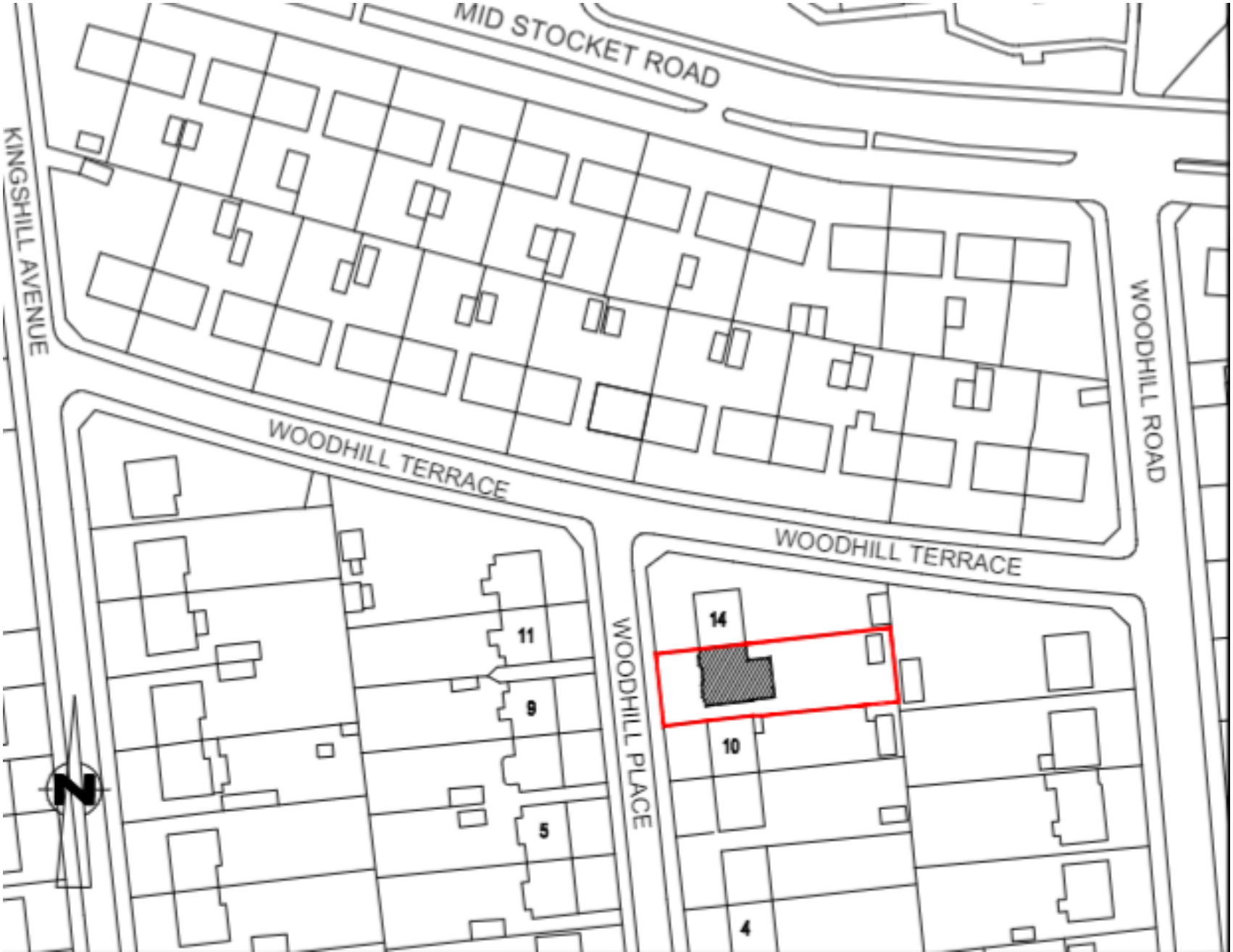
LOCAL REVIEW BODY

210851/DPP– Appeal against refusal of planning permission for:

‘Erection of raised decking with balustrade to rear’

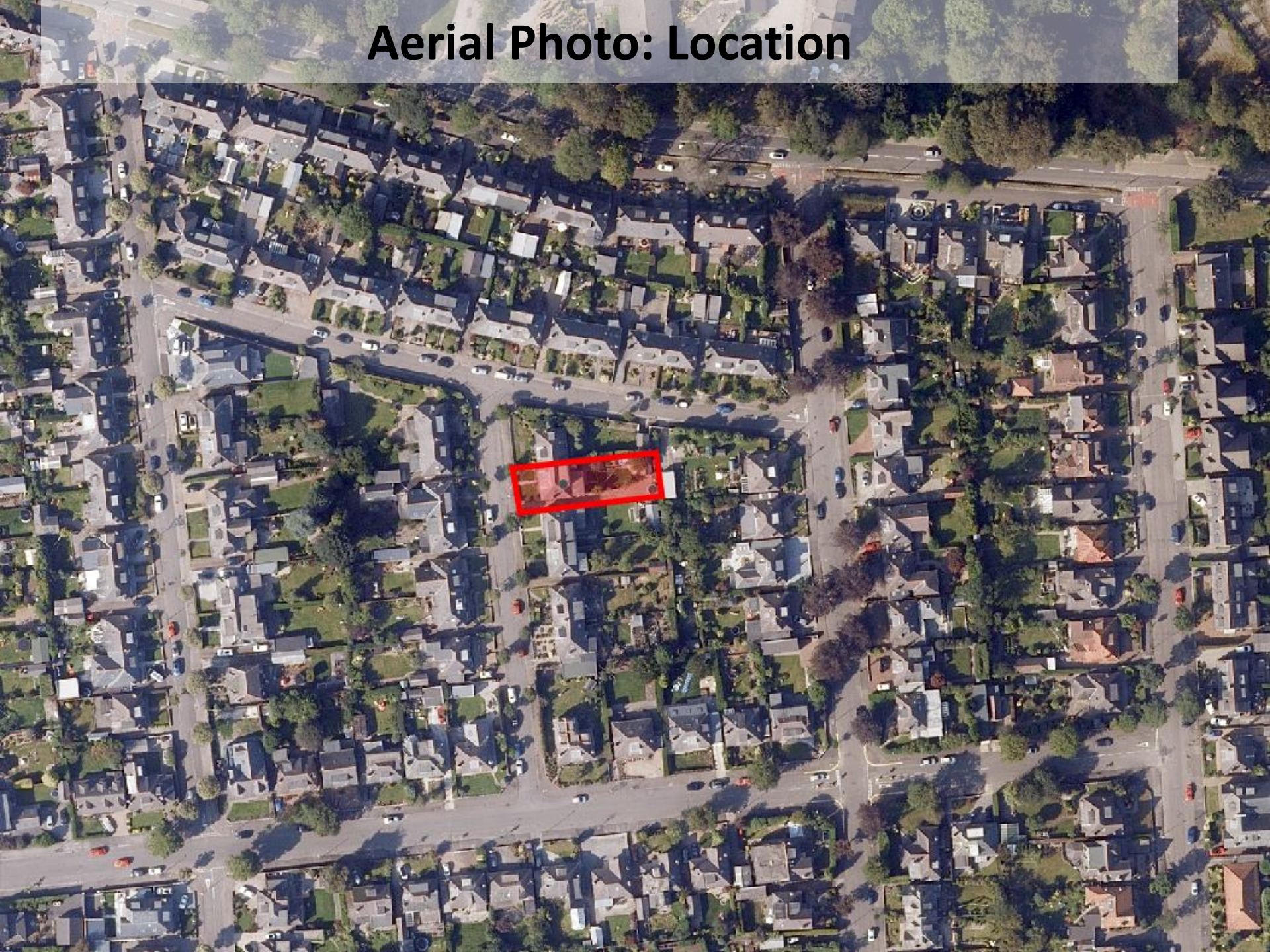
12 Woodhill Place, Aberdeen

Location Plan



Location Plan: GIS

Aerial Photo: Location



Photos – applicant's property

Photos – applicant's property

Photos – applicant's property

Photos – applicant's property

Photos – applicant's property

Photos – neighbour (10)

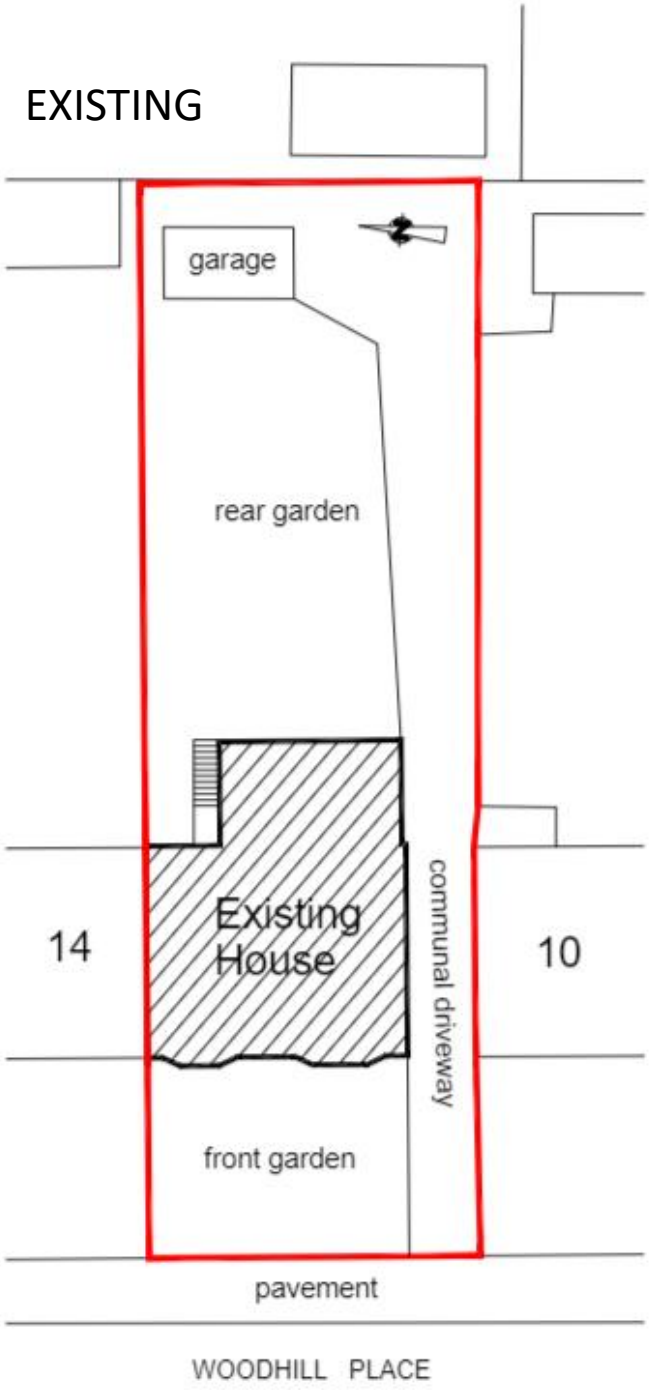
Photos – neighbour (10)

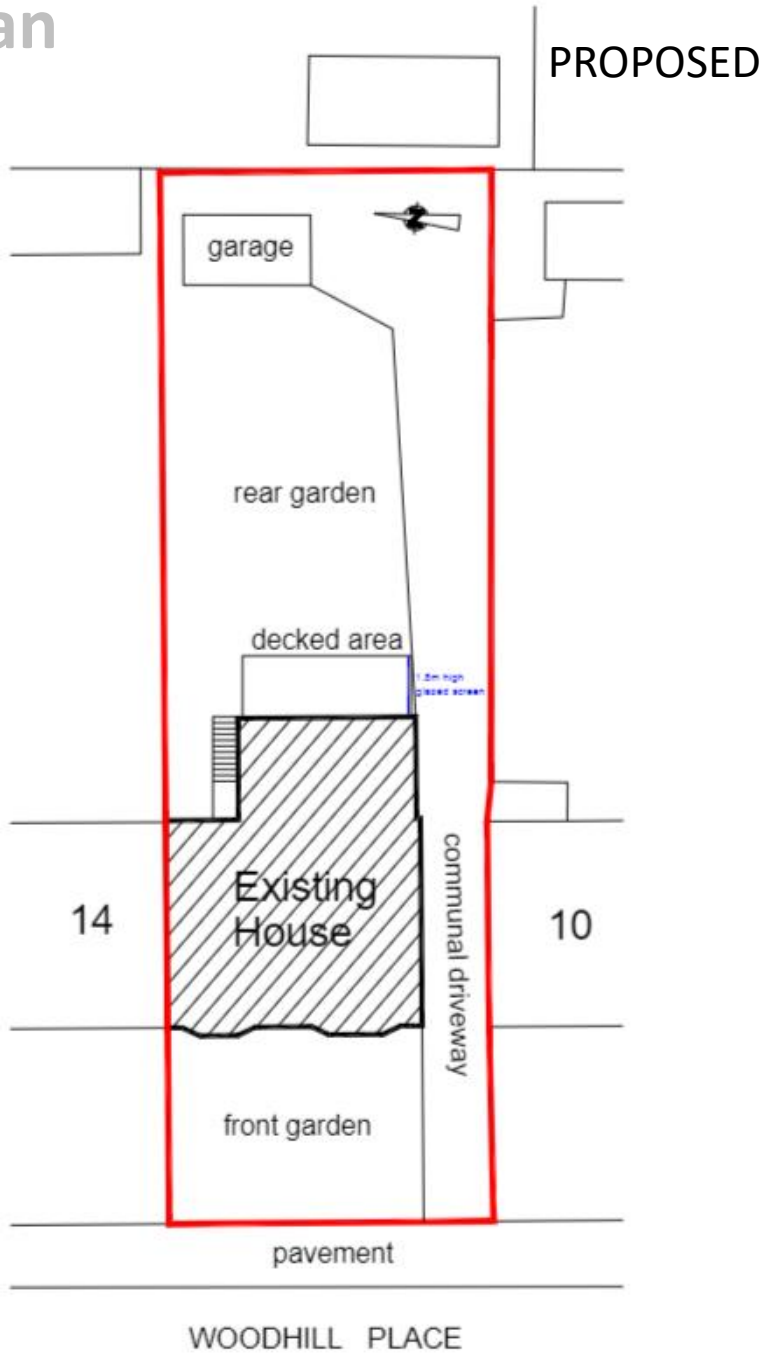
Photos – boundary with no14

Photos – view from Woodhill Terrace

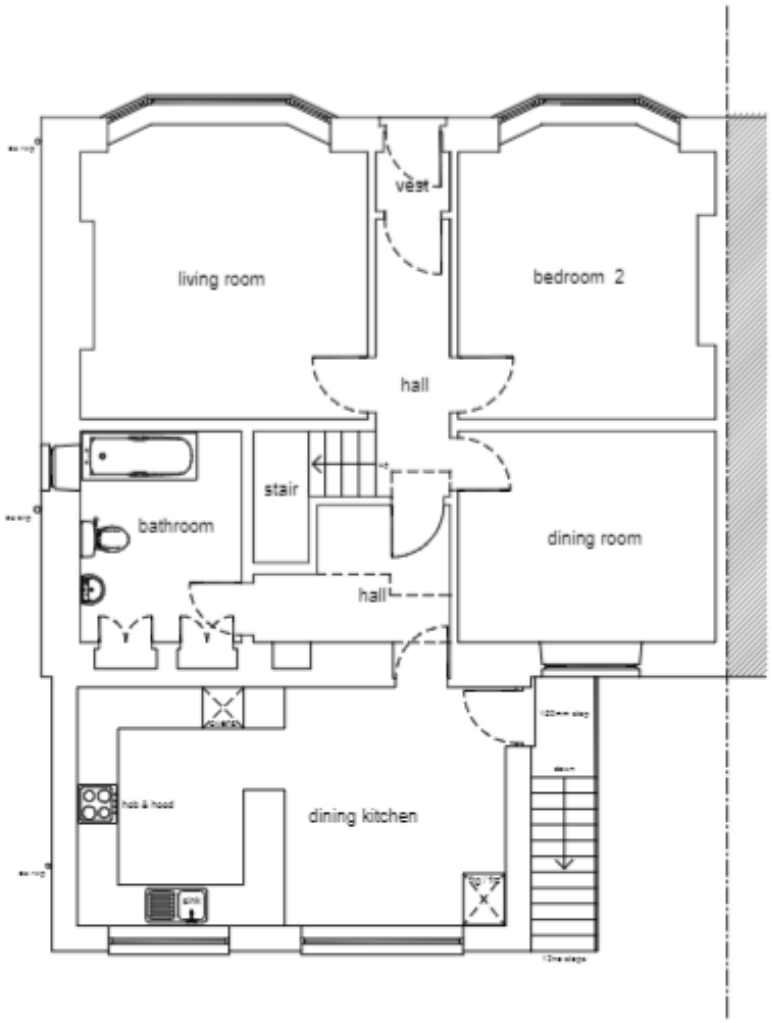
IMAGE DATED MAY 2014

Site Plan

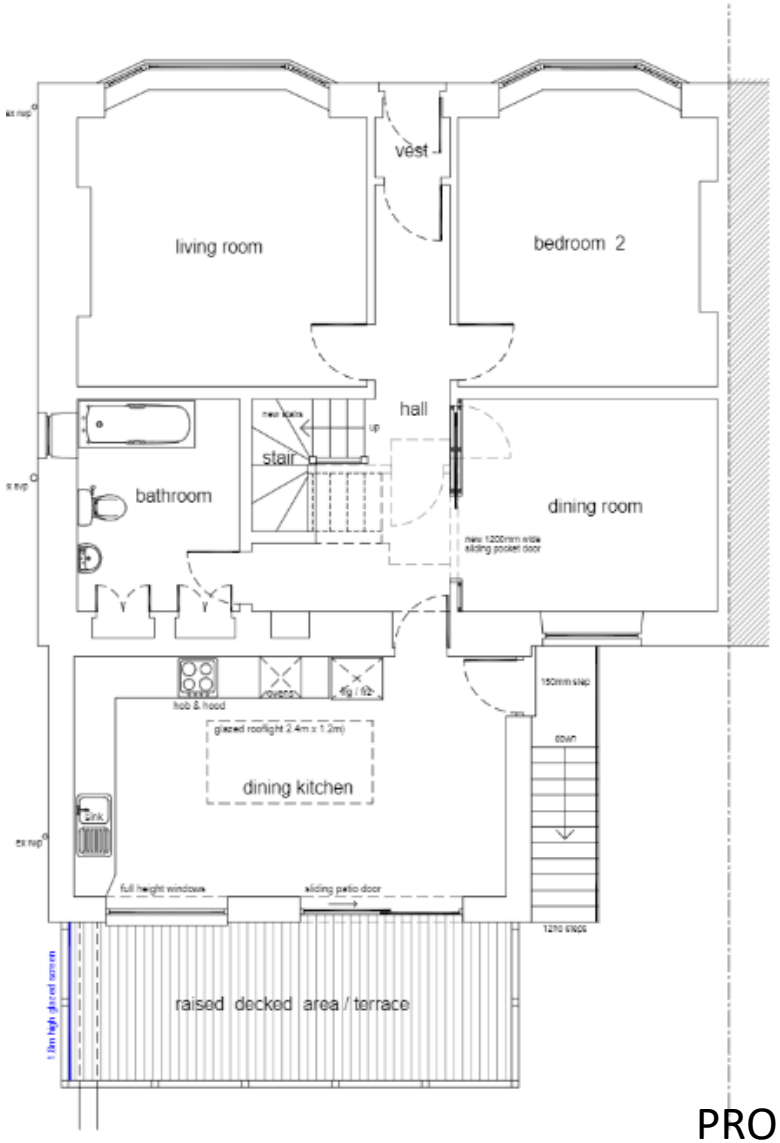

EXISTING
garage
rear garden
Existing House
communal driveway
14
10
front garden
pavement
WOODHILL PLACE


PROPOSED
garage
rear garden
decked area
Existing House
communal driveway
14
10
front garden
pavement
WOODHILL PLACE

Ground Floor

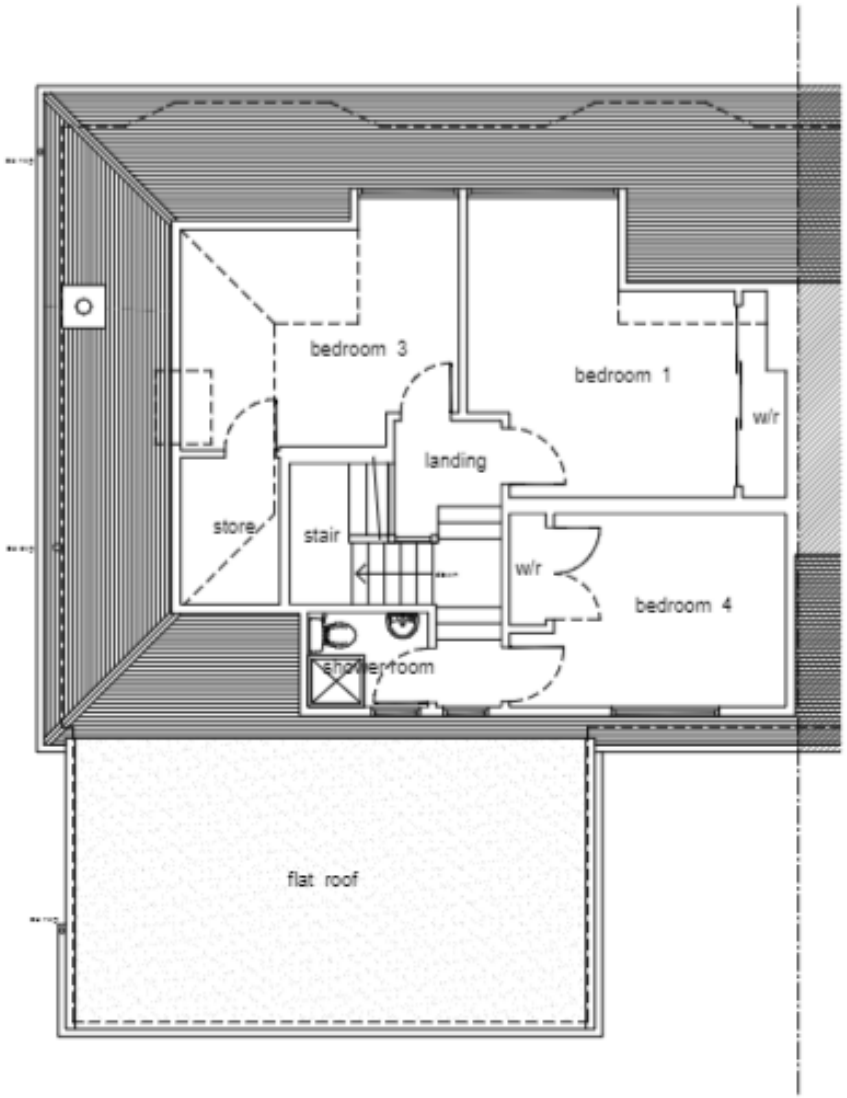


EXISTING

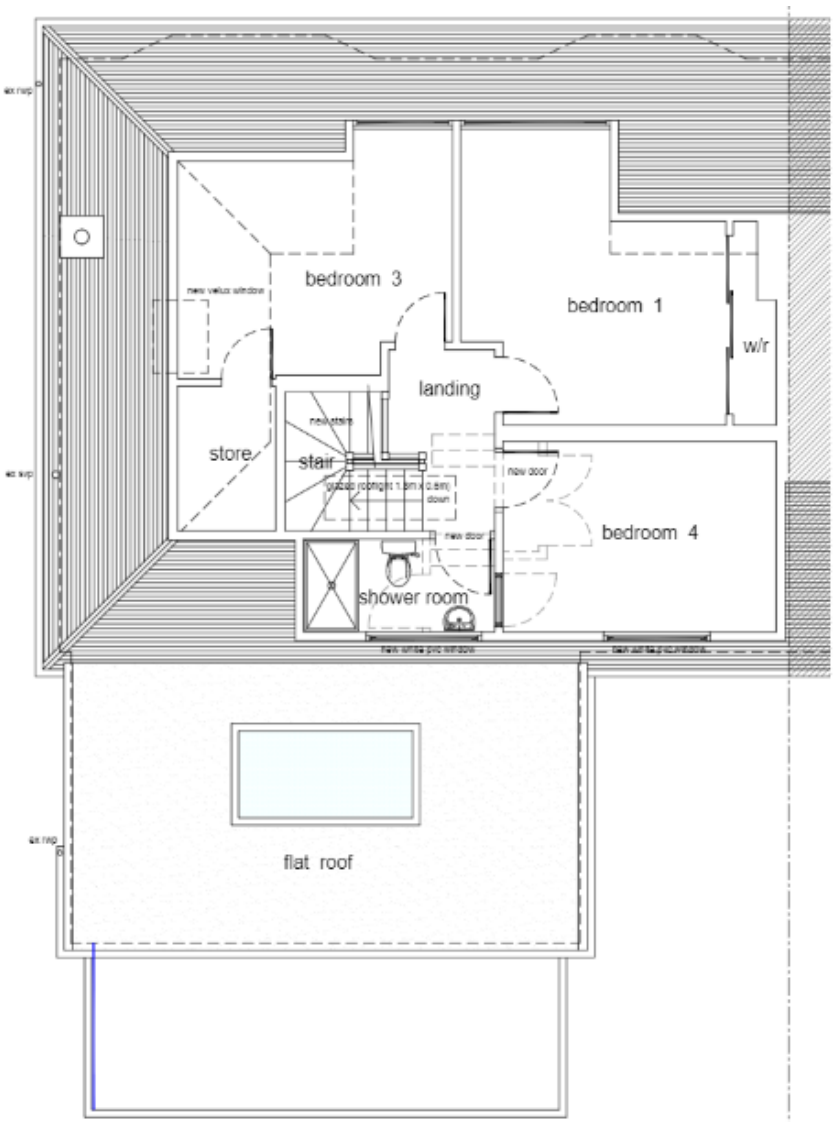


PROPOSED

First Floor



EXISTING

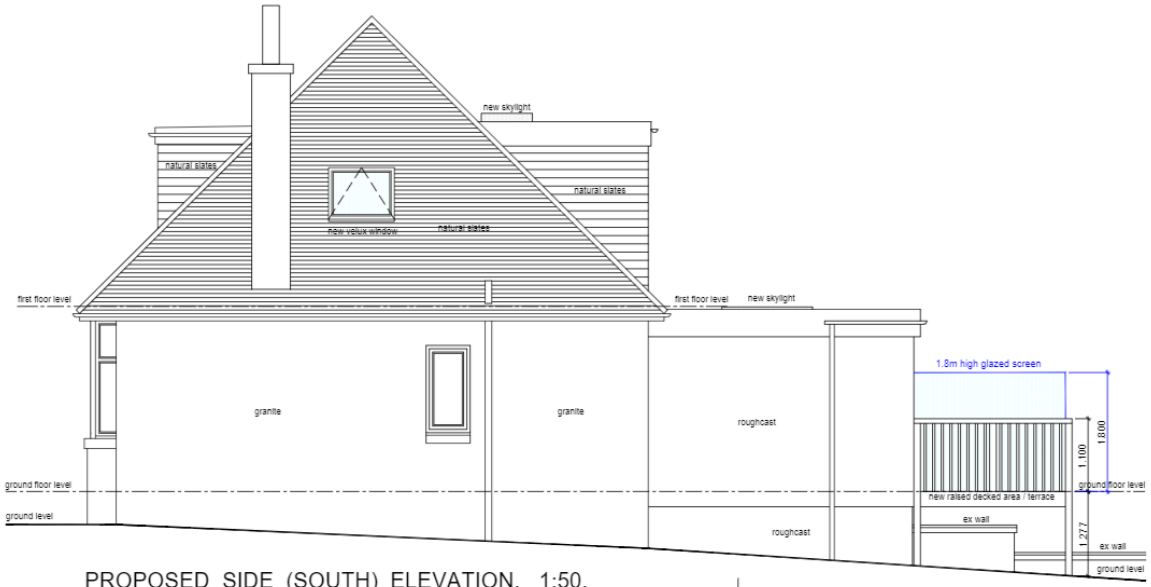


PROPOSED

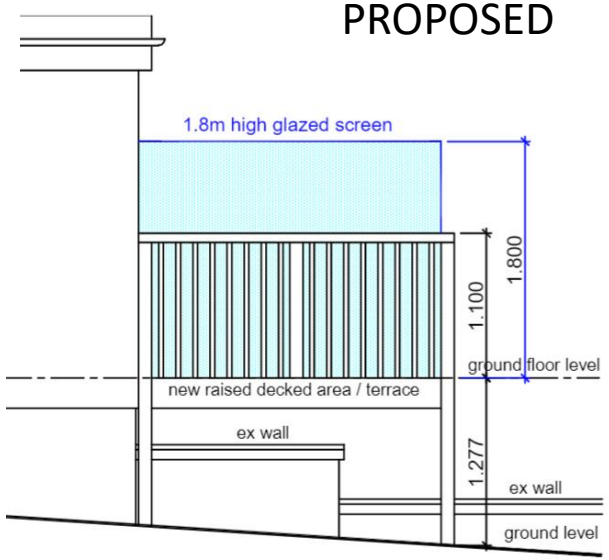
Side / South Elevation

EXISTING

PROPOSED

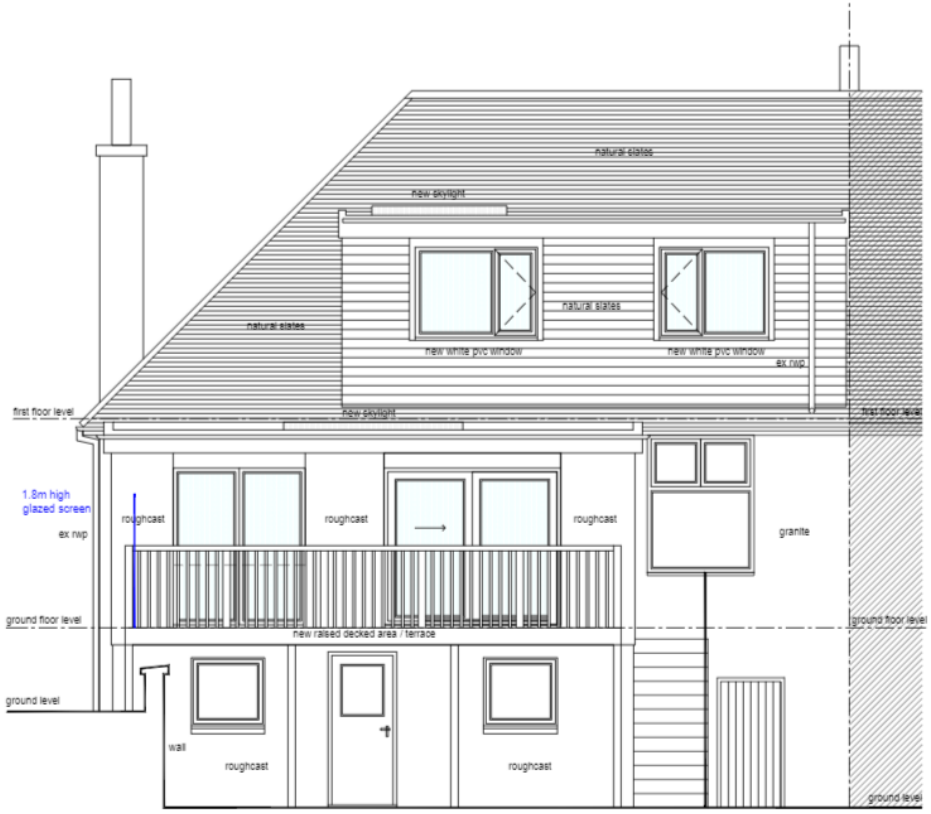


PROPOSED SIDE (SOUTH) ELEVATION. 1:50.



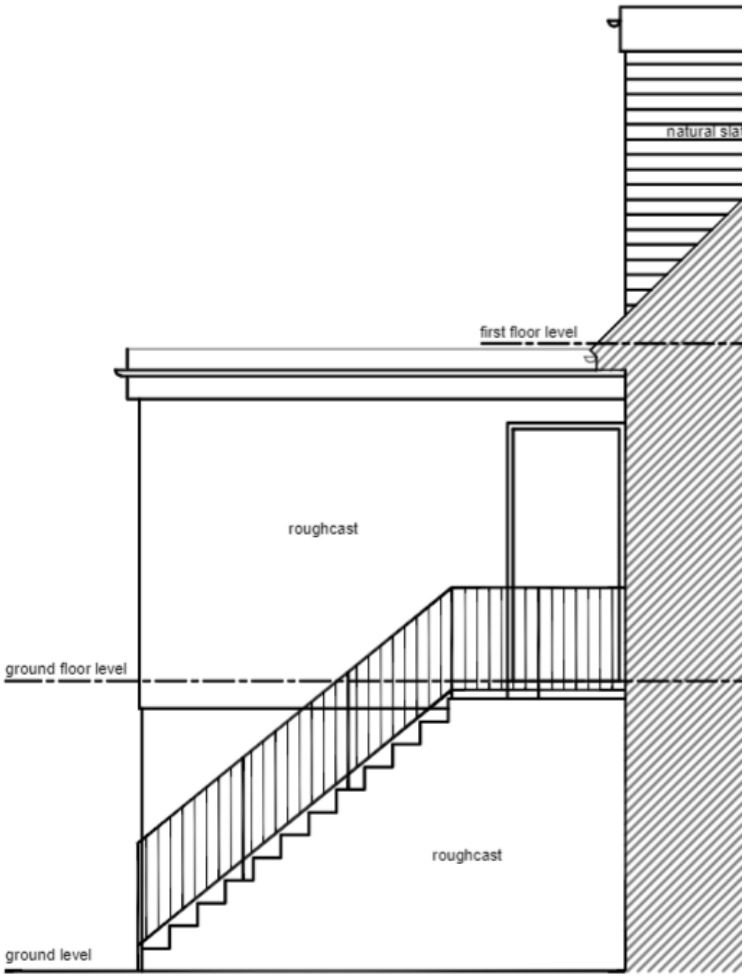
Rear / East Elevation

EXISTING

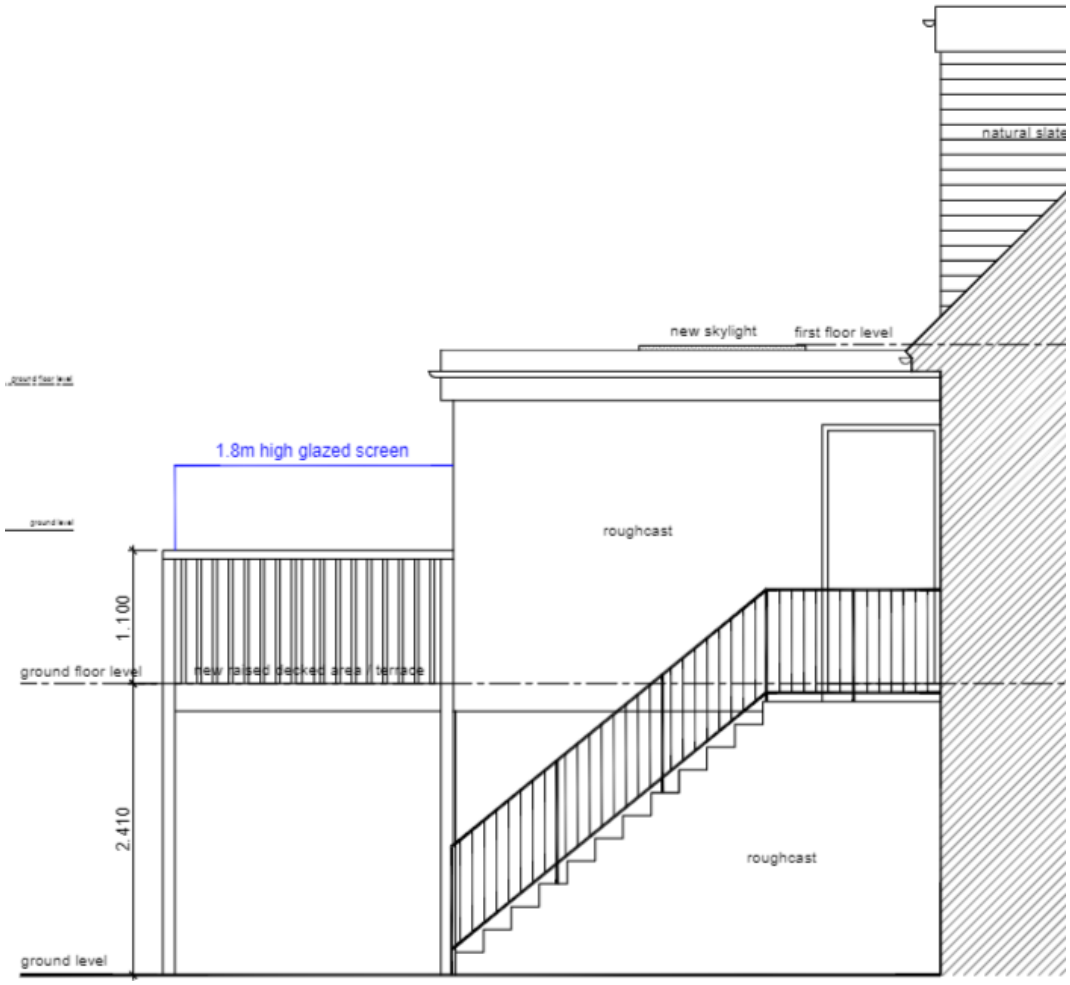


PROPOSED

Partial Side / North Elevation



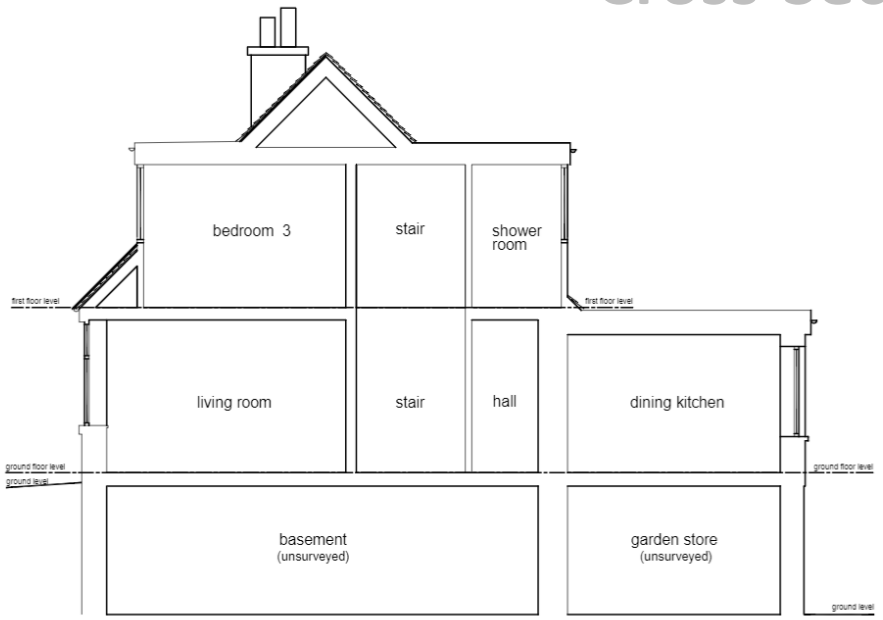
EXISTING



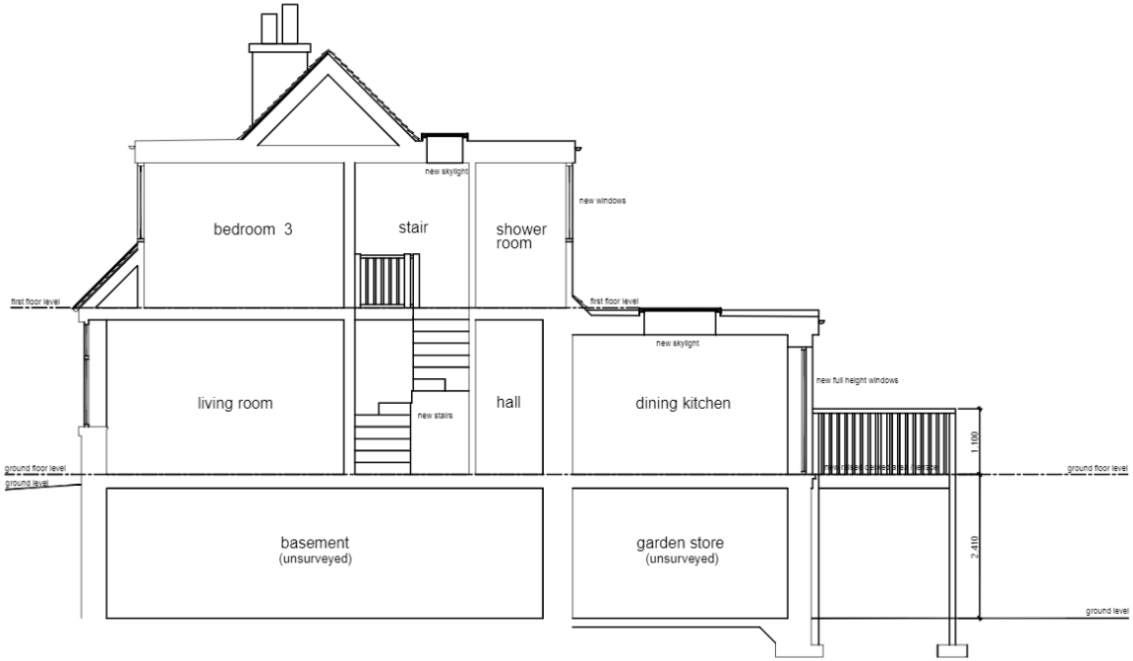
PROPOSED

Cross-Section

EXISTING



PROPOSED



Reasons for Refusal

The proposed raised deck, whilst of a suitable design and material finish in accordance with the provisions of Policy D1 (Quality Placemaking by Design), fails to comply with Policy H1 (Residential Areas) of the Aberdeen Local Development Plan 2017 in addition to the Council's Supplementary Guidance 'Householder Development Guide'. The proposed deck, owing to its position and height would result in an adverse impact upon adjacent residential property in respect of overlooking and loss of privacy of established, private and usable rear garden ground. The proposal also fails to satisfy the relevant policies of the Proposed Aberdeen Local Development Plan 2020.

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Applicant's Case for Review

Stated in Notice of Review. Key points:

- Highlights that the appointed officer's report considered that the raised deck would be of suitable design and material finish

- Notes that reasons for refusal relate to a perceived failure to comply with policy H1, along with relevant policies in the Proposed ALDP

- Highlights that a screen was added to minimise overlooking from the deck, but this was considered to be inadequate to address officer's concerns

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

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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' SG)

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Householder Development Guide SG

Proposals 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)
- In relation to decking, states that proposals *"should not result in an adverse impact upon the amenity of adjacent dwellings, including both internal accommodation and external private amenity space"*

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Points for Consideration

Zoning: Does the proposal comply with the tests set out in policy H1 (Residential Areas)? Specifically, would it result in an *'unacceptable impact on the character or amenity of the 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*?

Does it accord with the general principles set out in the 'Householder Development Guide', and the specific commentary on decking?

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)

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