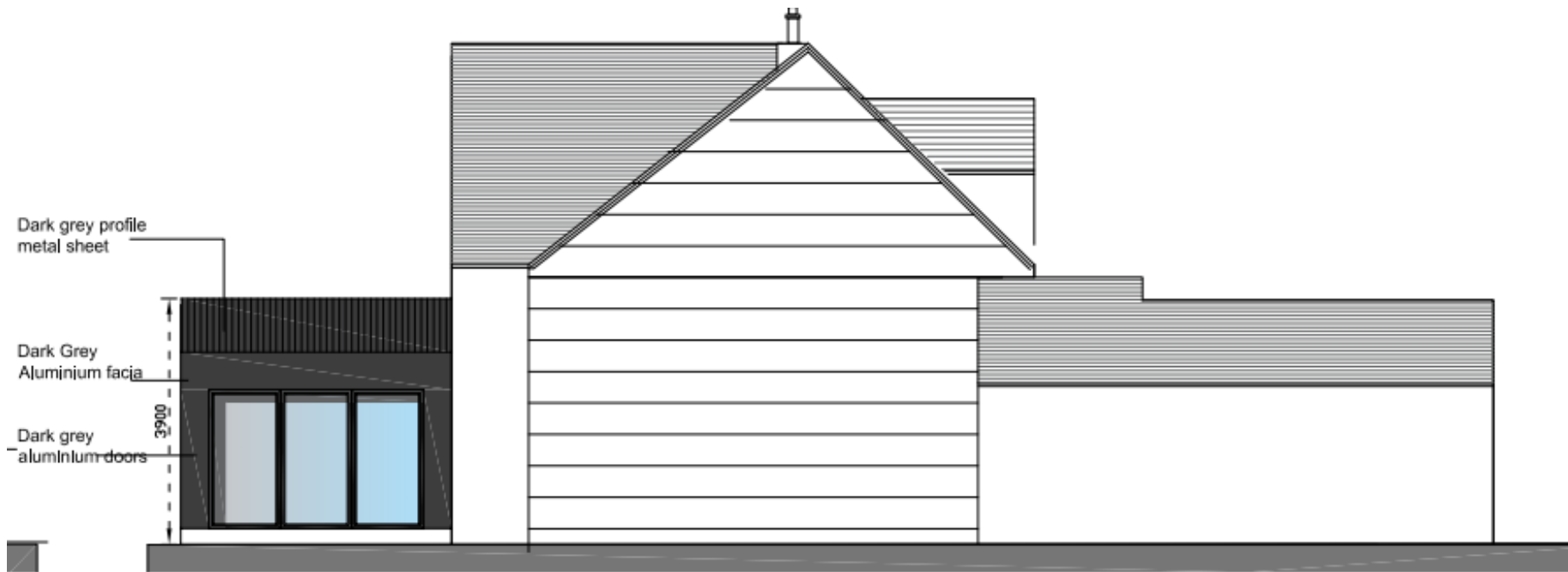
PROPOSED GF PLAN 1:100

# South Elevation: Proposed



PROPOSED SOUTH ELEVATION 1:100

# East Elevation: Proposed



PROPOSED EAST ELEVATION 1:100



# Side Elevation: Existing/Proposed



PROPOSED WEST ELEVATION 1:100

# North Elevation: Proposed



Dark grey profile metal sheet

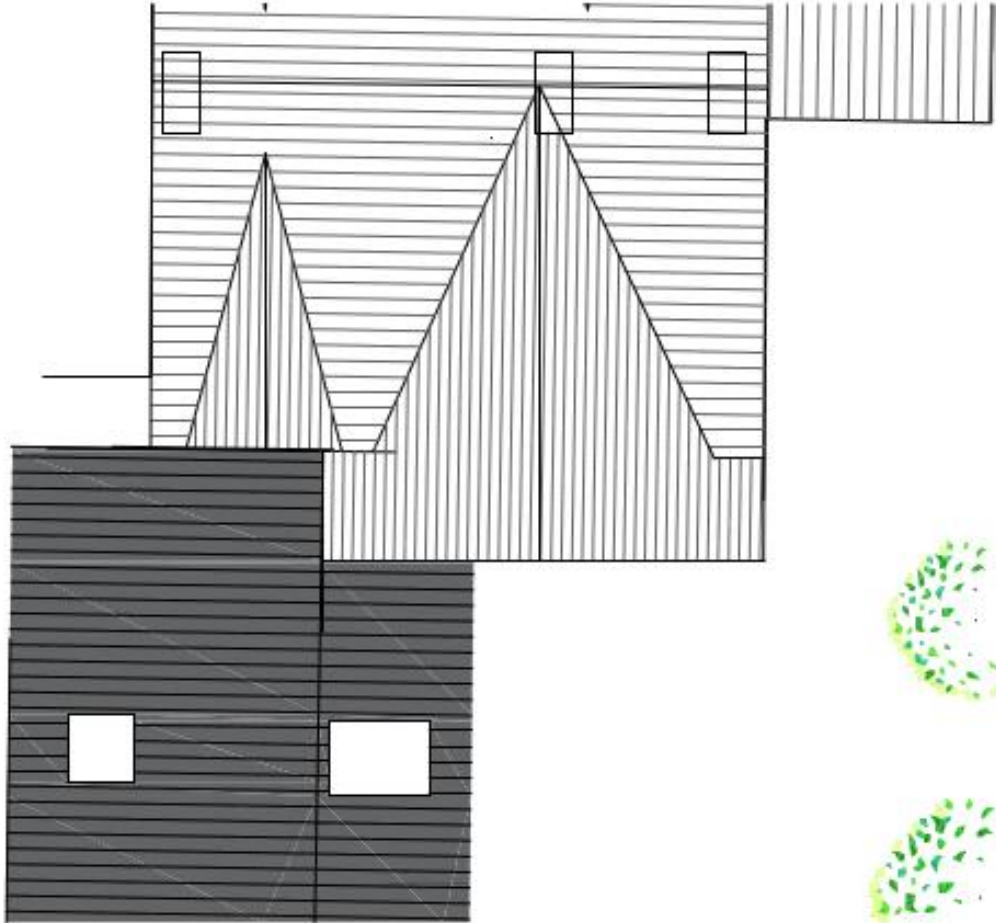
PROPOSED NORTH ELEVATION 1:100 - Unaltered



3D image 01 NTS



# Roof plan



PROPOSED ROOF PLAN 1:100

**Looking towards no. 13**



Looking towards no. 9





## Reasons for Refusal

The proposed extension would not be architecturally compatible in its design, scale and form with the original building by way of its substantial projection forward of the principal elevation of the dwelling. It would partially cover the primary gable on the principal elevation of the dwelling; and would not have roof pitches which would correspond with those of the principal elevation. As such, the proposed extension is considered to considerably detract from, and would have a dominating impact on the character and appearance of the original dwelling, in conflict with policies D1 and H1 of the ALDP and the Supplementary Guidance 'Householder Development Guide'.

In the context of the surrounding area, whereby the majority of the historic granite dwellings on this line of Marchbank Road retain their original form, the proposed extension would detract from the established character and the pattern of development in the surrounding area. The grant of planning permission could set an unwelcome precedent for similarly designed extensions to the front of the historic pink granite properties on Marchbank Road, many of which are readily visible, which would result in the loss of the original urban form and detract from the character of the surrounding area, in conflict with Policies D1 and H1 of the ALDP and the Supplementary Guidance 'Householder Development Guide'.

The proposed extension would conflict with policies D1 - Quality Placemaking by Design and H1 - Residential Areas of the adopted Aberdeen Local Development Plan 2017; Policy D1 - Quality Placemaking and H1 - Residential Areas of the proposed Aberdeen Local Development Plan 2020; and the Supplementary Guidance: 'The Householder Development Guide'. There are no material planning considerations that warrant the recommendation of approval in this instance.

# Applicant's Case for Review

- Site is not within a conservation area
- Property has dual frontage, relationship to Deeside Way and public visibility, not taken into account.
- Policies do not require extensions to replicate the host dwelling
- Policy D1 requires high quality design and materials, whilst the existing extensions are low quality, with different eaves levels, roof pitches, window proportions and finishes, none complement each other.
- Property is largely hidden from public view from Deeside Way
- Existing extension partially covers south elevation, as does the proposed.
- Assertion that design would detract from dwelling, is subjective
- Variety of styles and graduated building lines exist
- A precedent would not be created, each proposal on its merits. This is barely visible.



# 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?

# Householder Development Guide

## GENERAL

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)

## SG: Householder Dev't Guide – front extensions

- Only acceptable where they would not have negative impact on character and amenity
- Established building line should be respected.
- Should be compatible with original dwelling
- Modest porches should not incorporate additional rooms
- To incorporate substantial proportion of glazing



# 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

# 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?*

The proposal involves an extension on the principal elevation of the house which is not generally accepted by the Householder Development Guide SG. Do members consider that there is anything specific to the context here which would mitigate any adverse impact on character or visual amenity?

**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)