

LOCAL REVIEW BODY

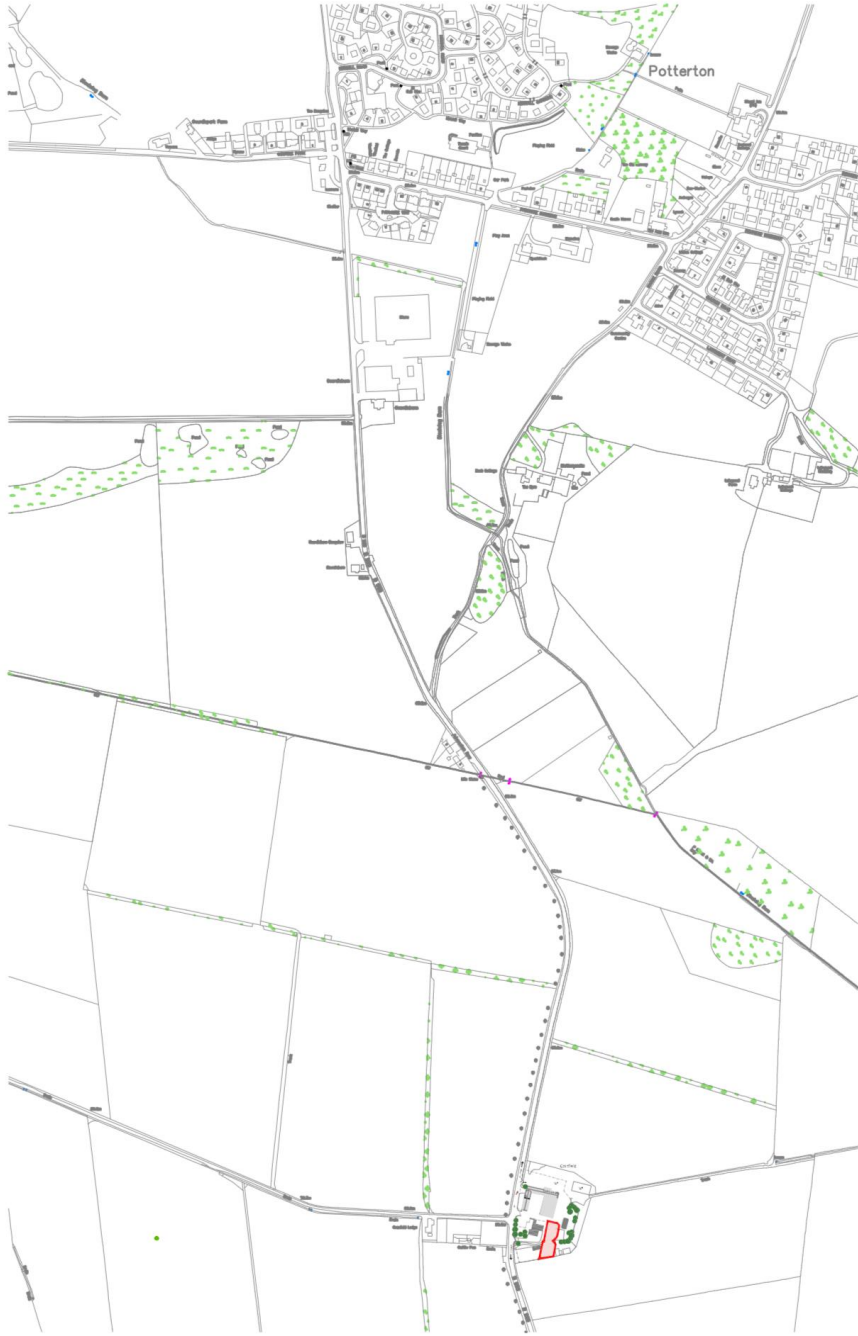


210628/DPP– Review against refusal of planning permission for:

Erection of double domestic garage to front

6 Cranfield Farm, Aberdeen

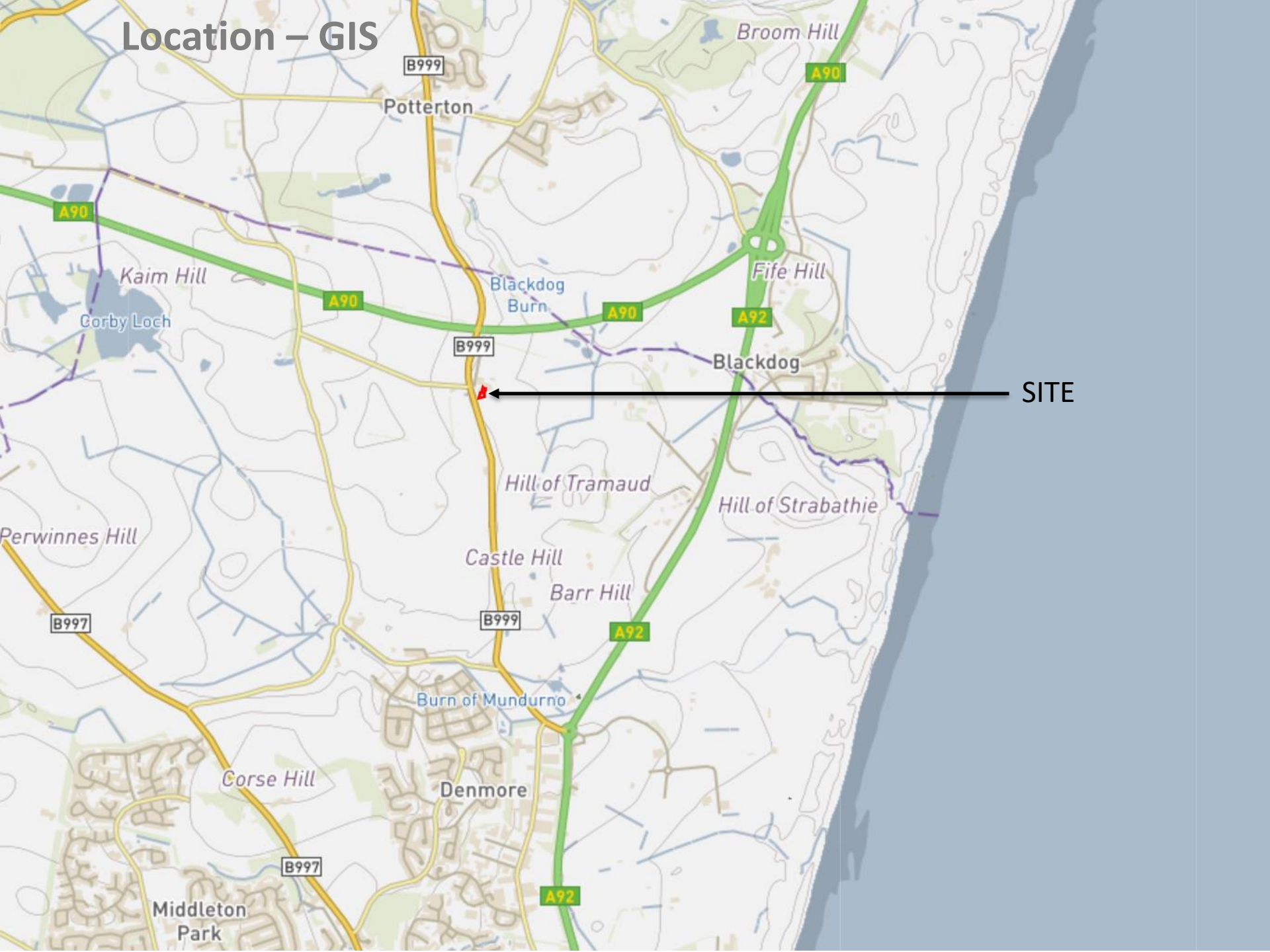
Location Plan



Existing Site



Location – GIS



Location – GIS

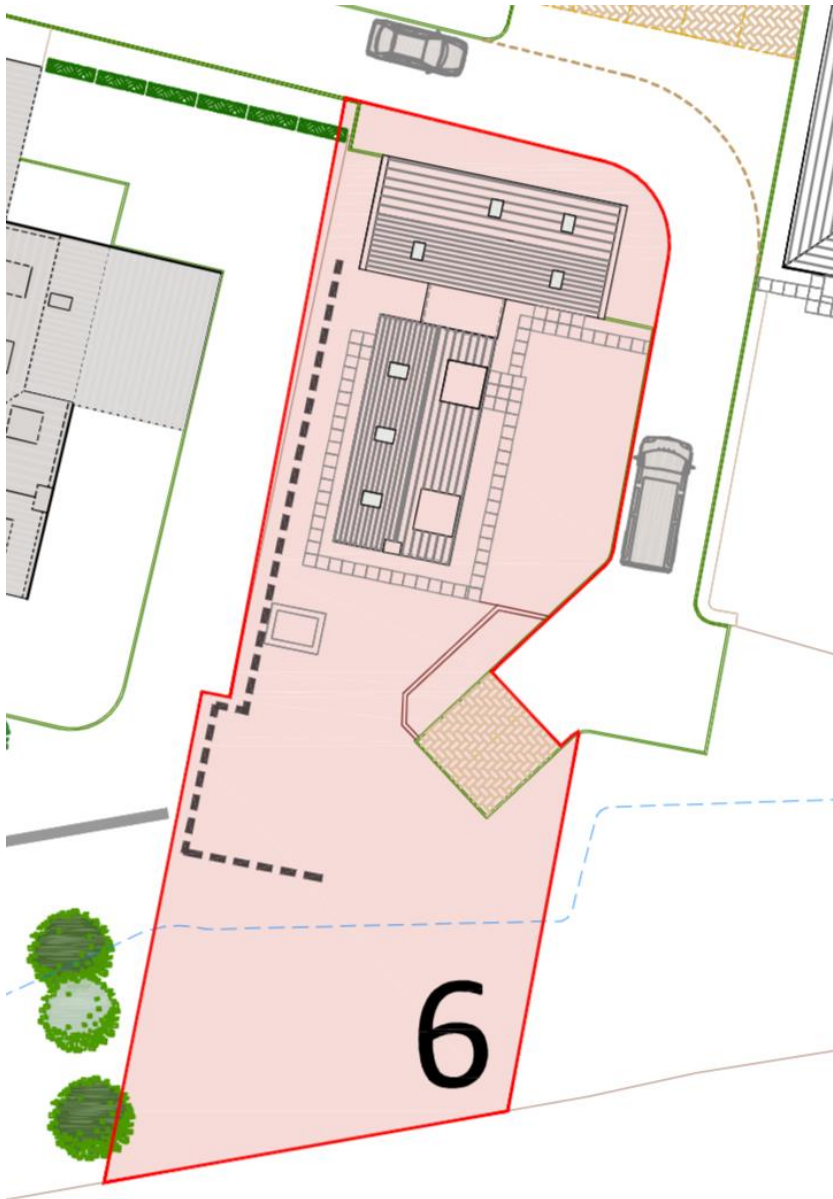


Location – Aerial Photo

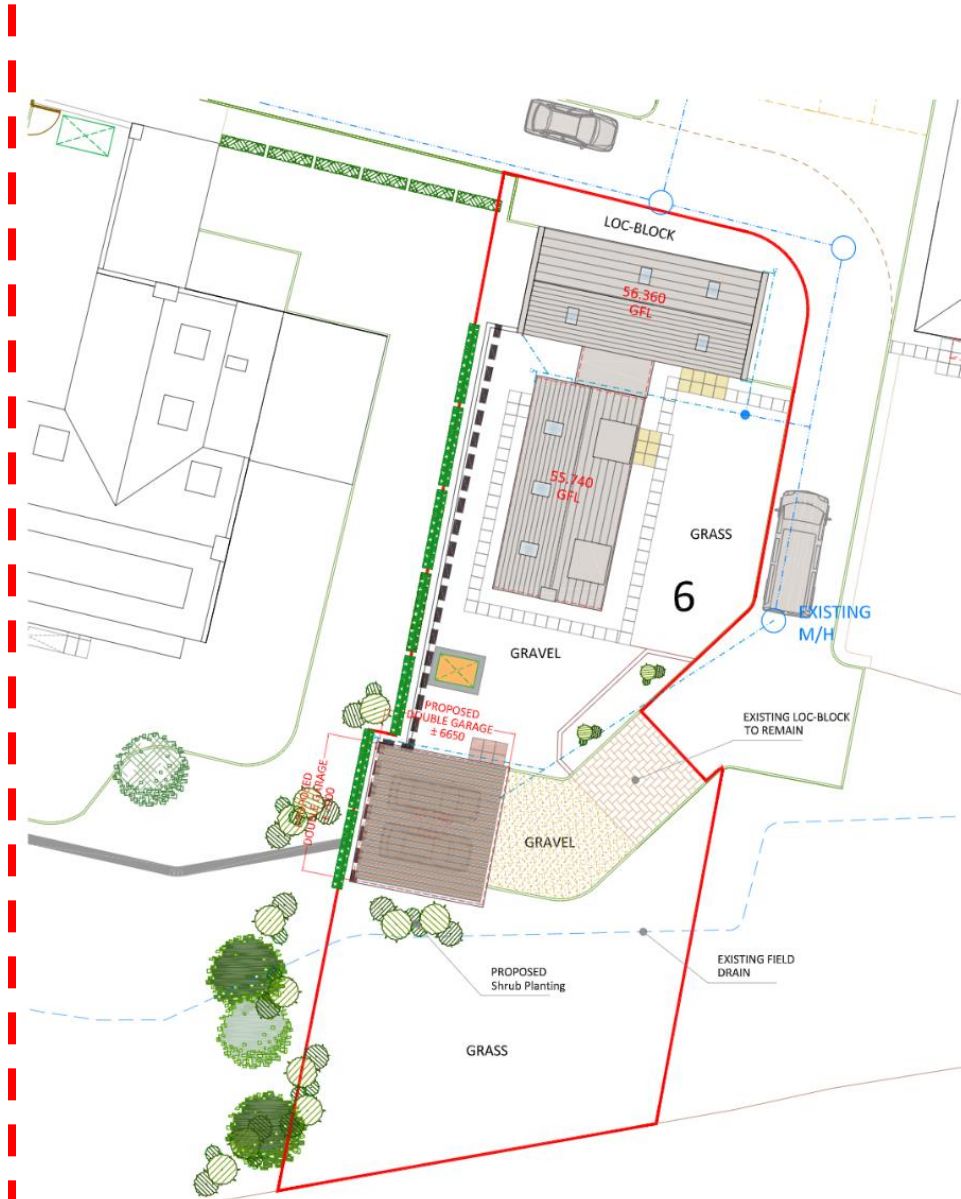


SITE

Site Plan



EXISTING



PROPOSED

Photo – looking north towards site from B999



SITE

Photo – looking north towards site

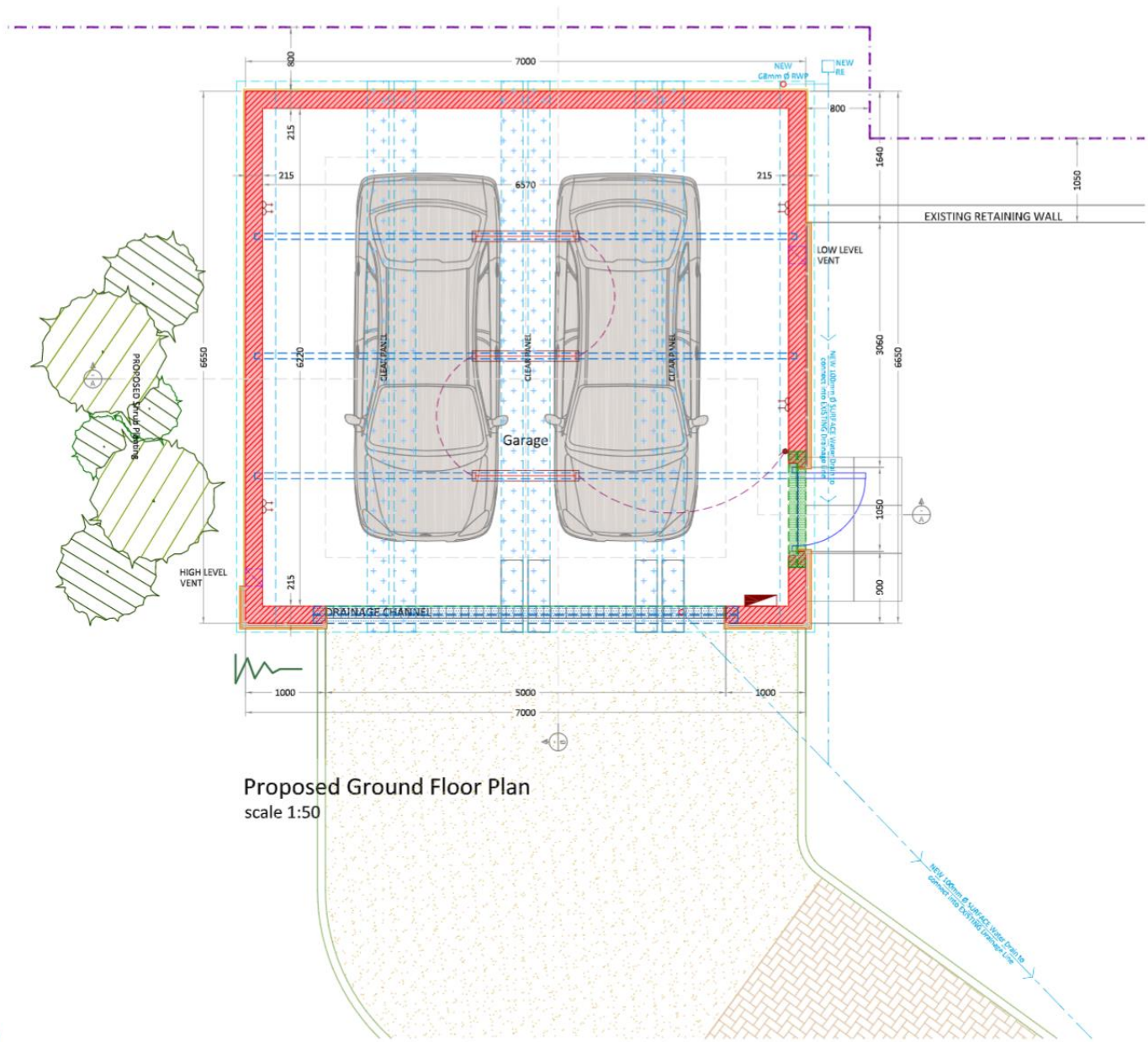


VIEW LOOKING AT 6 CRANFIELD STEADING FROM BOUNDARY LINE OF CRANFIELD FARMHOUSE

Photo – illustrating retaining wall and levels

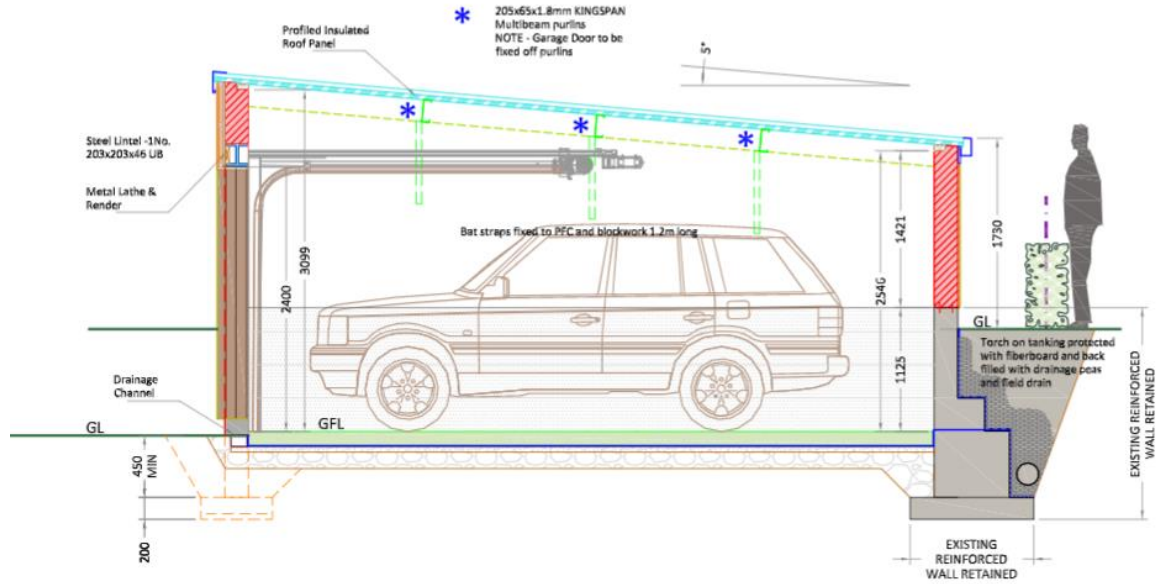


Proposed Ground Floor Plan

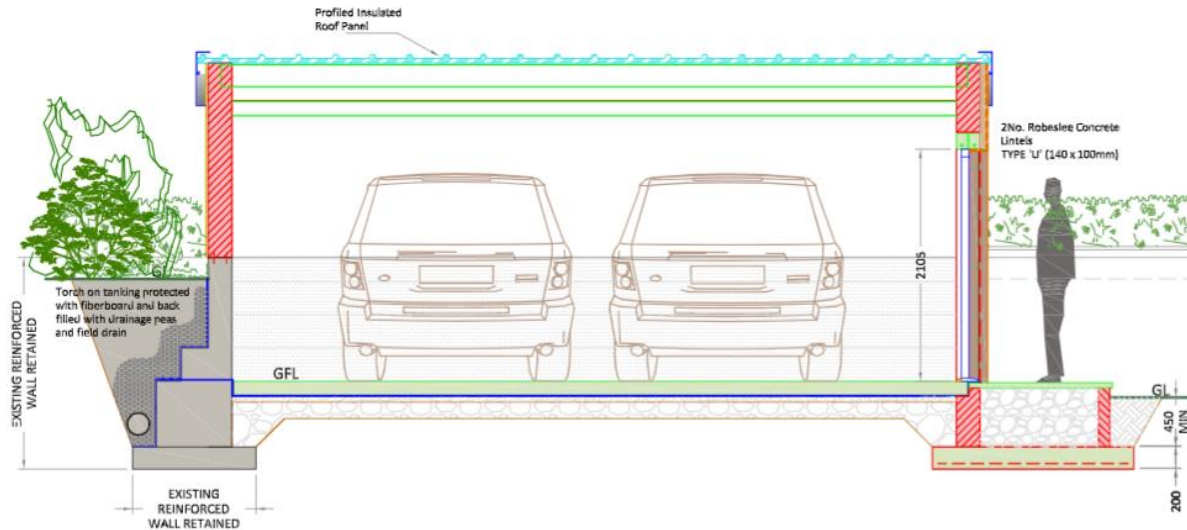


Proposed Ground Floor Plan
scale 1:50

Proposed Sections

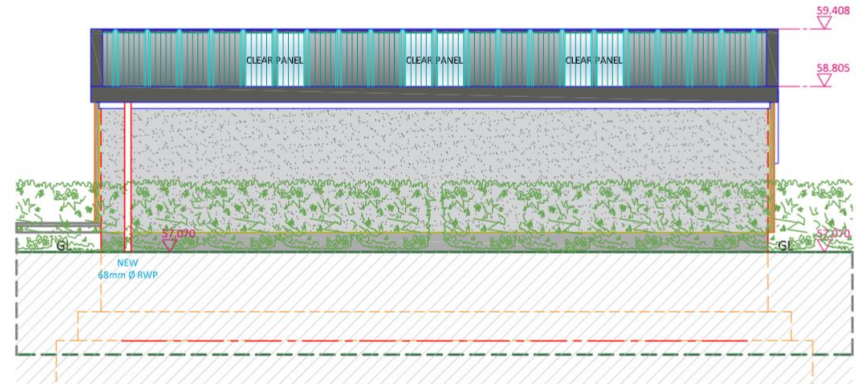
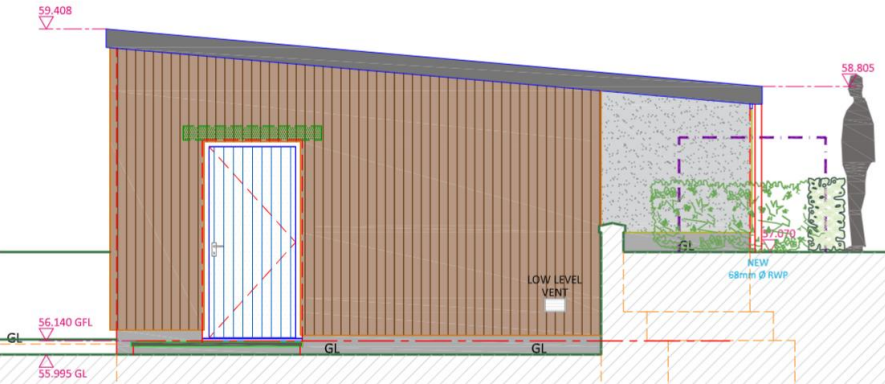
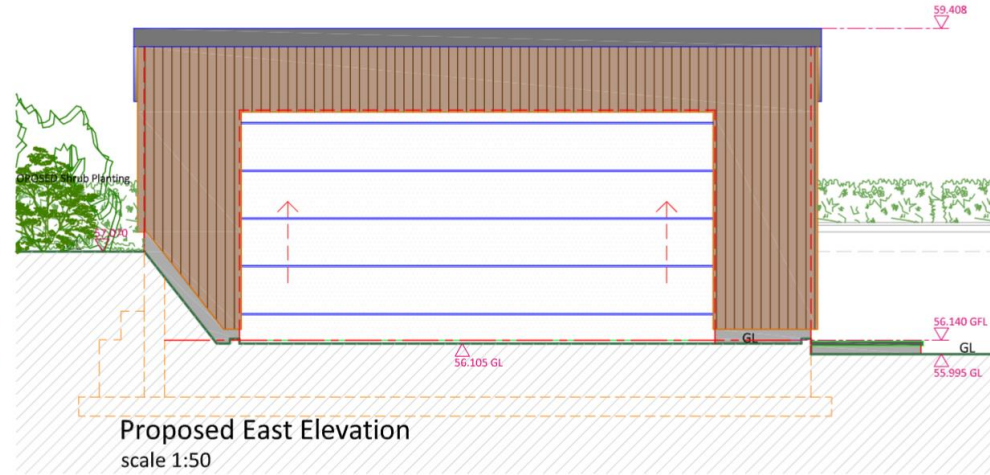
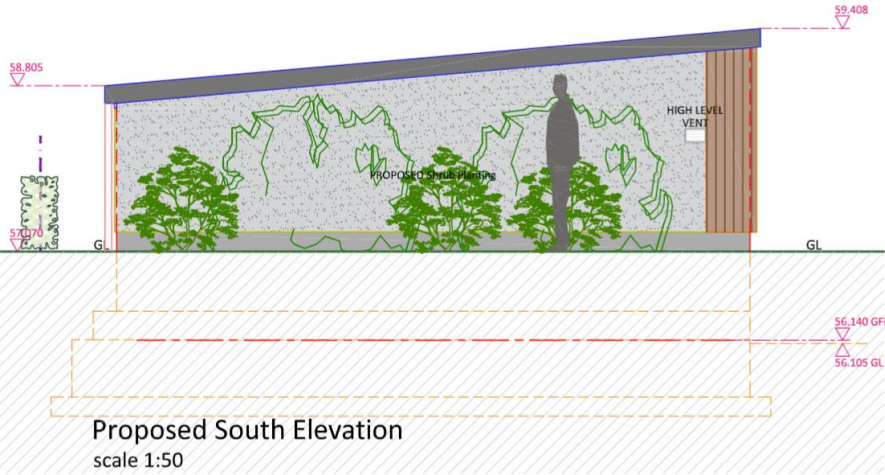


Proposed Section A-A
scale 1:50



Proposed Section B-B
scale 1:50

Proposed Elevations



FINISHES:

ROOF:
INSULATED PROFILE ROOF PANEL, ANTHRACITE GREY RAL 7016

DRAINAGE:
110mm Ø HALF ROUND PVCu GUTTERS & 68mm Ø PVCu RWP. BRACKET AT SUPPORT TO BE FIXED AT 500mm HORIZONTAL CTRS, 1.8m VERTICAL CTRS.

GARAGE DOOR / SINGLE DOOR:
GREY EXTERNAL DOOR FINISH TO SINGLE DOOR & SECTIONAL GARAGE DOOR. OPENING PARTS AS SHOWN.

WALLS:
SMOOTH CEMENT RENDER TO BASECOURSE - COLOUR DARK GREY; KEMNAY GREY RENDER TO FULL HEIGHT WALLS TO MATCH EXISTING RETAINING WALL; SIBERIAN LARCH VERTICAL CLAD TIMBER LININGS TO 'INTERNAL ROAD' VIEW

Existing / Proposed comparison



Existing Site Photograph



Proposed Site Photograph

3D Visual



Reasons for Decision

Stated in full in decision notice. Key points:

- The proposed garage, due to its siting, design and external materials, is considered to detract from the visual amenity of the Green Belt.
- Proposal is considered to have a significant adverse impact on the character and appearance of the Green Belt
- Contrary to Policies NE2 (Green Belt) and D1 (Quality Placemaking by Design) of the 2017 Aberdeen Local Development Plan, as well as associated Supplementary Guidance on Conversion of Buildings in the Countryside;
- Also considered to be in conflict with equivalent policies of the emerging Proposed Local Development Plan 2020.

Applicant's Case

Set out in supporting statement and various appendices.

Key points include:

- The proposal has less impact than other approved schemes
- Refusal based on siting, design and materials deemed unpractical
- Highlights the lack of objection from notifiable neighbours
- Highlights the approval of a domestic store at a neighbouring property (ref 141208), which it is contended is far more imposing in terms of both height and materials.
- Contends that external finishes are consistent with the wider Cranfield redevelopment
- Makes reference to pre-application advice with the planning service, when the principle of a garage in this location was accepted;
- Contends that there is no impact arising from overlooking/loss of privacy;

Applicant's Case (cont.)

- Highlights that the garage would be partially sunken into the ground to reduce its visual impact and presence on boundary;
- Notes that a proposal for a garage on plot 3 was designed with a different roof style, however these two buildings would not be seen side by side or in the same elevation;
- Argues that a pitched, slated roof would result in greater visual impact than the shallow mono-pitch roof proposed;
- Encloses a letter of support from resident at 4 Cranfield Steading, who would see the structure in views south from their property;
- Encloses photos with a mock-up to represent height of the proposed structure (see appendix C);
- Contends that landscaping yet to be completed in relation to the wider development will assist in screening the proposed garage, and this could be supplemented by further planting;

Applicant's Case - Photo

PLANNING REFERENCE: 141208
DOMESTIC 'STORE'

PLANNING REFERENCE: 210628
PROPOSED DOUBLE GARAGE



PLANNING REFERENCE: 141208
DOMESTIC 'STORE'

PLANNING REFERENCE: 210628
PROPOSED DOUBLE GARAGE

EXISTING
AGRICULTURAL
BUILDING



Applicant's Case – Photo with mock-up to demonstrate scale



Applicant's Case – Photo with mock-up to demonstrate scale



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.



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

Policy T2 (Managing the Transport Impact of Development)

Policy T2 - Managing the Transport Impact of Development

Commensurate with the scale and anticipated impact, new developments must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel.

Transport Assessments and Travel Plans will be required for developments which exceed the thresholds set out in Supplementary Guidance.

The development of new communities should be accompanied by an increase in local services and employment opportunities that reduce the need to travel and include integrated walking, cycling and public transport infrastructure to ensure that, where travel is necessary, sustainable modes are prioritised. Where sufficient sustainable transport links to and from new developments are not in place, developers will be required to provide such facilities or a suitable contribution towards implementation.

Further information is contained in the relevant Supplementary Guidance which should be read in conjunction with this policy.

SG: Householder Development Guide

- Proposed development should be architecturally compatible with original house and surrounding area (design, scale etc)
- Should not '*dominate or overwhelm*' original house. Should remain visually subservient.
- Development 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'
- No more than 50% of the front or rear curtilage shall be covered by development.

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.

SG: Transport and Accessibility

- Minimum internal size of garage spaces should be no less than 5.7m by 2.7m
- Minimum effective entry width is 2.25
- Minimum entry height of 1.98m

SG: Conversion of Buildings in the Countryside

- Any new ancillary buildings should be justifiable and must respect the setting of the original building in location, scale, massing, proportions and use of materials (*para 3.3*)
- Harling will be acceptable on non-public elevations only. Granite matching coursing and masonry finish of the original building is acceptable. The use of timber linings on a timber frame is a traditional form of construction that, when carefully designed, can sit comfortably against granite rubble masonry found on many common forms of buildings in the countryside. Base courses, stringcourses and decorative opening surrounds do not normally feature in steadings and should normally be avoided in extensions. Over-elaborate details such as stone quoins on corners, in conjunction with a roughcast finish, should also be avoided (*para 3.4 – note the SG is not explicit in whether this applies to outbuildings*)

Points for Consideration:

Zoning/Principle: Does Green Belt policy NE2 allow for residential development of the type proposed?

Design: Is the proposal of high design quality, appropriate to its context (D1) - *having regard for factors such as scale, siting, footprint, proportions relative to original, materials, colour etc?* Do the proposed alterations accord with the relevant SG documents and their content on ancillary buildings/domestic garages?

- 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)