



LOCAL REVIEW BODY



210541/DPP– Review against refusal of planning permission for:

Erection of 2 storey extension to rear and replacement garage to side

97 Springfield Road, Aberdeen

Location Plan



Location – Aerial Photo



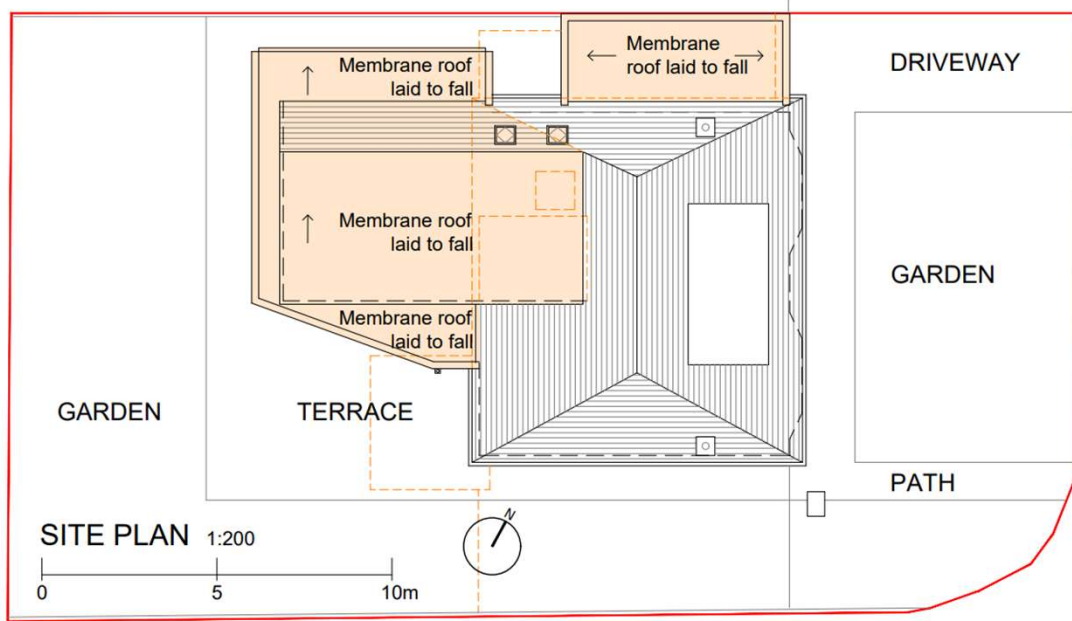
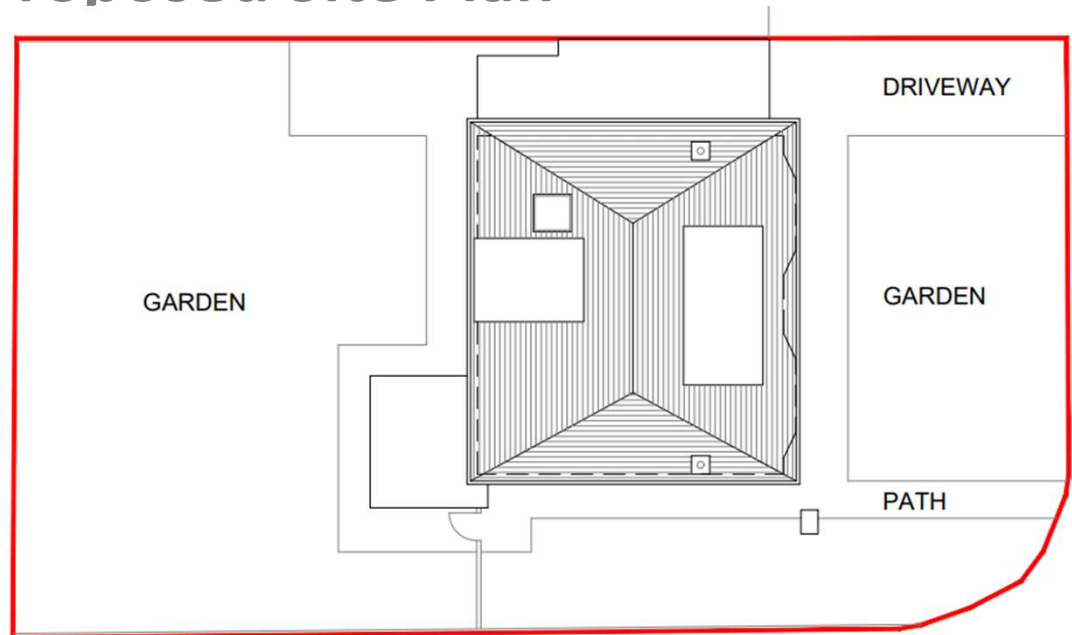
Street View image: Front (Oct 2020)



Street View image: Side (Oct 2020)



Existing and Proposed Site Plan








Existing and Proposed East (front) Elevation



EAST ELEVATION 1:100

EXTENSION FINISHES

- 
WALLS
 Timber/Timber effect cladding, dark grey
- 
 Render, white stone chip
- EXTENSION - PITCHED ROOF**
 Roof tiles to match existing
- EXTENSION - 'FLAT' ROOF**
 Roof Membrane, dark grey
- GARAGE ROOF**
 Roof membrane, dark grey
- 
SOFFITS/FASCIA
 Aluminium, dark grey
- 
WINDOWS / DOORS
 PVCu, dark grey
- 
RAINWATER GOODS
 PVCu, black

Existing and Proposed West (rear) Elevation



EXTENSION FINISHES

- WALLS**
 Timber/Timber effect cladding, dark grey

- Render, white stone chip

- EXTENSION - PITCHED ROOF**
 Roof tiles to match existing

- EXTENSION - 'FLAT' ROOF**
 Roof Membrane, dark grey

- GARAGE ROOF**
 Roof membrane, dark grey

- r/y — **SOFFITS/FASCIA**
 Aluminium, dark grey

- **WINDOWS / DOORS**
 PVCu, dark grey

- - - **RAINWATER GOODS**
 PVCu, black

Existing and Proposed South (side) Elevation



EXTENSION FINISHES

WALLS
 Timber/Timber effect cladding, dark grey

Render, white stone chip

EXTENSION - PITCHED ROOF
 Roof tiles to match existing

EXTENSION - 'FLAT' ROOF
 Roof Membrane, dark grey

GARAGE ROOF
 Roof membrane, dark grey

SOFFITS/FASCIA
 Aluminium, dark grey

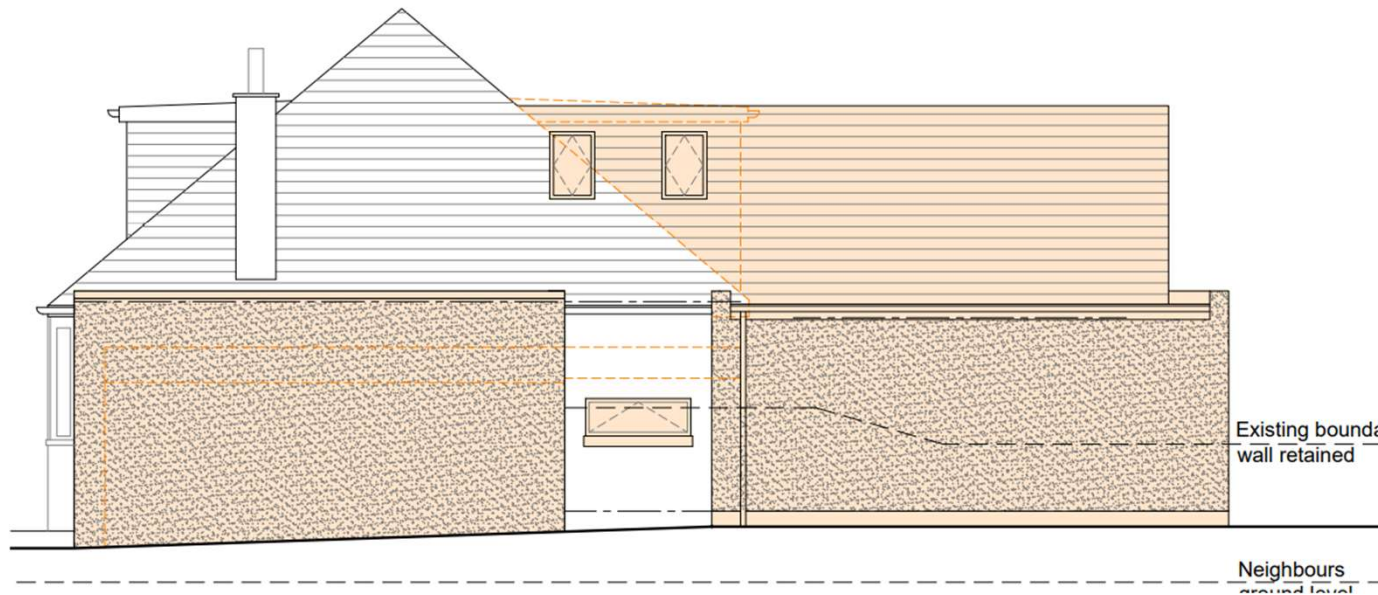
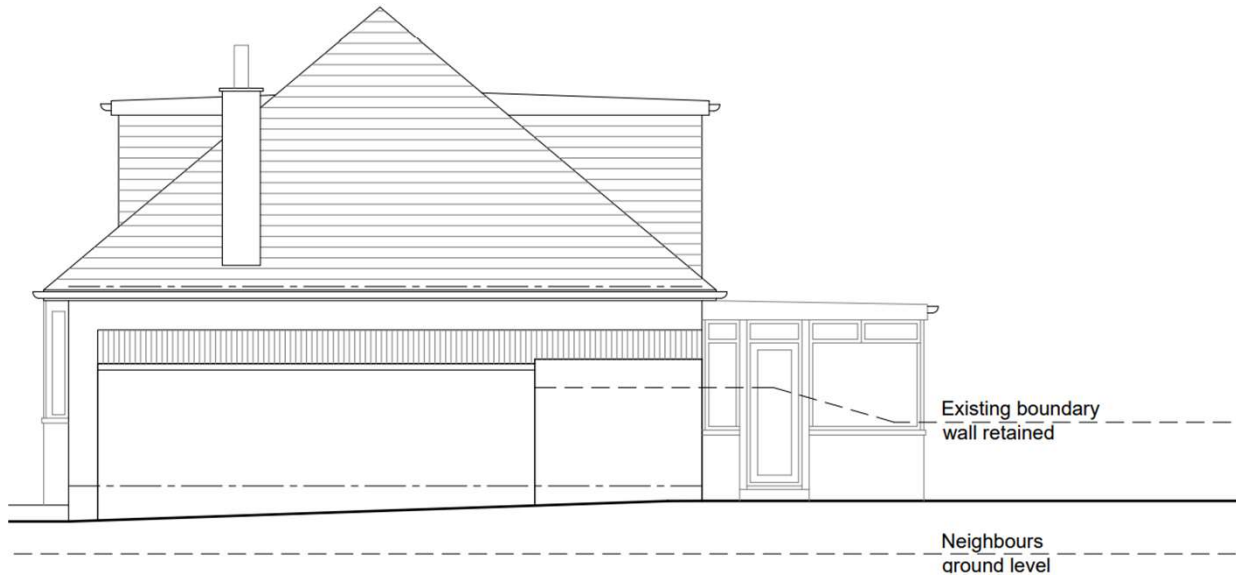
WINDOWS / DOORS
 PVCu, dark grey

RAINWATER GOODS
 PVCu, black



All dimension:
 Contract
 Drawn

Existing and Proposed North (side) Elevation



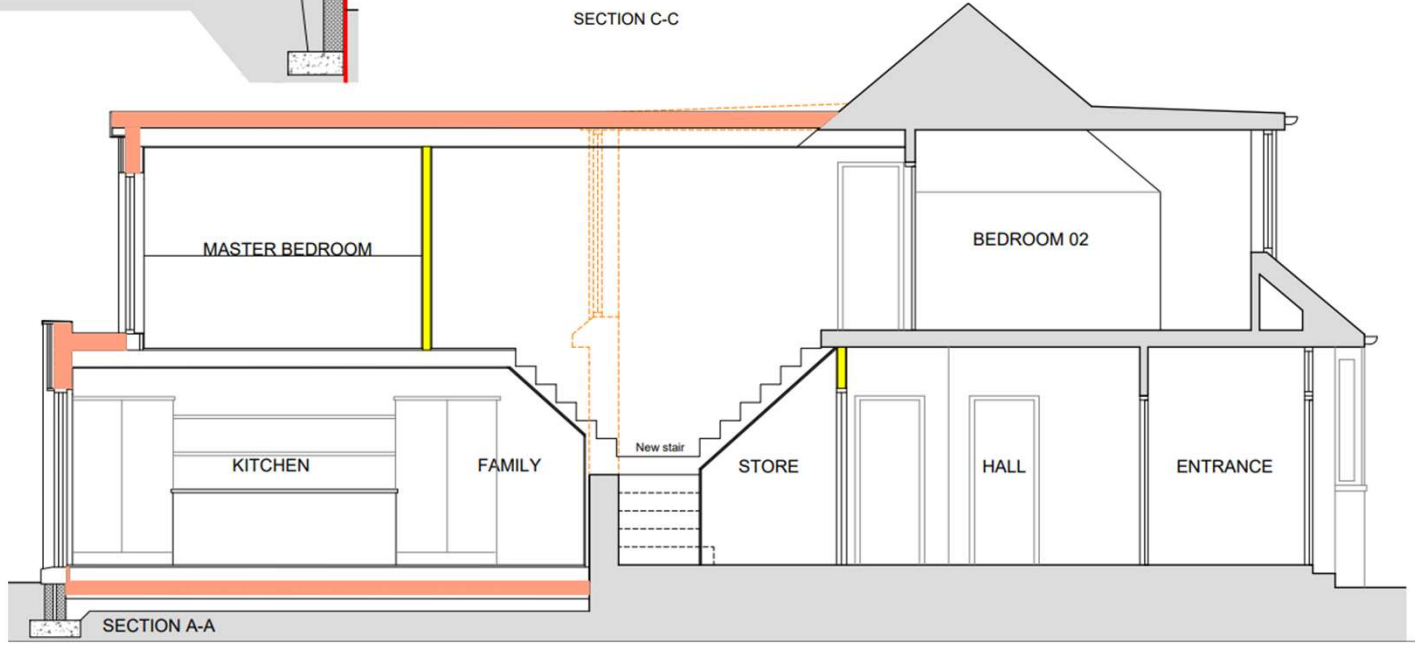
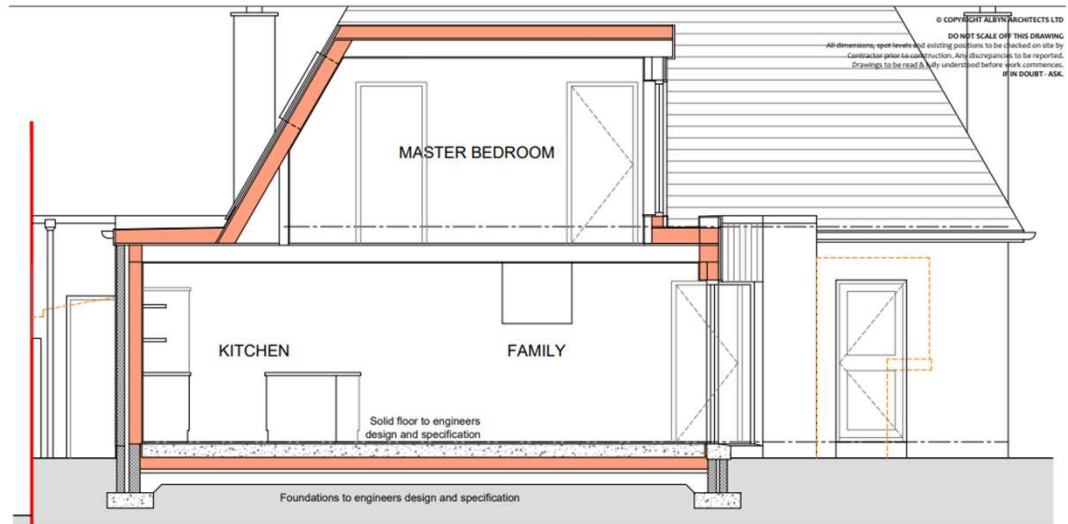
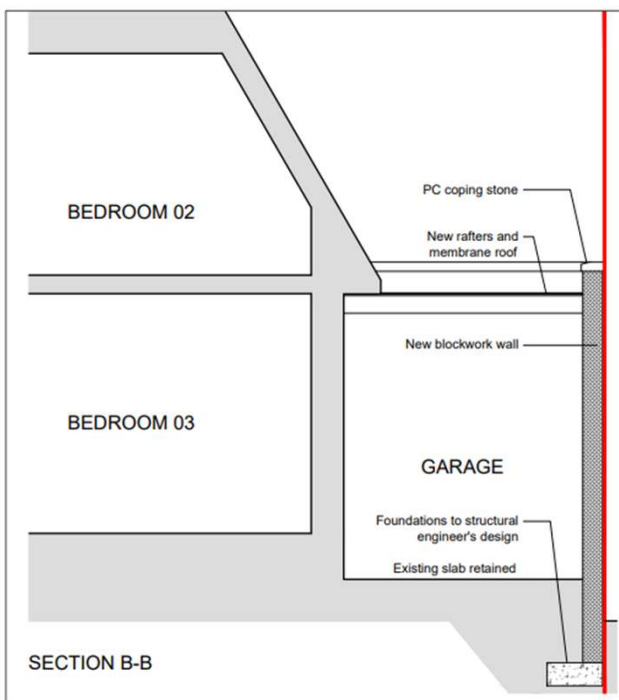
EXTENSION FINISHES

- WALLS**
 Timber/Timber effect cladding, dark grey
- Render, white stone chip
- EXTENSION - PITCHED ROOF**
 Roof tiles to match existing
- EXTENSION - 'FLAT' ROOF**
 Roof Membrane, dark grey
- GARAGE ROOF**
 Roof membrane, dark grey
- SOFFITS/FASCIA**
 Aluminium, dark grey
- WINDOWS / DOORS**
 PVCu, dark grey
- RAINWATER GOODS**
 PVCu, black

Existing boundary wall retained

Neighbours ground level

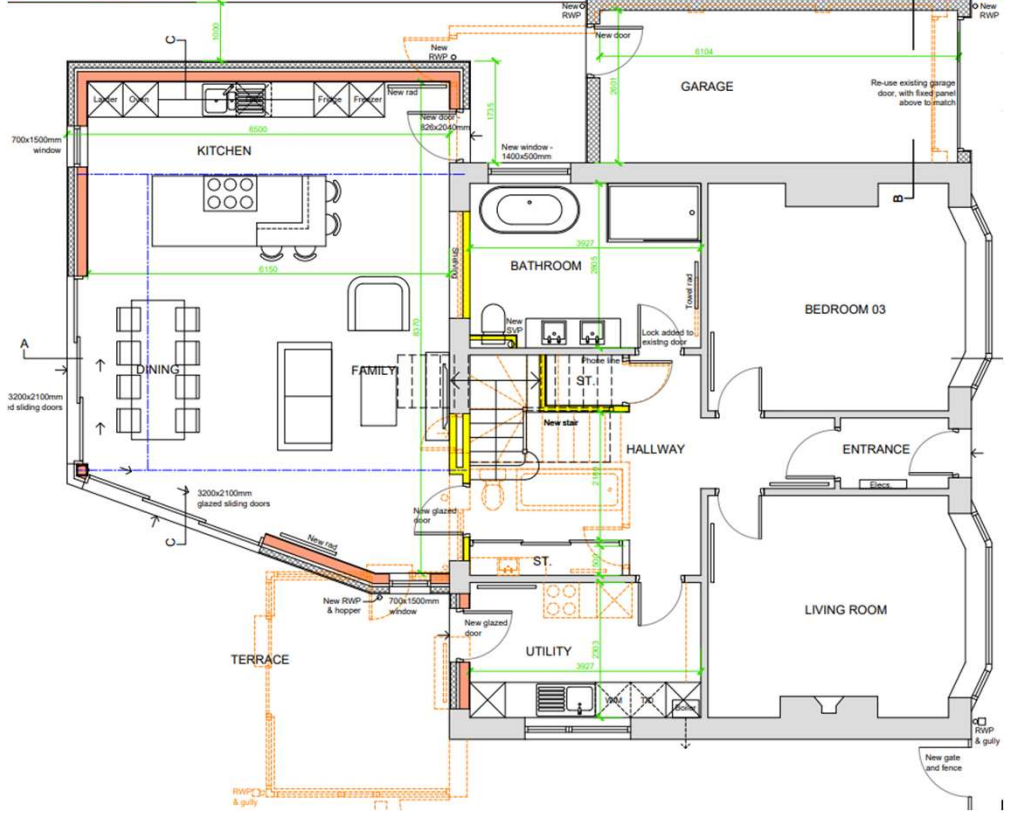
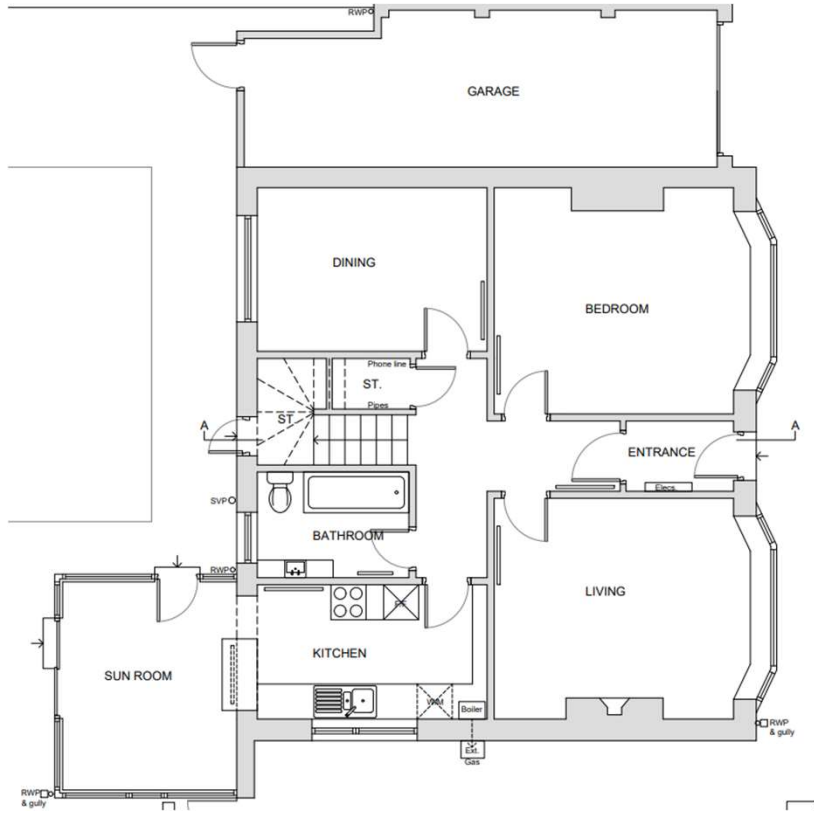
Sections



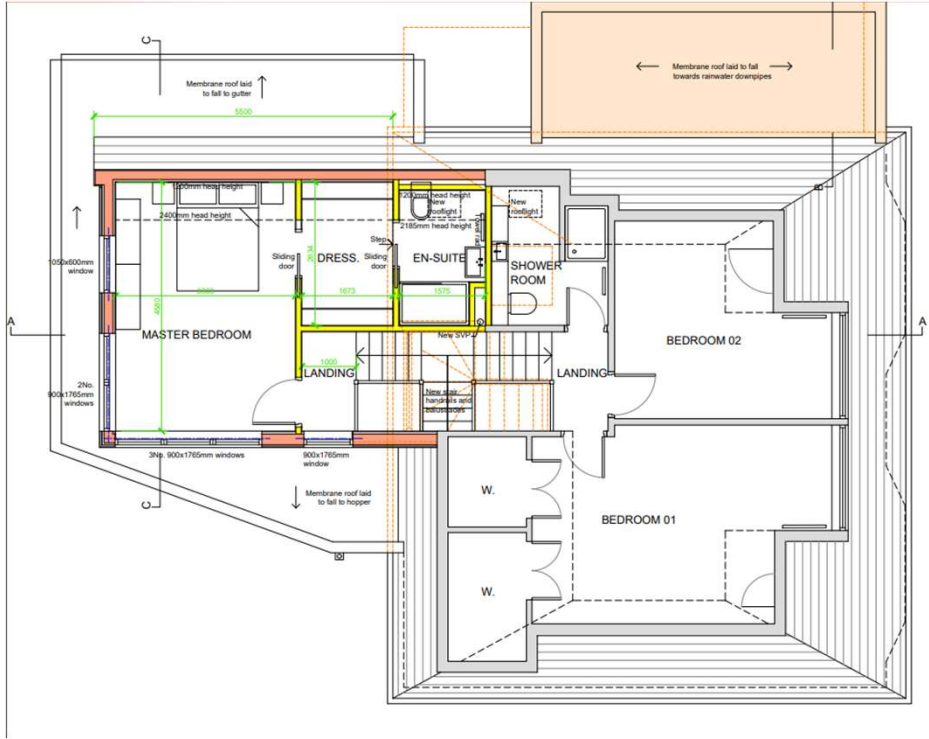
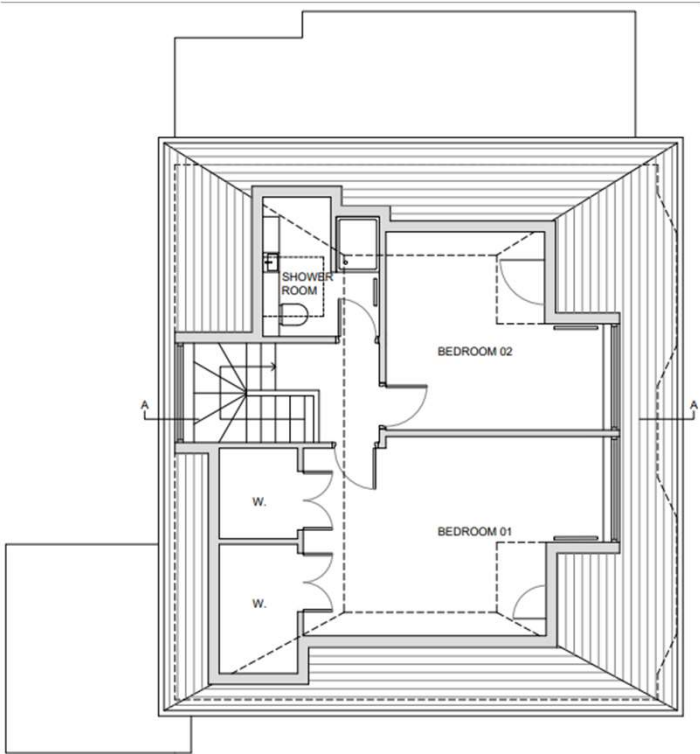
3D Visualisations



Existing & Proposed Ground Floor



Existing & Proposed First Floor



Reasons for Refusal

- By way of its two storey flat roofed form, unbalanced asymmetric design, projection to the rear, and extensive glazing at the upper level, the proposed rear extension would not be architecturally compatible in design and scale with the symmetrical 1½ storey hipped roofed form of the original dwelling or its wider context
- Prominent location, readily visible from Springfield Gardens and Springfield Road, is such that the proposed extension would adversely affect the character and visual amenity of the surrounding area.
- Proposed single storey garage extension would uncomfortably rise above the eaves of the original dwelling which would have an unbalanced appearance on the principal elevation
- The proposal could set a precedent for similar proposals
- Conflict with Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the ALDP, as well as relevant Householder Development Guide SG; and equivalent policies in emerging Proposed ALDP 2020.
- No material planning considerations that warrant approval in this instance.

Applicant's Case

- Extension has been designed to maximise useable 1st floor space whilst avoiding overlooking of neighbouring properties;
- Appearance from neighbouring property at 99 Springfield Rd would be that of a 'traditional' extension
- Roof of extension is no higher than the existing dormer window and leaves a substantial area of the roof untouched
- This proposal is very similar to a scheme approved at 52 Westholme Avenue (ref 191451)
- Also highlights another example of modern design at 68 Springfield Road (ref 120661)
- Advises that the garage design replicates that of a replacement garage directly opposite (58 Springfield Rd – ref 150431)
- Dismisses notion of precedent, advising that this proposal relates to a unique corner plot and its specific circumstances.
- Highlights lack of objection from any neighbours

Applicant's Case



Figure 02. Showing approved elevation at No.52 Wesholme Avenue

Applicant's Case



Figure 03. Modern house at 68 Springfield Road

Applicant's Case



Figure 04. Showing approved elevation at No. 58 Springfield Road.



Figure 05. Showing refused elevation at No. 97 Springfield Road



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)



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





SG: Householder Development Guide

- Extensions should be architecturally compatible with original house and surrounding area (design, scale etc)
- Should not '*dominate or overwhelm*' original house. Should remain visually subservient.
- Extensions 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'



SG: Householder Development Guide

- The built footprint of a dwelling house as extended should not exceed twice that of the original dwelling.
- No more than 50% of the front or rear curtilage shall be covered by development.
- On properties of 2 or more storeys, two storey extensions will generally be possible, subject to the considerations set out in the ‘General Principles’.



SG: Transport and Accessibility

- Sets out car parking standards, along with minimum dimensions for standard spaces
- Garages should have a minimum internal size of 5.7m by 2.7m
- Entry to garage should be at least 2.25m wide and 1.98m high



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, also tied to policy H1?

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? 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)