

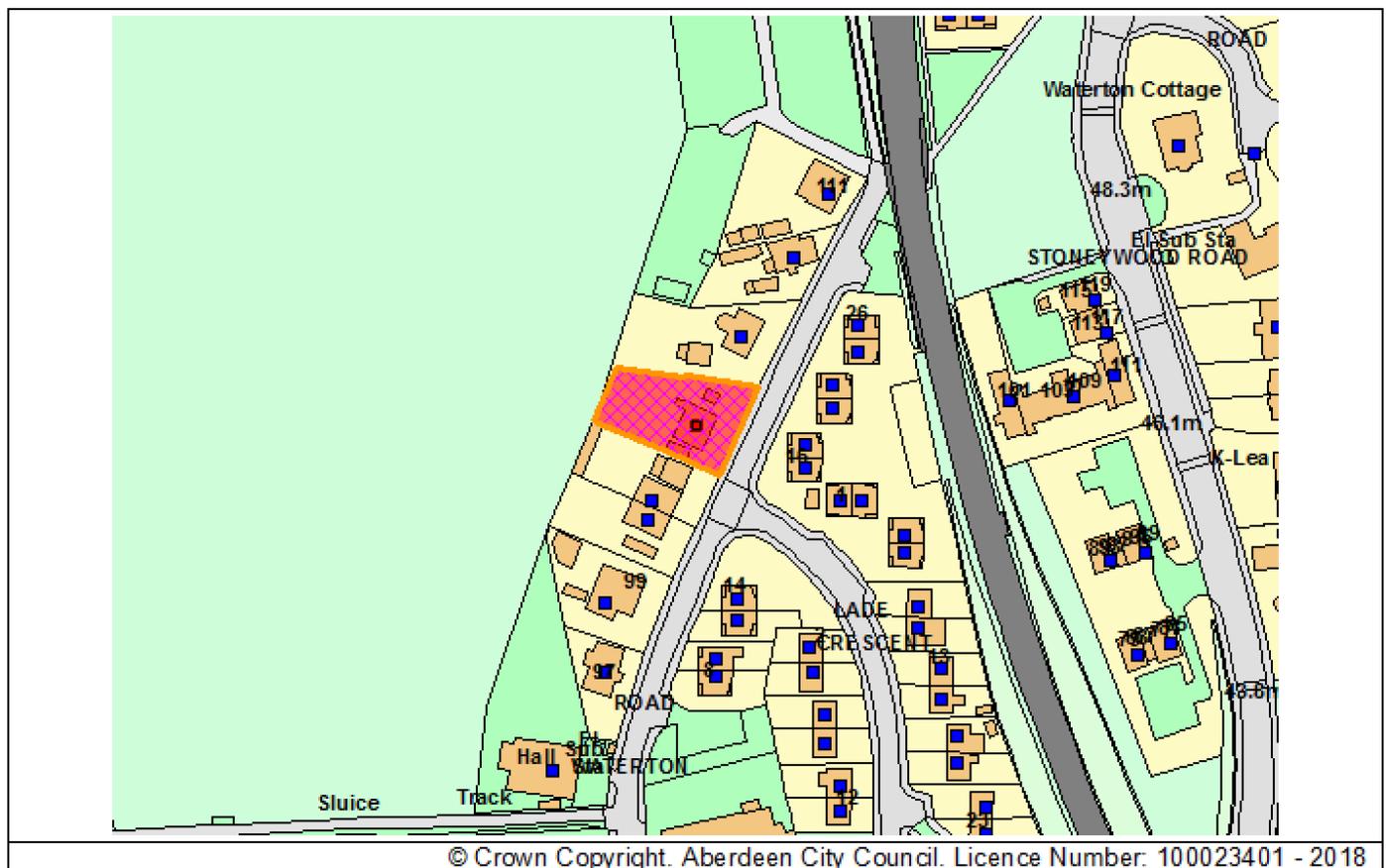


## Planning Development Management Committee

Report by Development Management Manager

**Committee Date: 17<sup>th</sup> March 2022**

Site Address:	105 Waterton Road, Aberdeen, AB21 9HS
Application Description:	Erection of single storey extension with canopy to rear
Application Ref:	211813/DPP
Application Type	Detailed Planning Permission
Application Date:	24 December 2021
Applicant:	Mr & Mrs D & J Murray
Ward:	Dyce/Bucksburn/Danestone
Community Council:	Bucksburn and Newhills
Case Officer:	Jemma Tasker



### **RECOMMENDATION**

Approve Unconditionally

## **APPLICATION BACKGROUND**

### **Site Description**

The application site relates to a one-and-a-half storey, detached dwellinghouse and its associated front and rear curtilage. The dwelling has a west facing principal elevation fronting Waterton Road; 107 Waterton Road lies to the north; 103 Waterton Road is located to the south; and immediately to the west lies undeveloped land, with TECA beyond. There is a single, detached garage to the south of the dwelling and a shed to the north, both contained behind the principal elevation of the dwelling. The property has been previously extended to the rear by way of a single storey extension forming a fully glazed conservatory.

### **Relevant Planning History**

No relevant planning history

## **APPLICATION DESCRIPTION**

### **Description of Proposal**

Detailed Planning Permission is sought for the erection of a single storey extension with a canopy to the rear (west) elevation of the dwellinghouse.

The existing conservatory would be removed and the proposed extension would project 5.9m from the rear elevation of the dwelling. It would measure 4.8m in width, extend 2.6m past the northern elevation of the dwelling, while its north elevation would measure 8.2m. Adjoining the extension to the south would be a canopy area, which would have a footprint of c.6.75sqm. Both the extension and the canopy would have a flat roof design with a height of 3m. Finishing materials would include roughcast blockwork and uPVC windows coloured dark grey.

### **Amendments**

None

### **Supporting Documents**

All drawings can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R4KPQDBZJ8P00>

### **Reason for Referral to Committee**

The application has been referred to the Planning Development Management Committee because it has been made on behalf of a member of staff employed within the Strategic Place Planning function of the Planning Authority.

## **CONSULTATIONS**

**Bucksburn and Newhills Community Council** – No comments received.

## **REPRESENTATIONS**

None

## **MATERIAL CONSIDERATIONS**

### **Legislative Requirements**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the

Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

## **Development Plan**

### Strategic Development Plan

The current Strategic Development Plan for Aberdeen City and Shire was approved by Scottish Ministers in September 2020 and forms the strategic component of the Development Plan. No issues of strategic or cross boundary significance have been identified.

### Aberdeen Local Development Plan 2017 (ALDP)

Section 16 (1)(a)(ii) of the Town and Country Planning (Scotland) Act 1997 requires that, where there is a current local development plan, a proposed local development plan must be submitted to Scottish Ministers within 5 years after the date on which the current plan was approved. From 21 January 2022, the extant local development plan will be beyond this 5-year period. The Proposed Aberdeen Local Development Plan 2020 has been submitted to the Planning & Environmental Appeals Division at the Scottish Government in July 2021. The formal examination in public of the Proposed Local Development Plan 2020 has commenced with reporters appointed. Material consideration will be given to the Proposed Local Development Plan 2020, in the context of the progress of its examination, in the assessment of planning applications.

Given the extant local development plan is beyond its five-year review period consideration, where relevant, should be given to paragraph 33 of the Scottish Planning Policy (2014) which states: "Where relevant policies in a development plan are out-of-date or the plan does not contain policies relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration.

The following policies are relevant –

Policy D1 – Quality Placemaking by Design

Policy H1 – Residential Areas

## **Supplementary Guidance (SG)**

The Householder Development Guide (HDG)

## **Proposed Aberdeen Local Development Plan 2020**

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. A period of representation in public was undertaken from May to August 2020 and the Proposed ALDP has since been submitted to the Scottish Government Planning and Environmental Appeals Division for Examination in Public. The Proposed ALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether –

- such matters have or have not received representations as a result of the period of representations in public for the Proposed ALDP;
- the level of representations received in relation to relevant components of the Proposed ALDP and their relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case-by-case basis. Policies of relevance include:

Policy D1 – Quality Placemaking

Policy D2 – Amenity

Policy H1 – Residential Areas

## **EVALUATION**

### **Principle of Development**

The application site is located in a residential area under Policy H1 of the ALDP and the proposal relates to householder development. The proposal would comply with this policy in principle if it does not constitute overdevelopment; does not adversely affect the character and amenity of the surrounding area; does not result in the loss of open space; and it complies with the associated Supplementary Guidance.

The proposal would not result in the loss of any open space given the proposal is located within the curtilage of a residential property. The remaining issues are assessed in the evaluation below.

### **Scale and Design**

To determine the effect the proposal will have on the character of the area it is necessary to assess the proposal in the context of Policy D1 of the ALDP. This policy recognises that not all development will be of a scale that makes a significant placemaking impact but recognises that good design and detail adds to the attractiveness of the built environment.

The proposed extension and canopy area are considered to be an acceptable form of development and would be compliant with the HDG in terms of scale for the following reasons: they would increase the original footprint of 81.5sqm by a further 41qm, which is under the maximum 100% increase on the original footprint permitted by the guidance; built rear site coverage would rise from 8% to 15% which would retain an acceptable level of development; and thus, in excess of 50% of the rear garden would remain undeveloped. The scale of the proposal would therefore not constitute overdevelopment and would be acceptable within the context of the both the plot size and surrounding area.

In terms of design, the extension and canopy would make an acceptable contribution to their setting; the roof would tie in similarly with the eaves height of the main dwelling, sitting well below the ridge height; the scale and massing are such that the extension/canopy would result in it appearing secondary and therefore subservient to the original dwelling, neither overwhelming nor dominating the rear elevation and the proposed materials would integrate suitably with the existing finishes on the original dwelling. Although the extension would project past the north elevation of the dwelling and thus, would be visible from a public viewpoint, given the scale and design of the extension and the fact that it would be largely screened by way of a garden hedge to the front, there would be no adverse impact on the visual amenity of the area. Due consideration has been paid to its siting, scale, massing and finishing materials and the proposal is therefore compliant with the aims of Policy D1 and the HDG.

### **Impact on Residential Amenity**

No development should result in a situation where amenity is “borrowed” from an adjacent property, or there is an impingement on the amenity enjoyed by others. Due to the positioning of the proposal in relation to neighbouring properties, using the ‘45 Degree Rule’ methodology given by the HDG, calculations indicate there would be no significant adverse impact on neighbouring amenity in terms of internal daylight receipt or overshadowing. In terms of privacy, although the extension would be extensively glazed and include a sheltered canopy area, due to existing screening around the site, it is considered there would be no significant privacy concerns posed by the development. Current levels of residential amenity would be retained, in compliance with Policy H1 and the HDG.

### **Proposed Aberdeen Local Development Plan 2020**

In relation to this particular application, the Policies D1, D2 and H1 in the proposed Aberdeen Local Development Plan 2020 substantively reiterate those in the adopted Local Development Plan 2017 and the proposal is acceptable in terms of both Plans for the reasons previously given.

## **RECOMMENDATION**

Approve Unconditionally.

## **REASON FOR RECOMMENDATION**

The proposal is considered to be an acceptable form of development given its locale, and would be satisfactory in terms of scale, massing, materials and design. The site would not be overdeveloped, the proposal would have no significant adverse impact on residential amenity of neighbouring properties in terms of overshadowing, or on daylight receipt and privacy, and visual impact on the streetscape would be negligible. The proposal has therefore been designed with due consideration for the context of the surrounding area and would be compliant with Policies D1 (Quality Placemaking by Design) and H1 (Residential Areas) of the current Aberdeen Local Development Plan 2017; with the associated Supplementary Guidance: 'The Householder Development Guide'; and Policies D1, D2 and H1 of the proposed Aberdeen Local Development Plan 2020.