

LOCAL REVIEW BODY



211241/DPP – Appeal against refusal of planning permission for:

Formation of linked dormer to rear and replacement windows to front, side and rear

at 57 Blenheim Place, Aberdeen

Location Plan



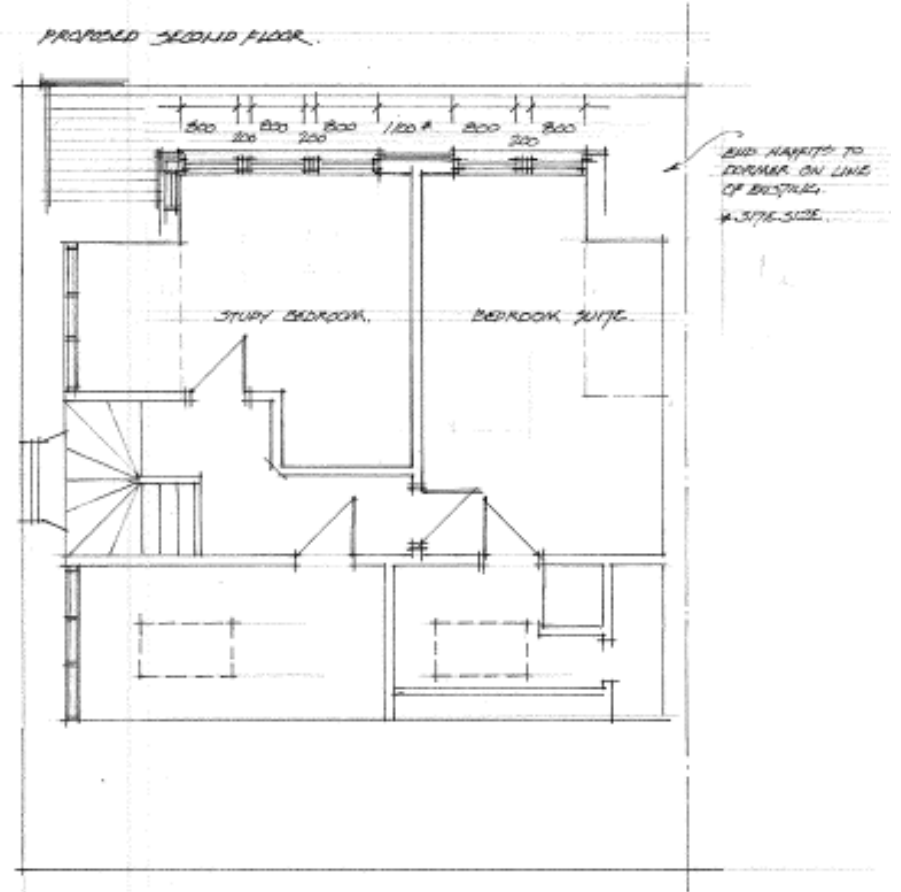
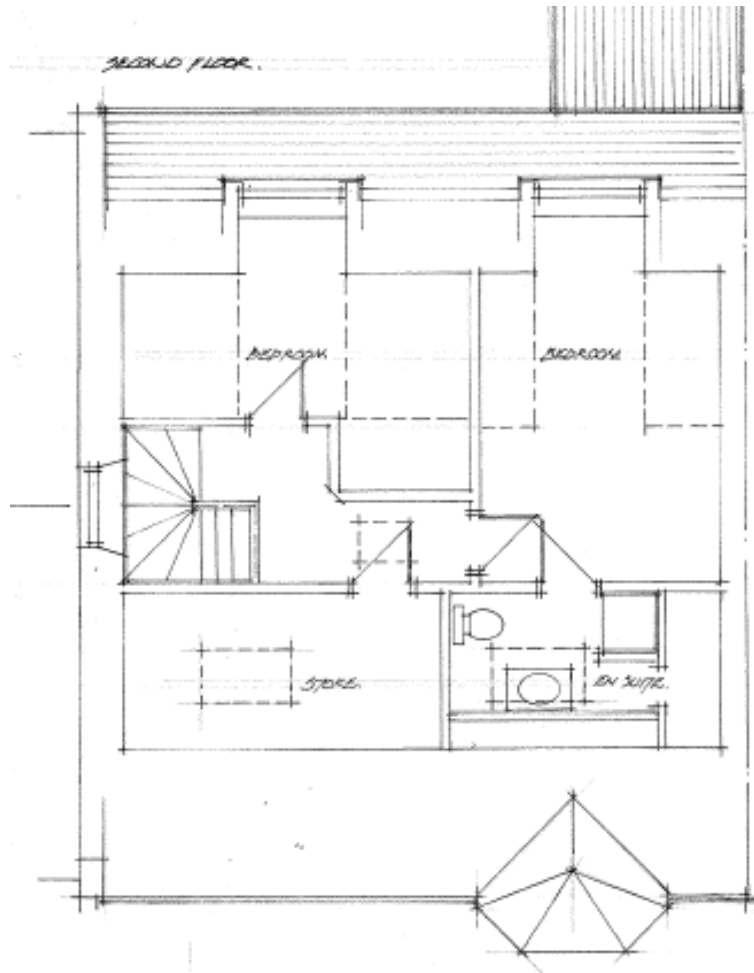
Aerial Photo: Location



3D Images



Front Elevation: Existing/Proposed



Rear Elevation: Existing/Proposed

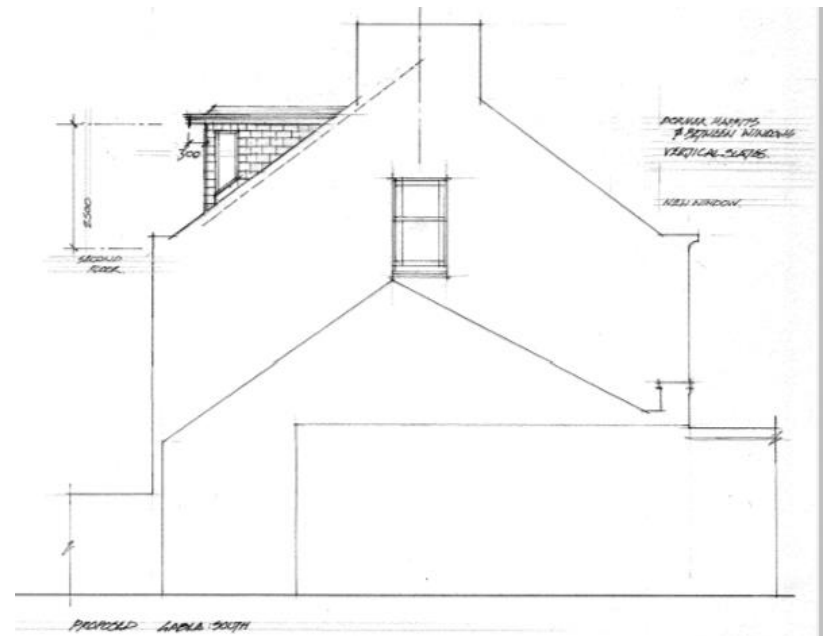
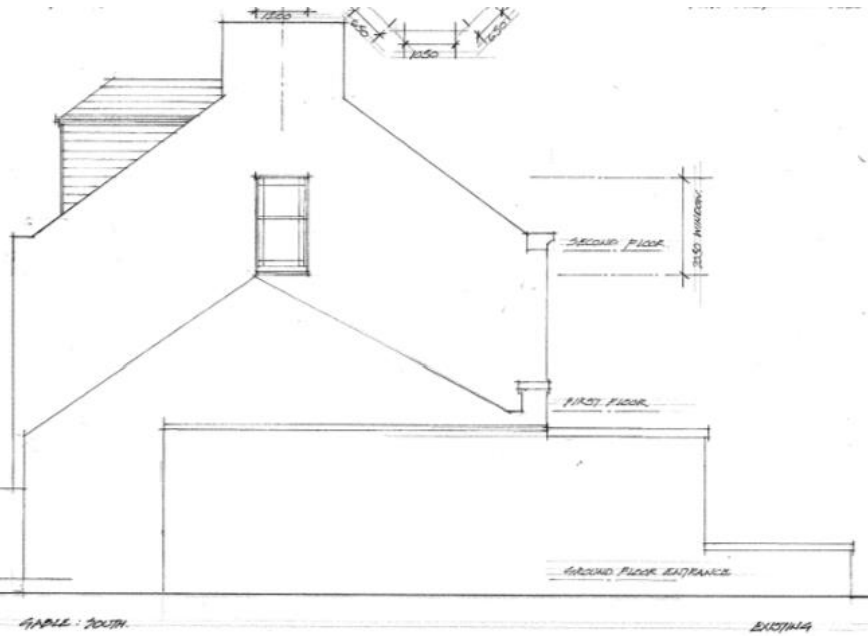
NEW DORMERS TO ROOF
 FLOOR PLAN 19
 20/06/02.B 1:50 A1 DRAWING.

A1 PLAN 21 DORMER ADJUSTED
 S. DCF 21 MARGIN NOTE OUT

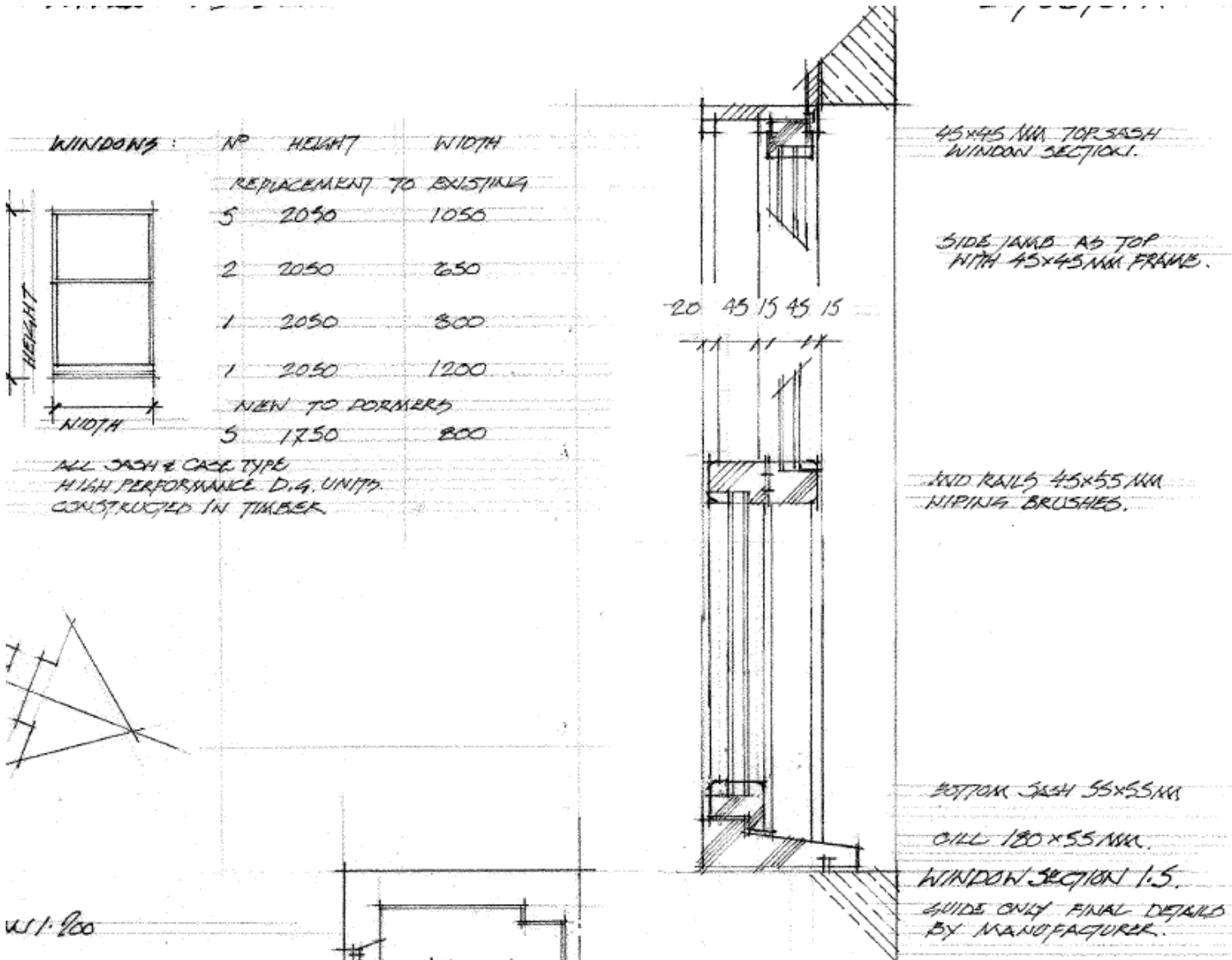
CALDER DESIGN
 19 BEECH GROVE TERRACE
 HARPENDEN Herts AL5 1SDR



Side Elevation: Existing/Proposed



Side Elevation: Existing/Proposed





Reasons for Refusal

- Removal of traditional dormers is contrary to Householder DG and HES's Managing Change: Roofs
- Mass of dormer on roof, which is visible from lane and car park
- Proposal would be at odds with context and with other alterations along nearby rear elevations
- Detrimental impact on CA and therefore with policies on design, residential areas, historic environment and amenity.

Applicant's Case for Review

- In relation to others locally, view that this is 'unsympathetic' is subjective

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- In relation to others locally, view that this is 'unsympathetic' is subjective
- Dormer fits between gables of existing and involves an extra 7m² of roof
- Proposed dormer is 24m² on roof of 63m², this is not a "considerable mass"
- References made to other alterations, in particular no. 30 Fountainhall Road, and more recent decision at 56 Fountainhall Road
- Householder Design Guide is guidance and should be applied flexibly. Planning Authority advised that any further development to roofscape would be unacceptable, which is intransigent.
- References to application for roof terrace at adjacent office building
- Materials are in keeping with the building and ends of dormers would be retained

Relevant Planning History

- Application Ref 200660 – Alteration of rear dormers and replacement windows – Refused and upheld at LRB 14.08.20



SG: Householder Dev't Guide

- Should not adversely affect spaces which make a worthwhile contribution to the character and amenity of an area;
- Proposals should not fragment or, if replicated, be likely to erode larger areas of open space or landscaping.
- Should not worsen or create a deficiency in recreational open space
- Should not result in loss of visual amenity – including loss of, or incorporation into private garden of, existing trees/landscaping



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 SG)



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

Householder Development Guide

GENERAL

Extensions should:

- Be “*architecturally compatible with original house and surrounding area*” (design, scale etc)
- Should not ‘*dominate or overwhelm*’ the original house. Should remain visually subservient.
- Should not result in adverse impact on **privacy, daylight, amenity**
- Approvals pre-dating this guidance do not represent a ‘**precedent**’
- Footprint of dwelling should not exceed **twice that of original house**
- **No more than 50% of front or rear curtilage** may be covered (anything less than that considered on its merits)

Householder Development Guidance **DORMERS**

General Principles

- Proposals should be *“architecturally compatible in design and scale with the original house and its surrounding area. Materials used should be complementary to the original building. Any extension or alteration proposed should not serve to overwhelm or dominate the original form or appearance of the dwelling and should be visually subservient in terms of height, mass and scale”*.
- No existing extensions, dormers or other alterations which were approved prior to the introduction of this supplementary guidance will be considered by the planning authority to provide justification for a development proposal which would otherwise fail to comply with the guidance set out in this document.
- New dormers should *“respect scale of the building and should not dominate, overwhelm or unbalance the original roof”*;
- In terraces or blocks of properties of uniform design where there are no existing dormers, the construction of new dormers will not be supported on the front or other prominent elevations (e.g. fronting onto a road);
- On traditional properties, original dormers must be retained and repaired, and their removal and/or replacement with larger or modern dormers will not be permitted
- On individual properties or in terraces where there are existing well-designed dormers and where there is adequate roof space, the construction of new dormers which match those existing may be acceptable. Additional dormers will not be permitted however, if this results in the roof appearing overcrowded. These dormers should be closely modelled in their detail and position on the roof, on the existing good examples. They will normally be aligned with windows below;

Householder Development Guidance **DORMERS**

Dormer Windows – Older properties of a traditional character: Rear elevations

- The aggregate area of all dormers should not dominate the original roof slope;
- Dormer hafts should be a minimum of 400mm in from the inside face of the gable tabling;
- The front face of dormer extensions should be a minimum of 400mm back from the front edge of the roof, but not so far back that the dormer appears to be pushed unnaturally up the roof slope;
- Flat roofs on box dormers should be a reasonable distance below the ridge;
- Windows should be located at both ends of box dormers;
- A small apron may be permitted below a rear window; and
- Solid panels between windows in box dormers may be permitted but should not dominate the dormer elevation.



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.



Aberdeen City Conservation Area Character Appraisals and Management Plan

Albyn Place and Rubislaw

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

July 2013

Planning and Sustainable Development

Enterprise, Planning and Infrastructure

Aberdeen City Council

Business Hub 4 - Marischal College

Broad Street

Aberdeen

AB10 1AB

www.aberdeencity.gov.uk

Points for Consideration:

Zoning: Does the proposal comply with the tests set out in policy H1 (Residential Areas), including the Householder Guide ?

HES Managing Change : Roofs ?

Impact on the Conservation Area ?

Design: Is the proposal of sufficient design quality (D1) - *having regard for factors such as scale, siting, footprint, proportions relative to original, materials, colour etc?*

1. Does the proposal comply with the Development Plan when considered as a whole?

2. Are there any material considerations that outweigh the Development Plan in this instance?

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)