

LOCAL REVIEW BODY

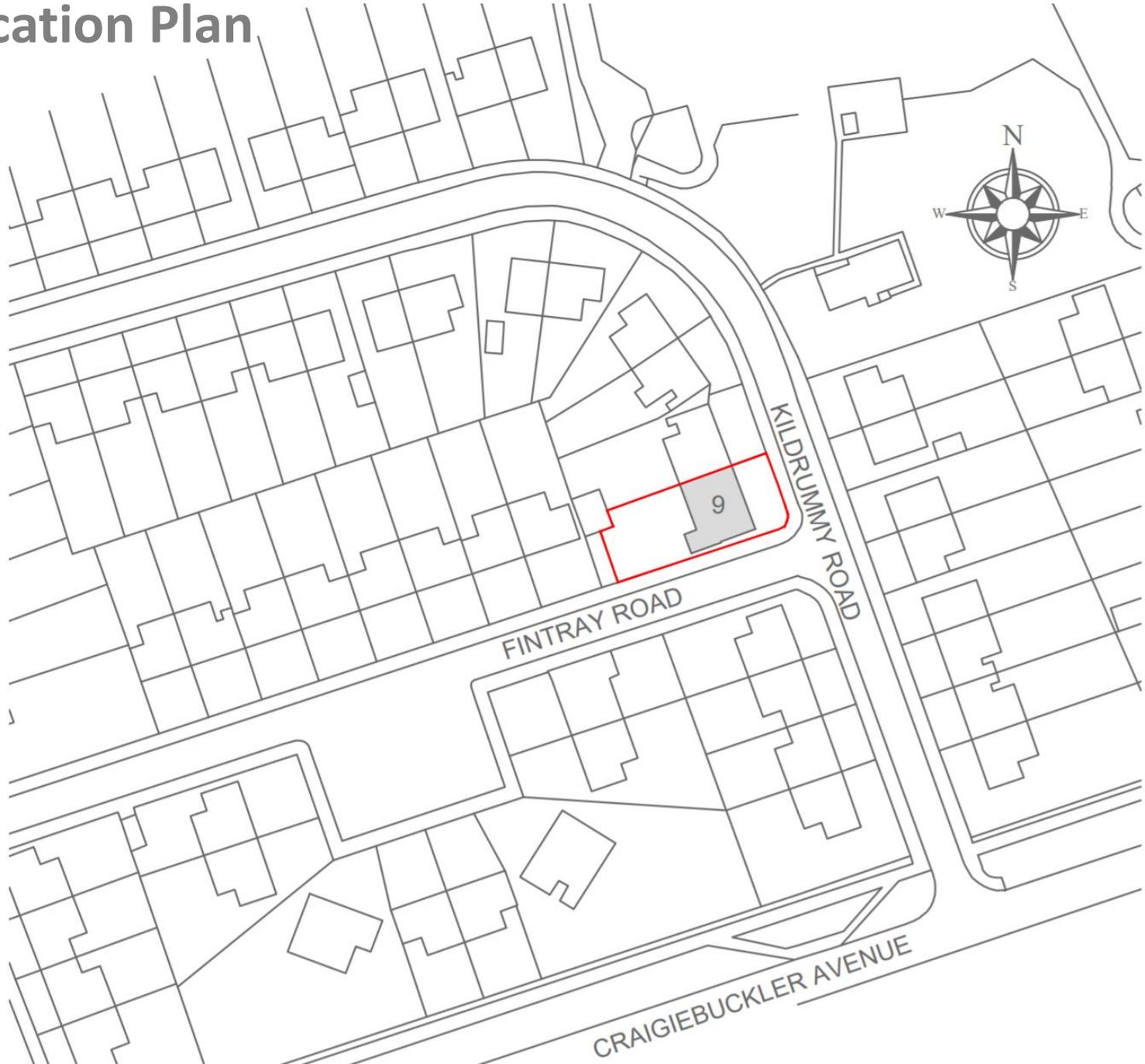


210477/DPP– Review against refusal of planning permission for:

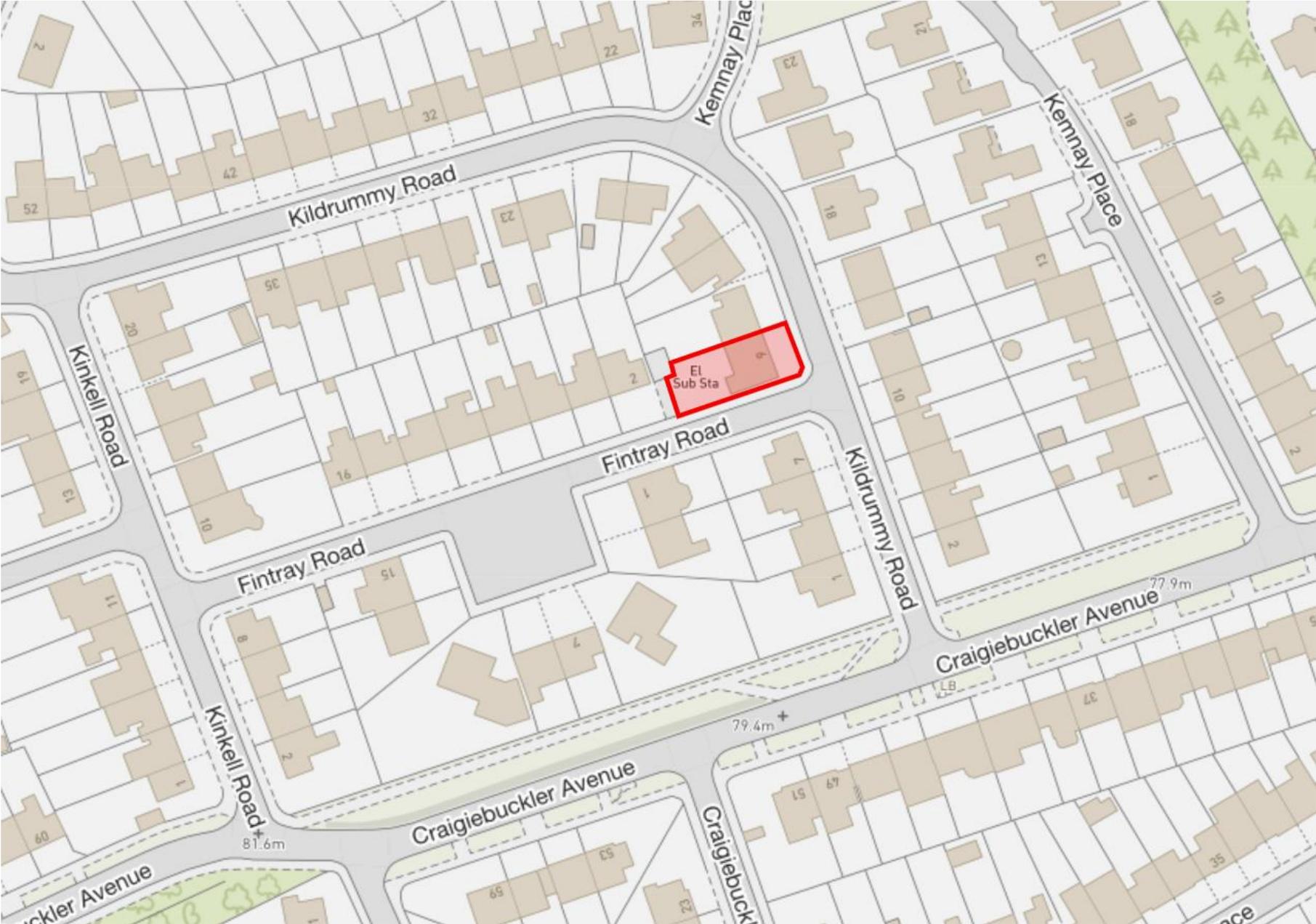
Erection of 2 storey side extension with integral garage and alterations to boundary wall and rear extension roof

9 Kildrummy Road, Aberdeen

Location Plan



Location - GIS



Location – Aerial Photo



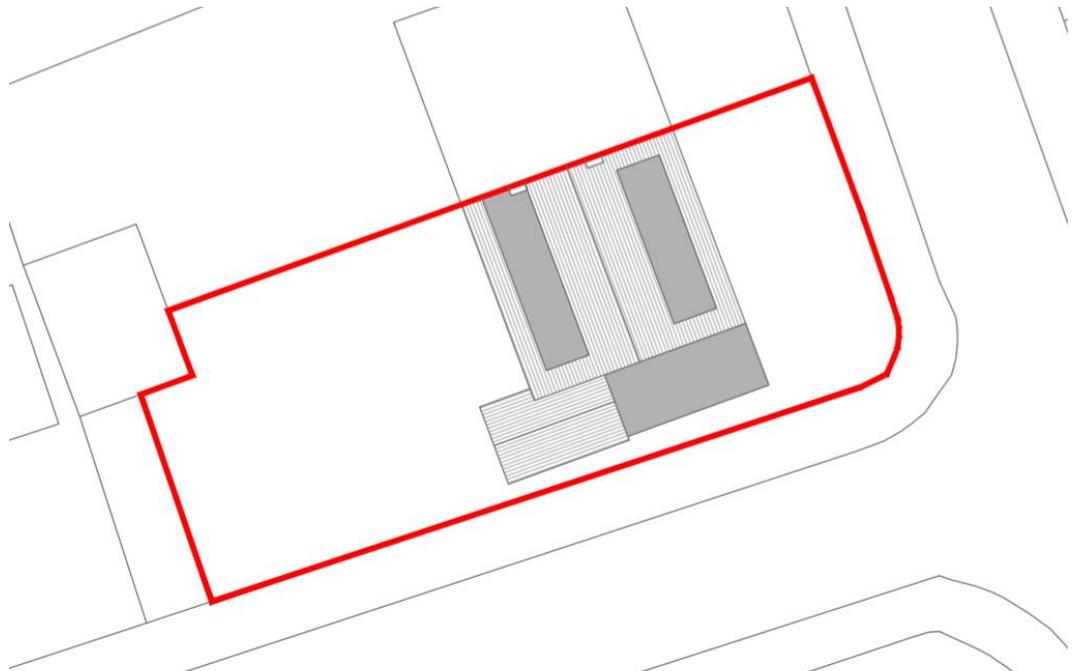
Photos



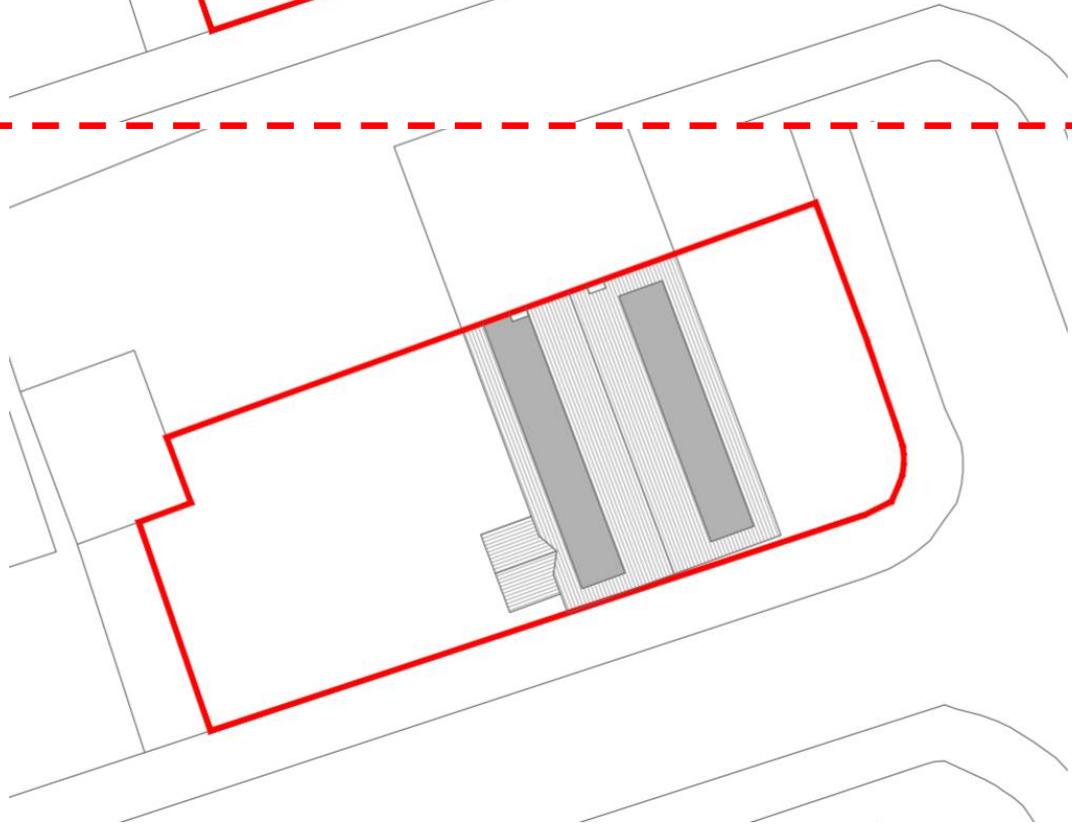
Photos



Existing



Proposed



East (front) Elevation

EXISTING



PROPOSED



West (rear) Elevation



EXISTING



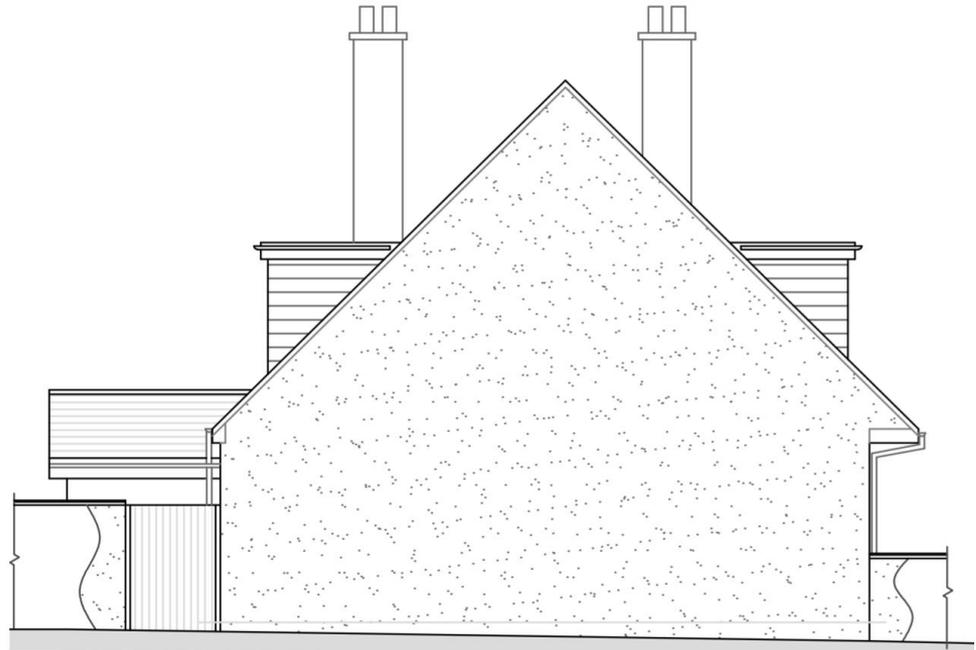
PROPOSED

South (side) Elevation

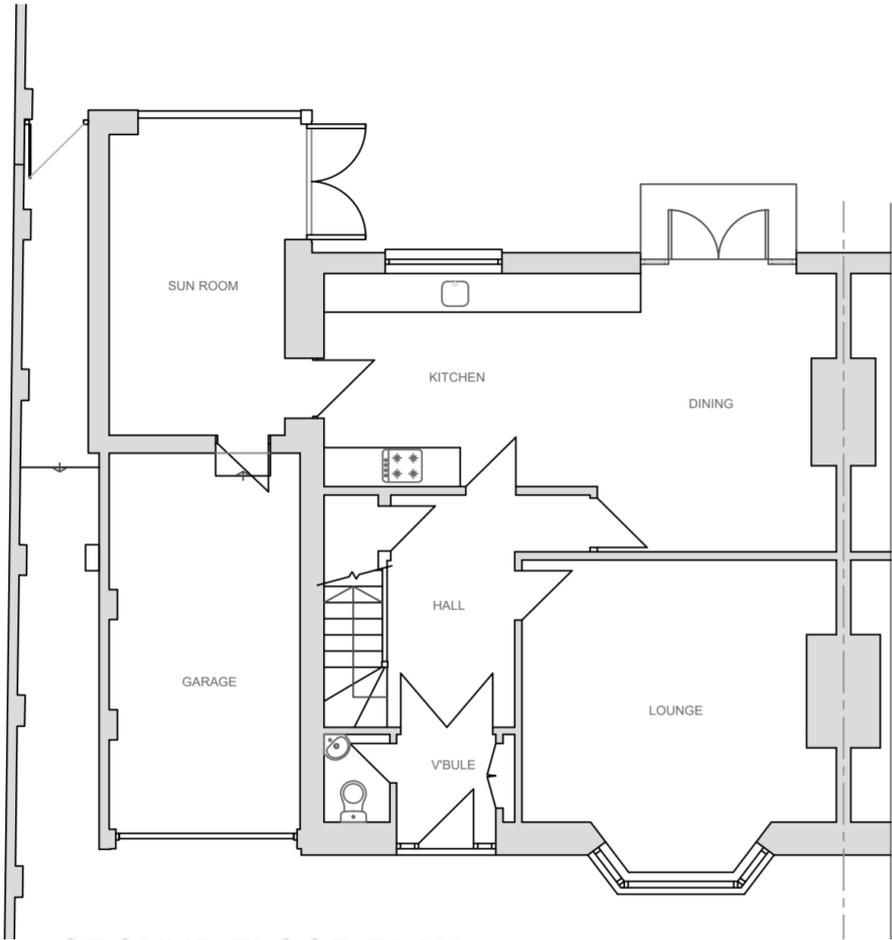
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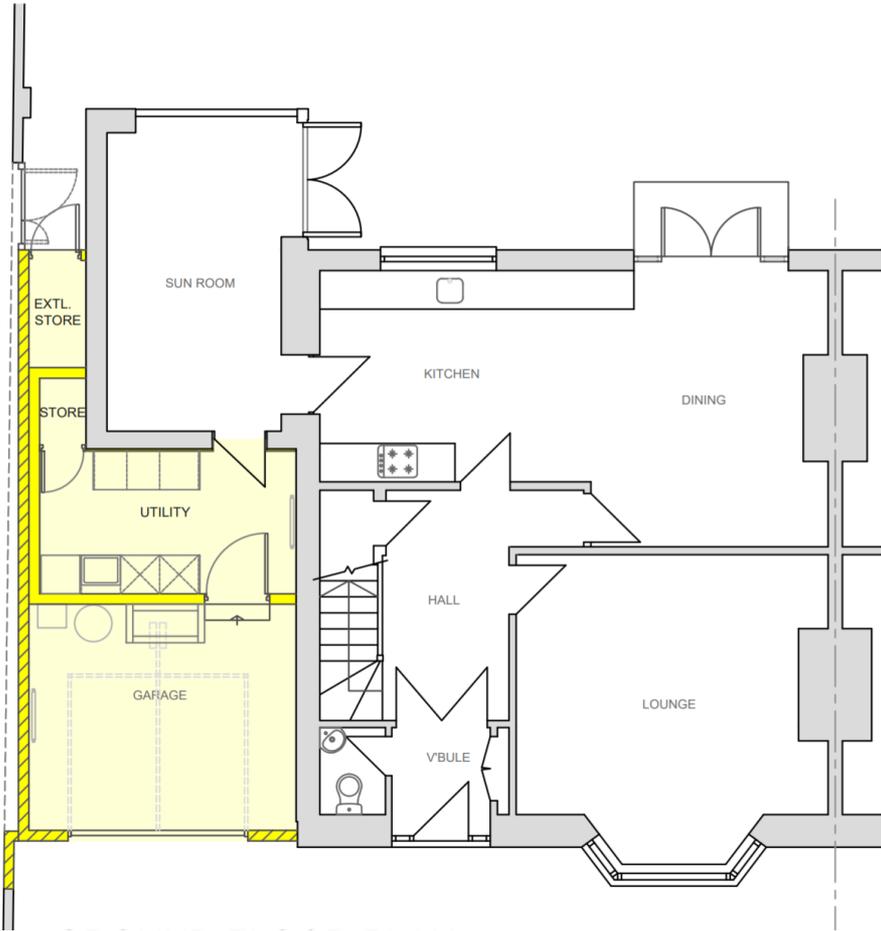
PROPOSED



Ground Floor

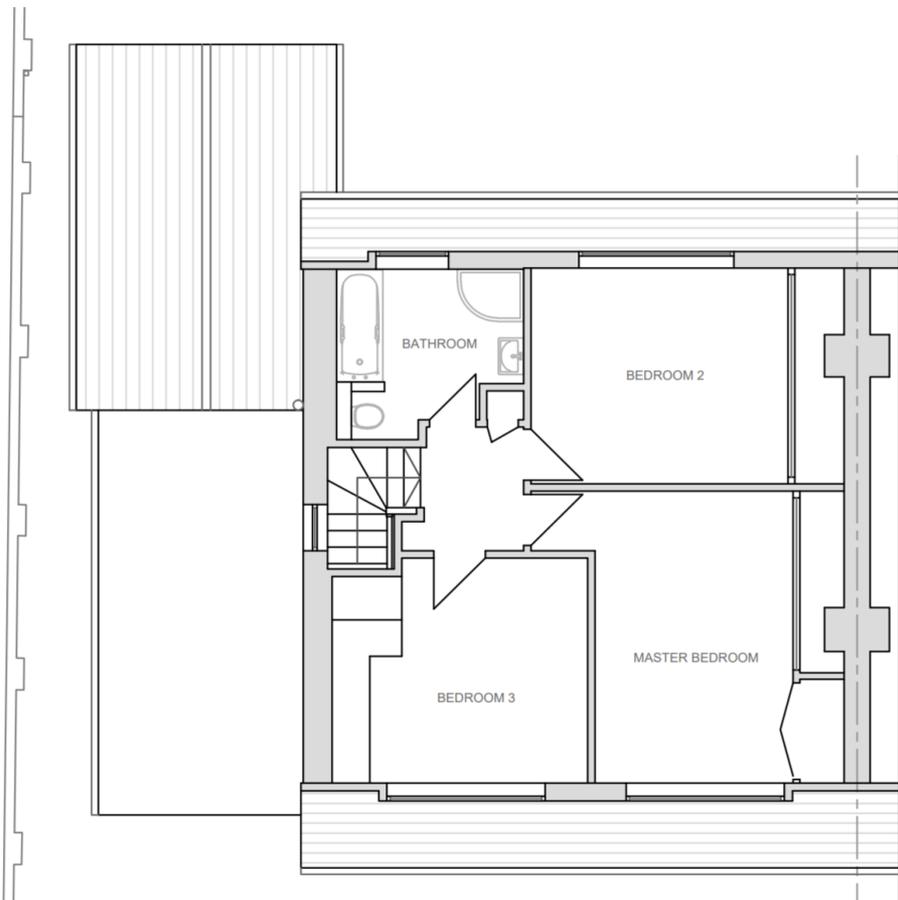


EXISTING

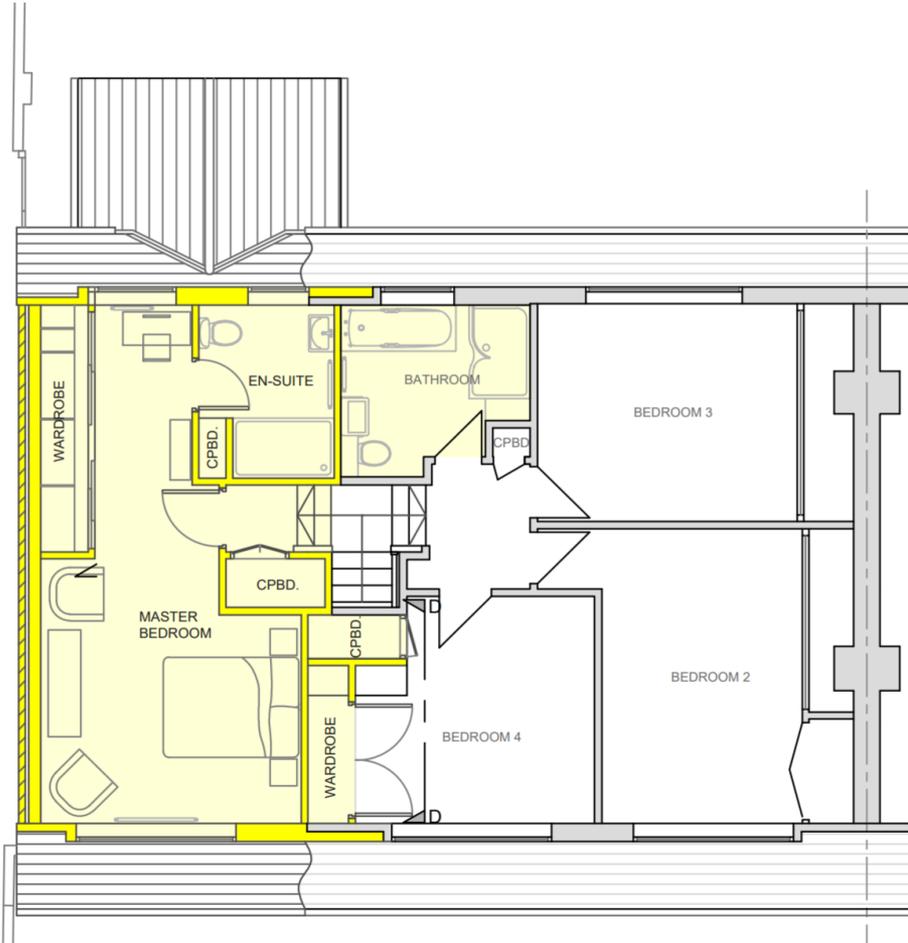


PROPOSED

Existing & Proposed First Floor



EXISTING



PROPOSED

Reasons for Refusal

- The proposed extension, due to its massing and location - extending entirely to the southern boundary of the site where it meets the public footpath - would create an oppressive, dominating structure, as a result of site specific characteristics, which would be to the detriment of the character and visual amenity of the surrounding area.
- The proposal has not been designed with due consideration for its context, having an unacceptable impact on the visual amenity of the area and thus, fails to accord with Policies D1 (Quality Placemaking by Design) and H1 (Residential Areas) of the Aberdeen Local Development Plan; its associated Supplementary Guidance: 'Householder Development Guide'; and Policies D1, D2 and H1 of the Proposed Aberdeen Local Development Plan.
- There are no material planning considerations that would warrant approval of permission in this instance.

Applicant's Case

- Highlights the positive elements of the proposal identified in officer's report – including: size and design of the extension; developed extent of the plot; design of dormer windows/roof extension; and amenity/privacy/light impact on neighbours;
- Concludes that corner plot location and relationship with wider context are the basis for refusal. Suggests that the scale of its impact is over-stated within the officer assessment;
- Advises that amendments suggested by case officer would significantly compromise the additional accommodation and queries whether this would be materially different in terms of its relationship with the street;
- Provides a detailed review of the proposal against the relevant ALDP policies;
- Provides numerous examples of existing properties which have been extended to directly abut the public footway/road, as well as traditional properties constructed in this manner;
- Includes a statement of the applicants' personal circumstances and motivations behind the proposal;
- Sets out the reasons why the applicant considers that the proposal does in fact comply with the relevant policies of the ALDP and is supported by similar examples locally;



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'.

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)