

# LOCAL REVIEW BODY



210860/DPP– Review against refusal of planning permission for:

Formation of dormers to front and rear and installation of replacement windows

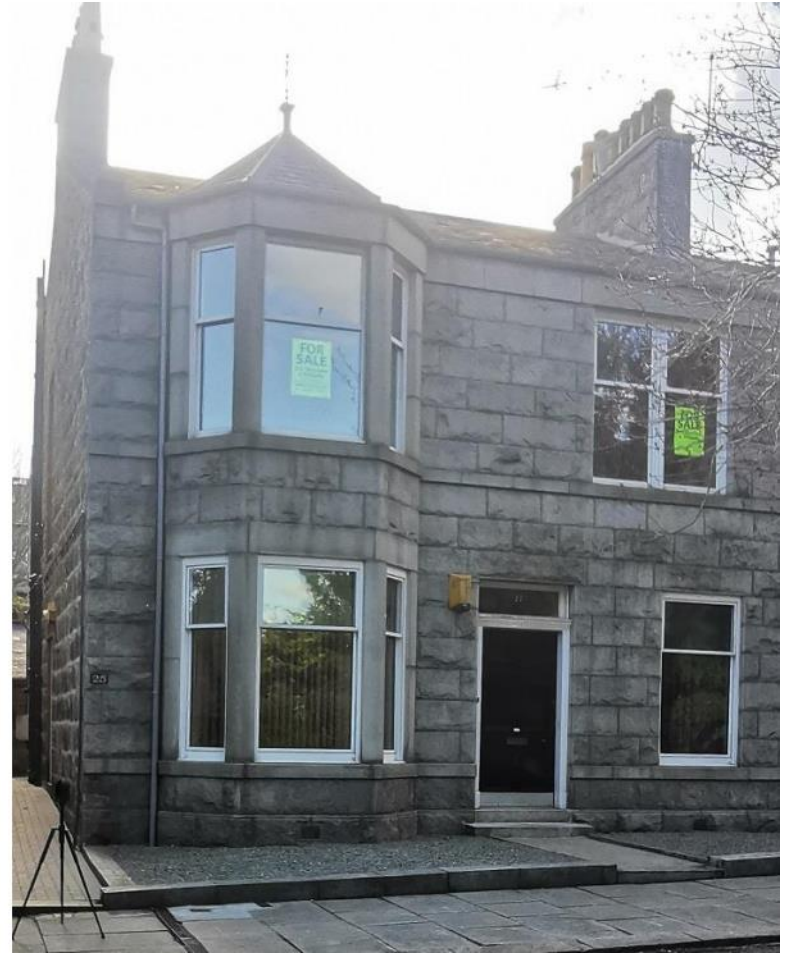
25 Albury Place, Aberdeen

# Location Plan





# Photographs as existing



# Photographs as existing



# West elevation: Existing and Proposed

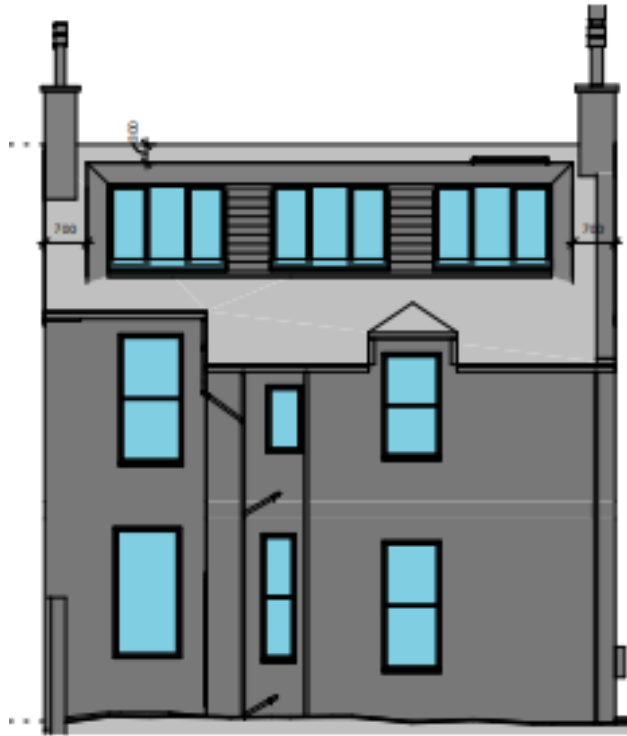


**PROPOSED WEST ELEVATION**  
**1 : 100**

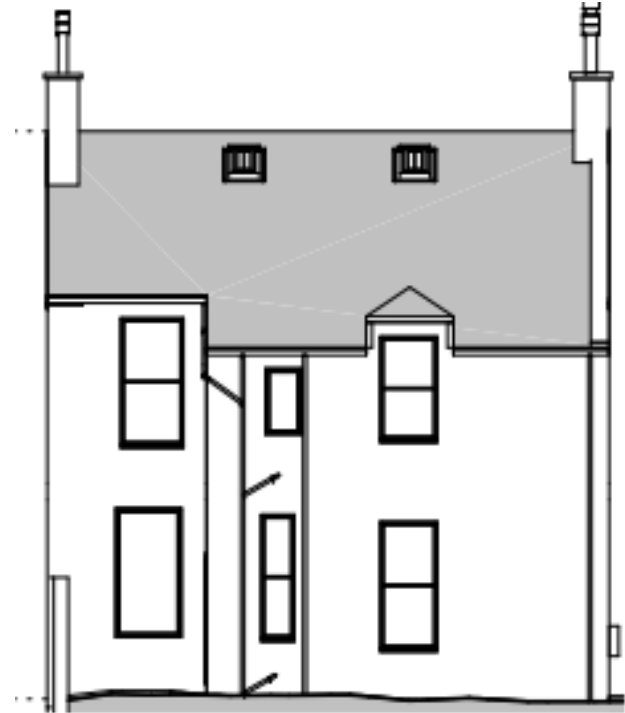


**EXISTING WEST ELEVATION**  
**1 : 100**

# Rear elevation: Existing and Proposed

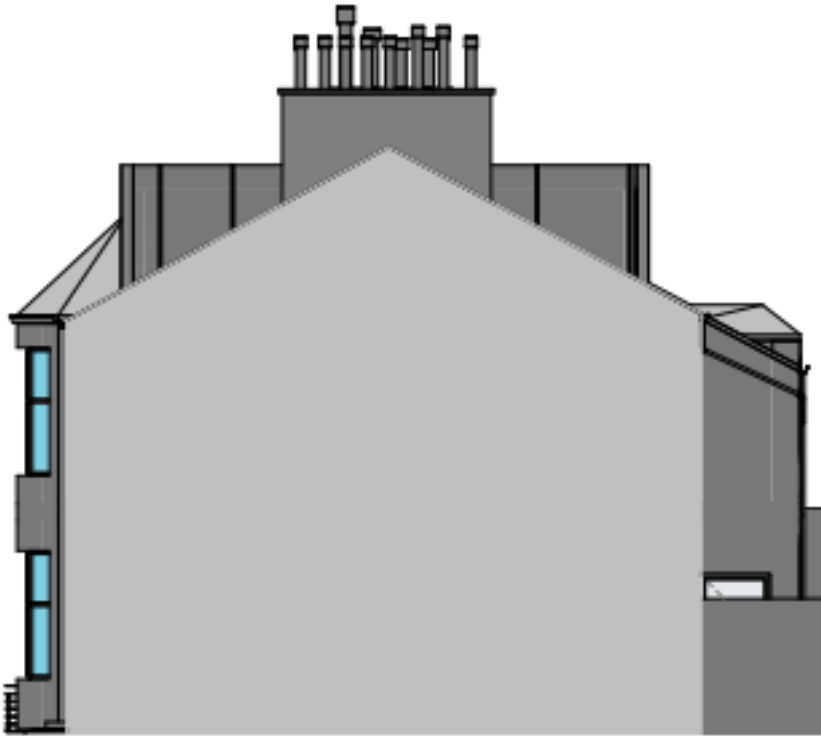


**PROPOSED EAST ELEVATION**  
1 : 100



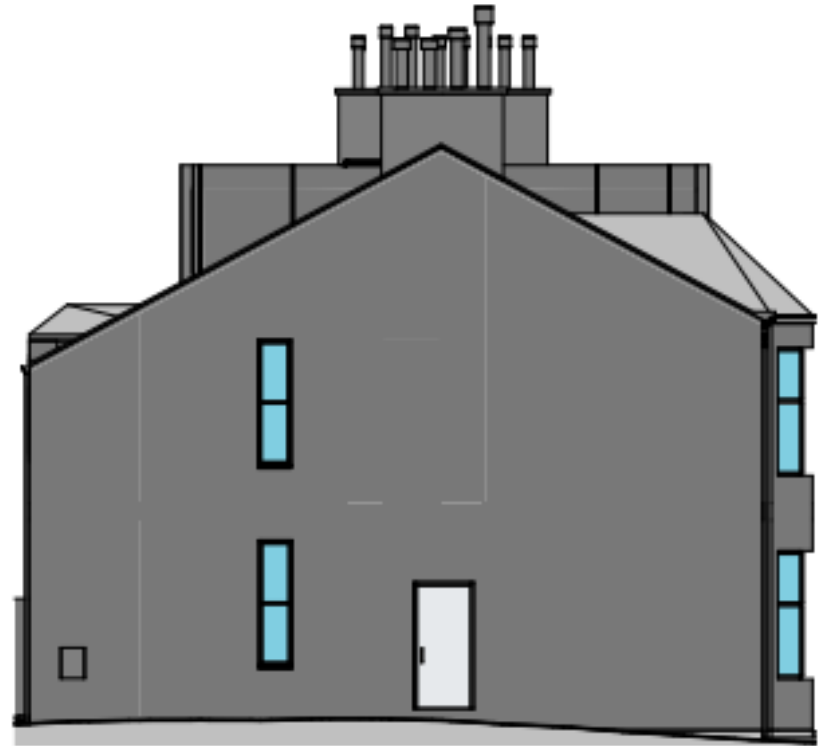
**EXISTING EAST ELEVATION**  
1 : 100

# Side elevation: Proposed



**PROPOSED SOUTH ELEVATION**

1 : 100



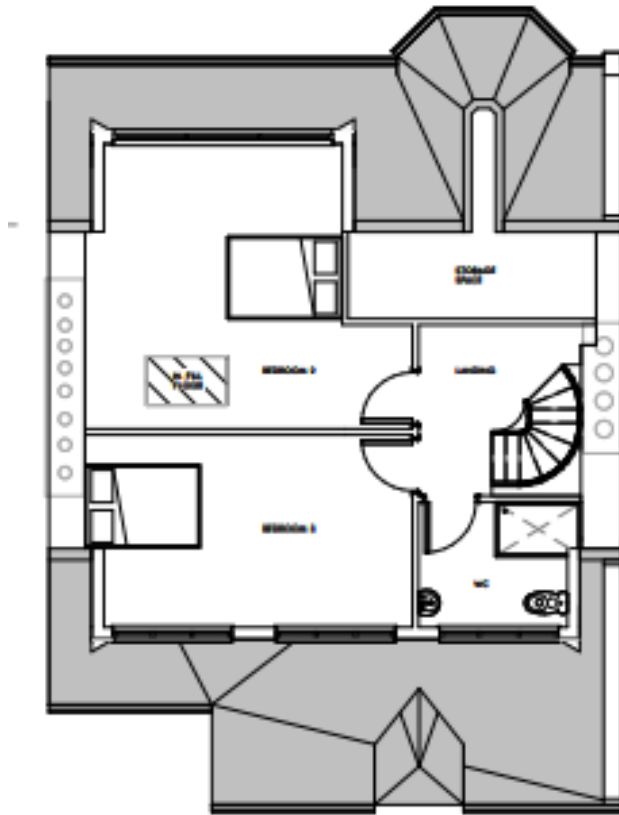
**PROPOSED NORTH ELEVATION**

1 : 100

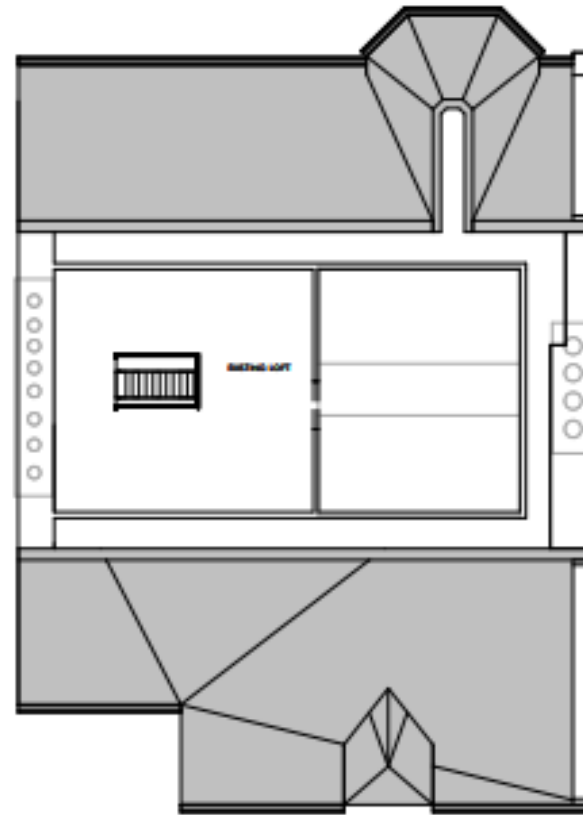




# Second Floor: Existing and Proposed

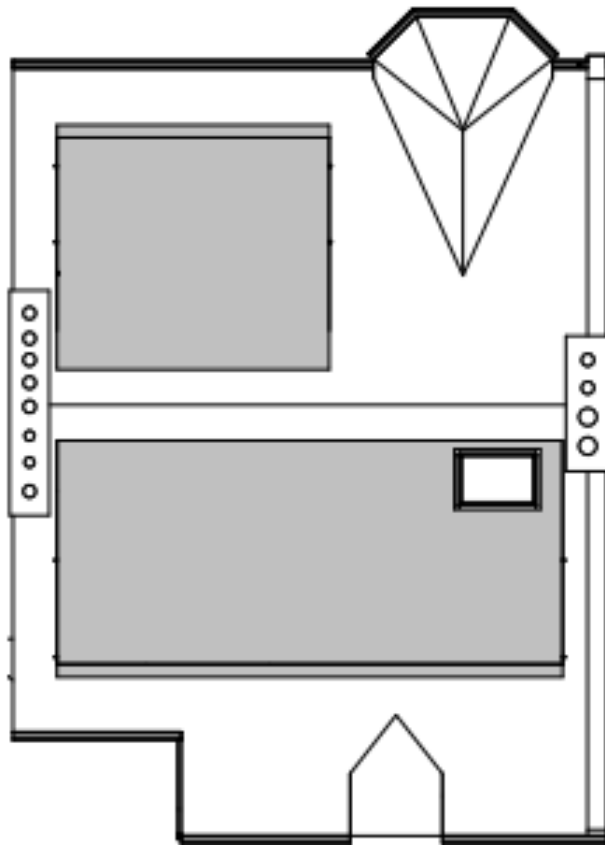


**SECOND FLOOR PROPOSED**  
1 : 100

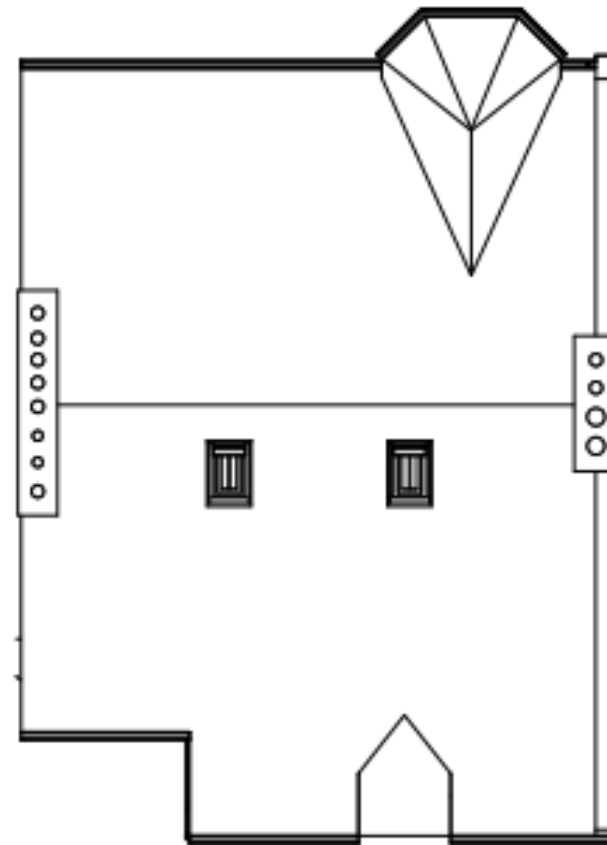


**SECOND FLOOR EXISTING**  
1 : 100

# Roof: Existing and Proposed



**PROPOSED ROOF**  
1 : 100



**EXISTING ROOF**  
1 : 100

# Reasons for Decision

Stated in full in decision notice. Key points:

- Proposed front dormer would have a significantly detrimental impact on the character of the area, due to its inappropriate design which is incongruous with the surrounding traditional and historic context. It is contrary to guidance within the Householder Design Guide.
- Would cause significant harm to the character of the Ferryhill Conservation Area. Failing to accord with the statutory duty to have regard to the preservation and enhancement of the character and appearance of the Conservation Area and would conflict with Policies D1 – Quality Placemaking by Design, D4 – Historic Environment and H1 – Residential Areas of the Aberdeen Local Development Plan 2017
- Also contrary to Scottish Planning Policy and Historic Environment Policy for Scotland, as well as the Managing Change Guidance.

# Applicant's Case

- The proposed front dormer would not result in loss of any significant architectural features
- Proposed dormer is architecturally compatible with in size and design, with the existing property, as per the Householder Design Guide. The proposal is not therefore detrimental to the character of the conservation area.
- Several examples of box dormers on front elevations on properties on the street and in other conservation areas.
- Proposed materials are zinc and grey roof membrane, both suitable within a conservation area.
- Sympathetic alteration makes this suitable for a young family by creating a bedroom.



# 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



## D4: Historic Environment

- ACC will *'protect, preserve and enhance'* the historic environment, in line with national and local policy and guidance
- High quality design that respects the character, appearance and setting of the historic environment, and protects the special architectural and historic interest of its LBs and CAs will be supported

# SG: Householder Development Guide

- Extensions should be architecturally compatible with original building (design, scale etc)
- Should not '*dominate or overwhelm*' original building. 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'
- No more than 50% of the front or rear curtilage shall be covered by development.



# Scottish Planning Policy (SPP)

- Proposals in CAs should preserve or enhance the character and appearance of the CA. Proposals that do not harm the character or appearance should be treated as preserving it.

# Historic Environment Policy for Scotland (HEPS)

## HEP1

Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance.

## HEP2

Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations.

## HEP3

Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment.

If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

## HEP4

Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate.

If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.


## HEP5

Decisions affecting the historic environment should contribute to the sustainable development of communities and places.

## HEP6

Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent and easy to understand.

# HES – Managing Change: Roofs

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- 1. The roof and associated features of a historic building, or group of historic buildings, form important elements in defining their character. Listed building consent is required for any works affecting the character of a listed building and planning permission may be required in a conservation area.**
  - 2. The significance of a historic roof is derived from a number of factors including its age, functional performance, shape and pitch, profile, and the qualities of its supporting structure, covering materials and associated features.**
  - 3. In planning works to a roof it is important to understand its contribution to the building's character and to protect the special interest of the building through the re-use of existing historic materials and close matching of new materials.**
  - 4. Improvements in the energy conservation of historic roofs can be achieved through insulation and ventilation, without damage to the appearance of the roof.**



ABERDEEN  
CITY COUNCIL



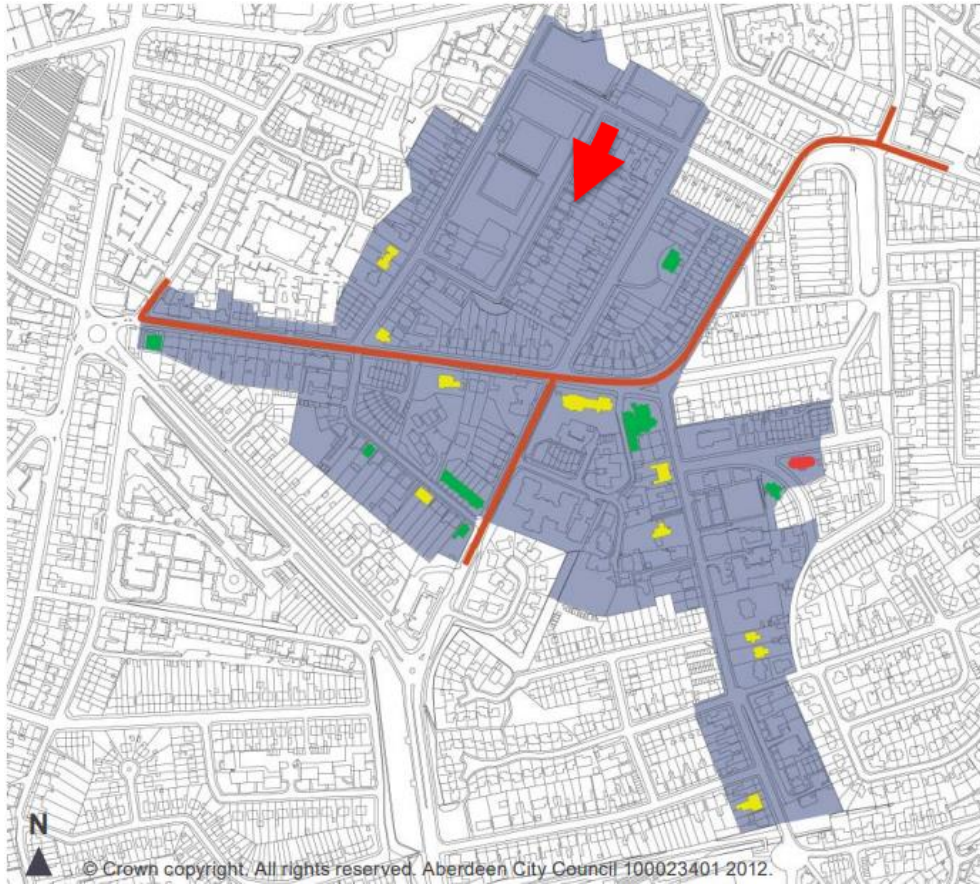
Aberdeen City Conservation Area Character Appraisals and Management Plan

# Ferryhill

To be read in conjunction with Section 1: Strategic Overview and Section 2: Management Plan

July 2013

# Ferryhill CA Character Appraisal



Strengths include *‘Majority of buildings well kept with original materials intact, and some high architectural quality’*

Threats include: *‘development pressure for small scale alterations, such as replacement windows and extensions that cumulatively have an adverse impact on the area’*

# 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?

**Historic Environment:** Do members consider that the proposed works preserve or enhance the character and amenity of the Conservation Area, as required by SPP, HESPS and policies D4 and of the ALDP?

**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)