

Local Review Body (LRB)

8th June 2022



211117/DPP - 449 Great Western Road

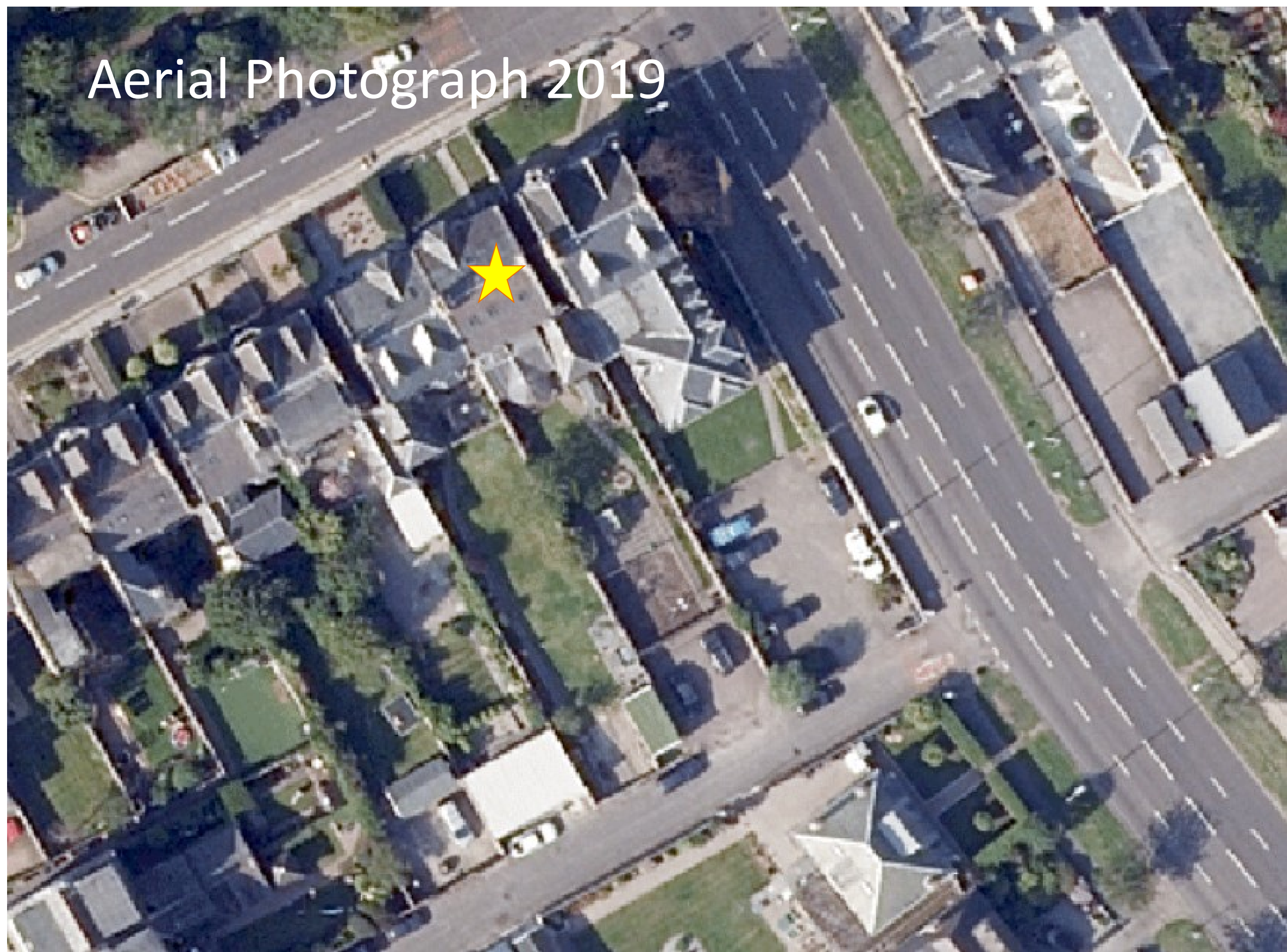
Change of use from class 10 (non-residential institutions) to class 9 (houses), removal of single storey rear extension, installation of new windows and bi-fold doors, replacement windows, formation of replacement steps with wall and balustrade and erection of domestic double garage and driveway to rear

Lucy Greene, Planning Advisor

Location Plan



Aerial Photograph 2019



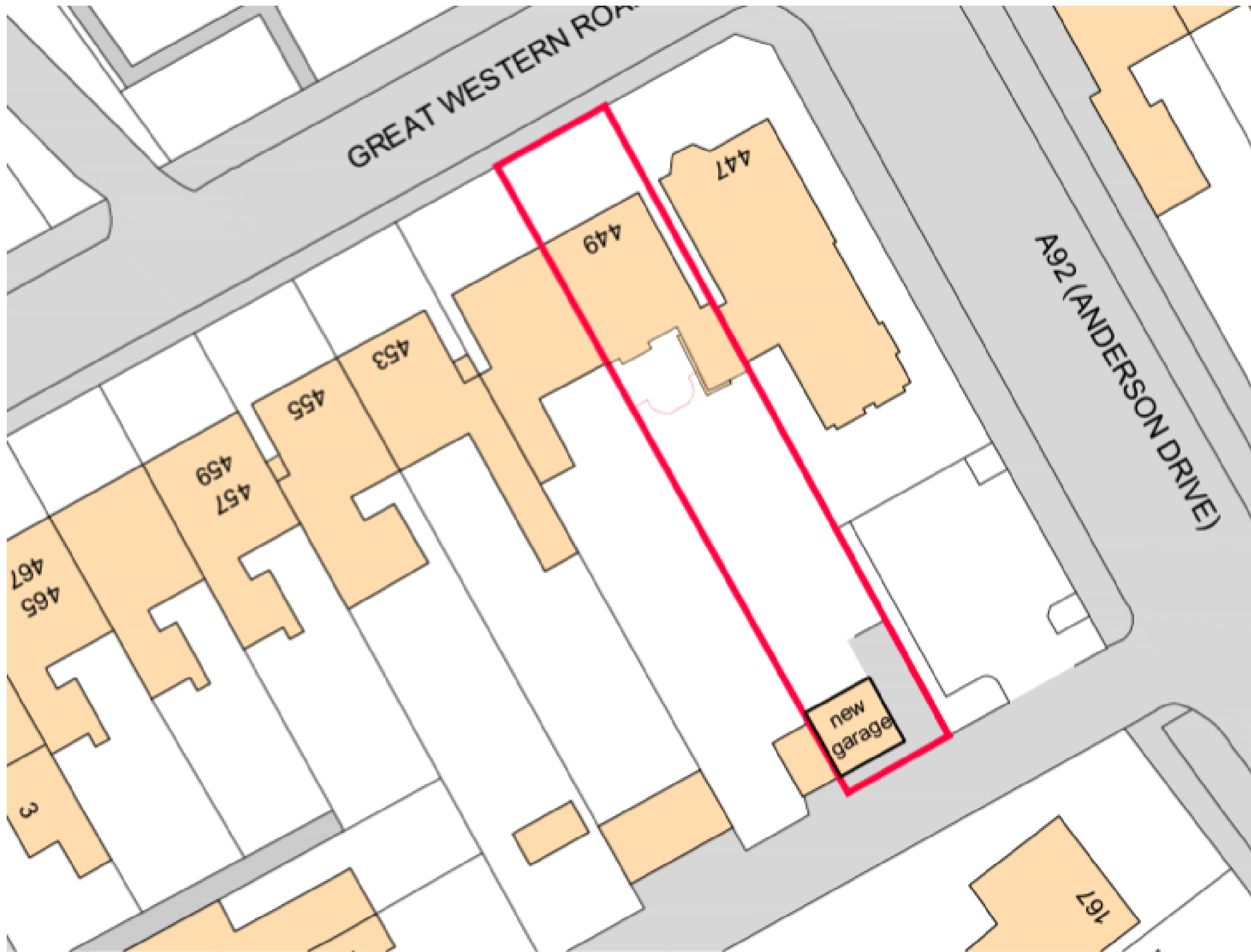
Google 3D 2022



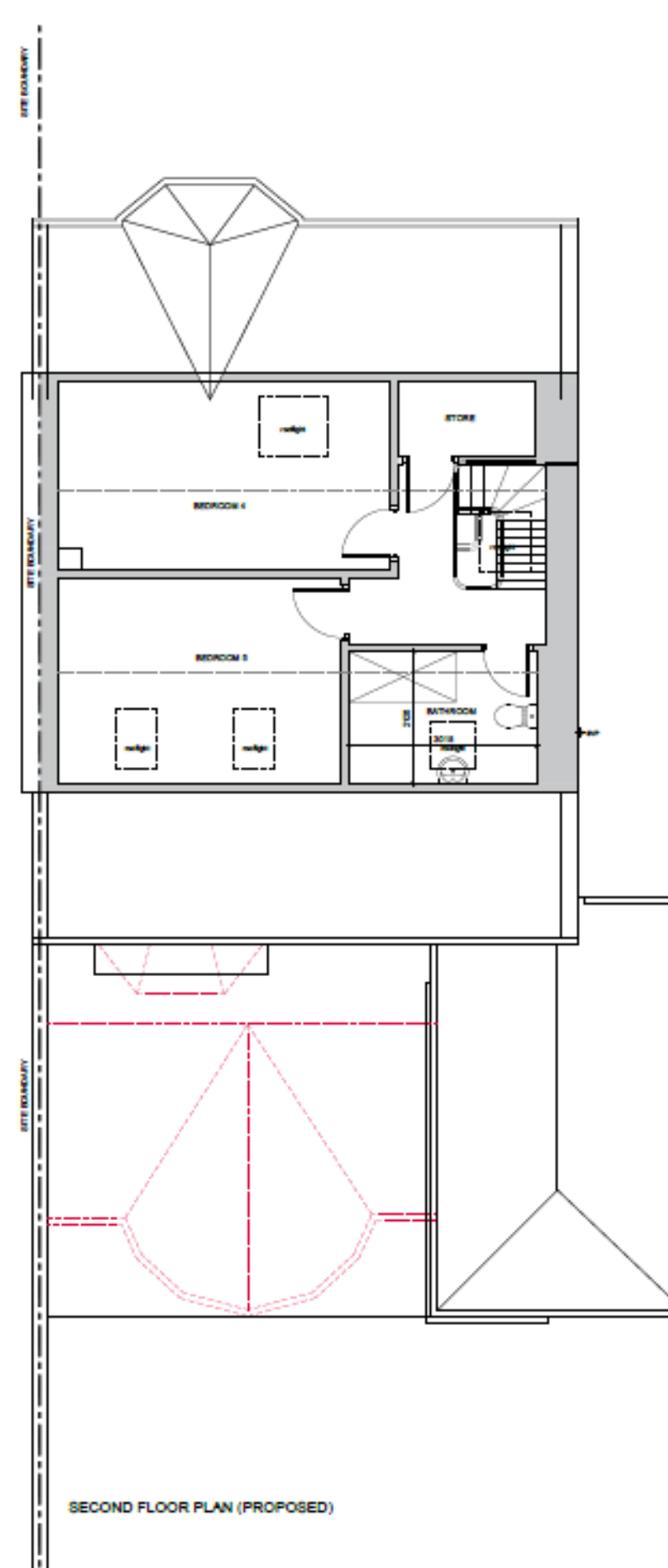
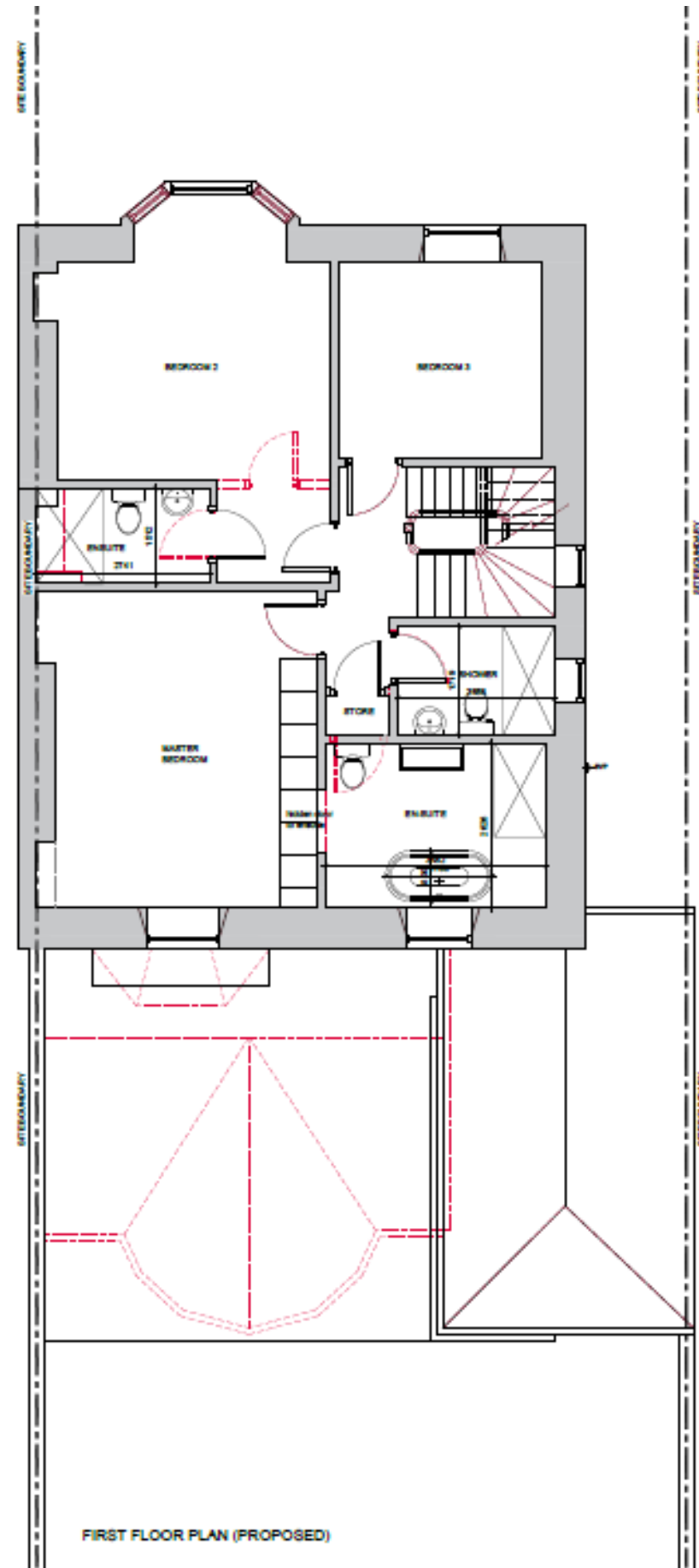
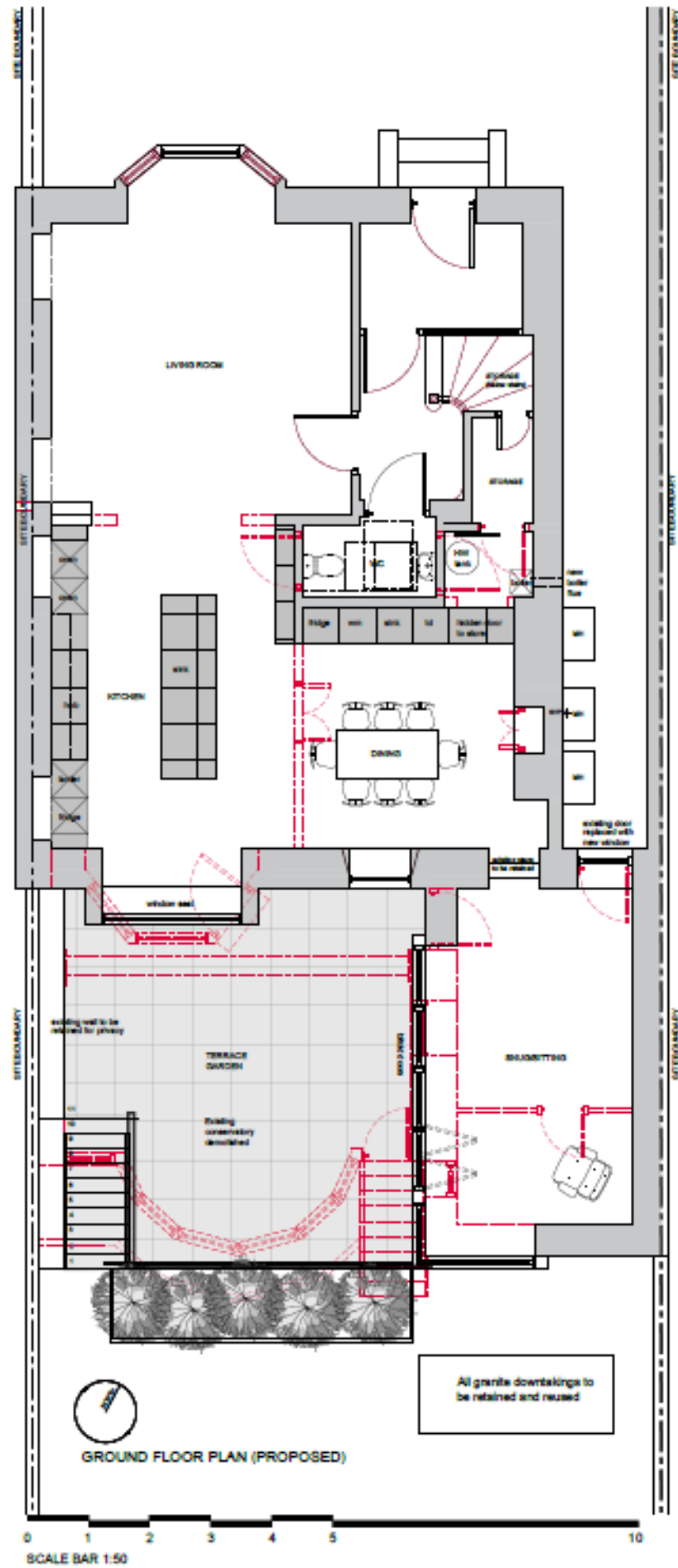
Google Streetview 2022



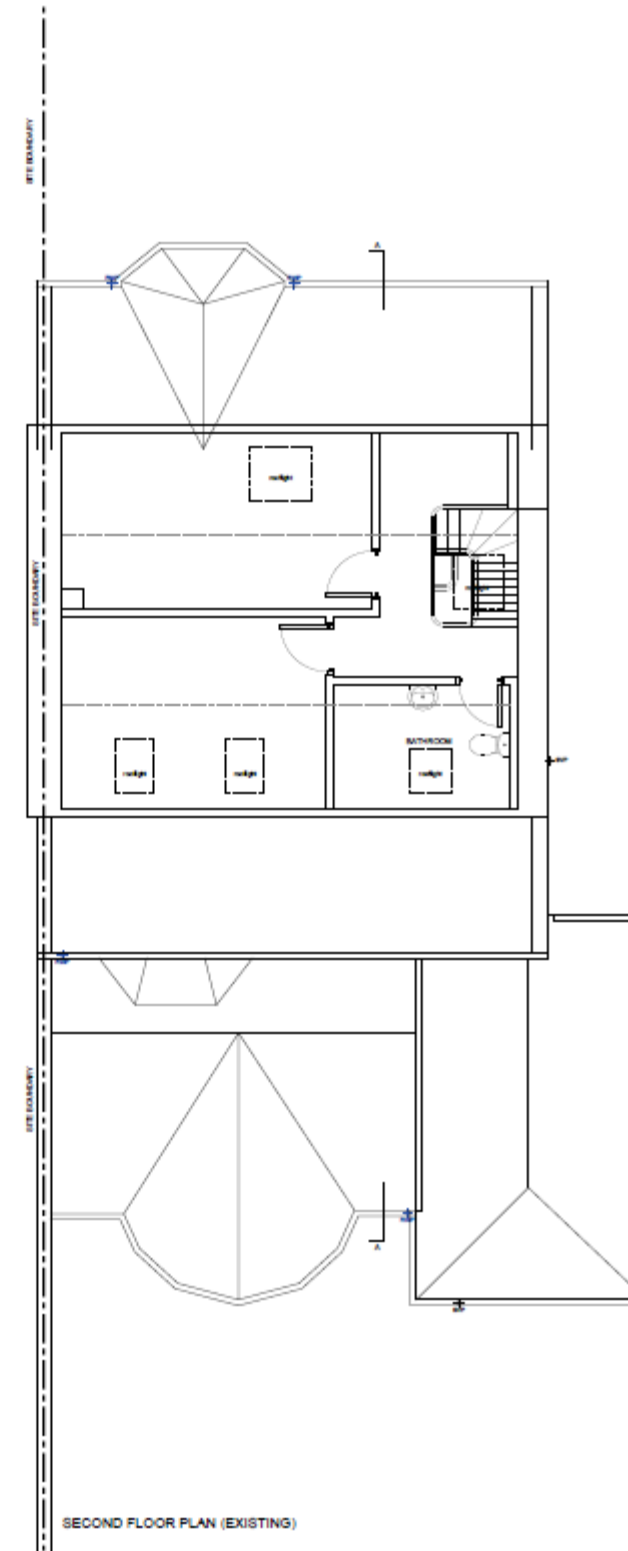
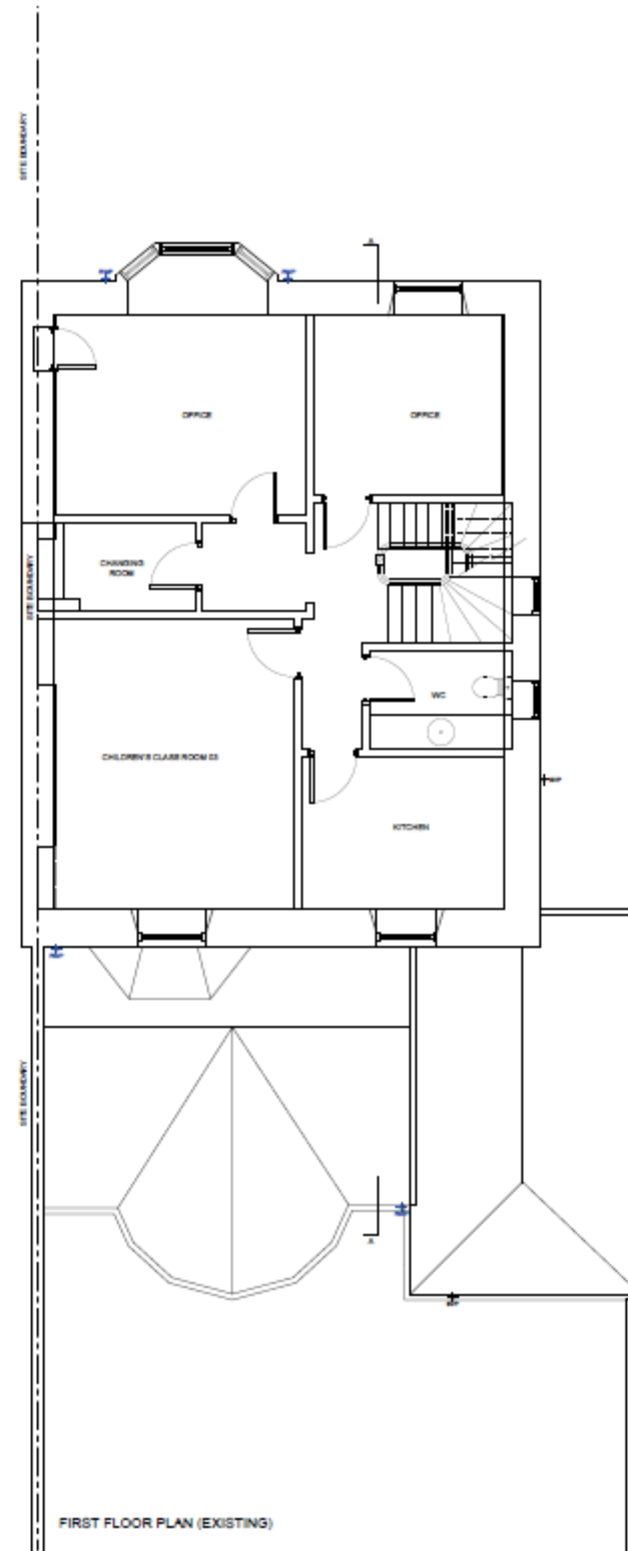
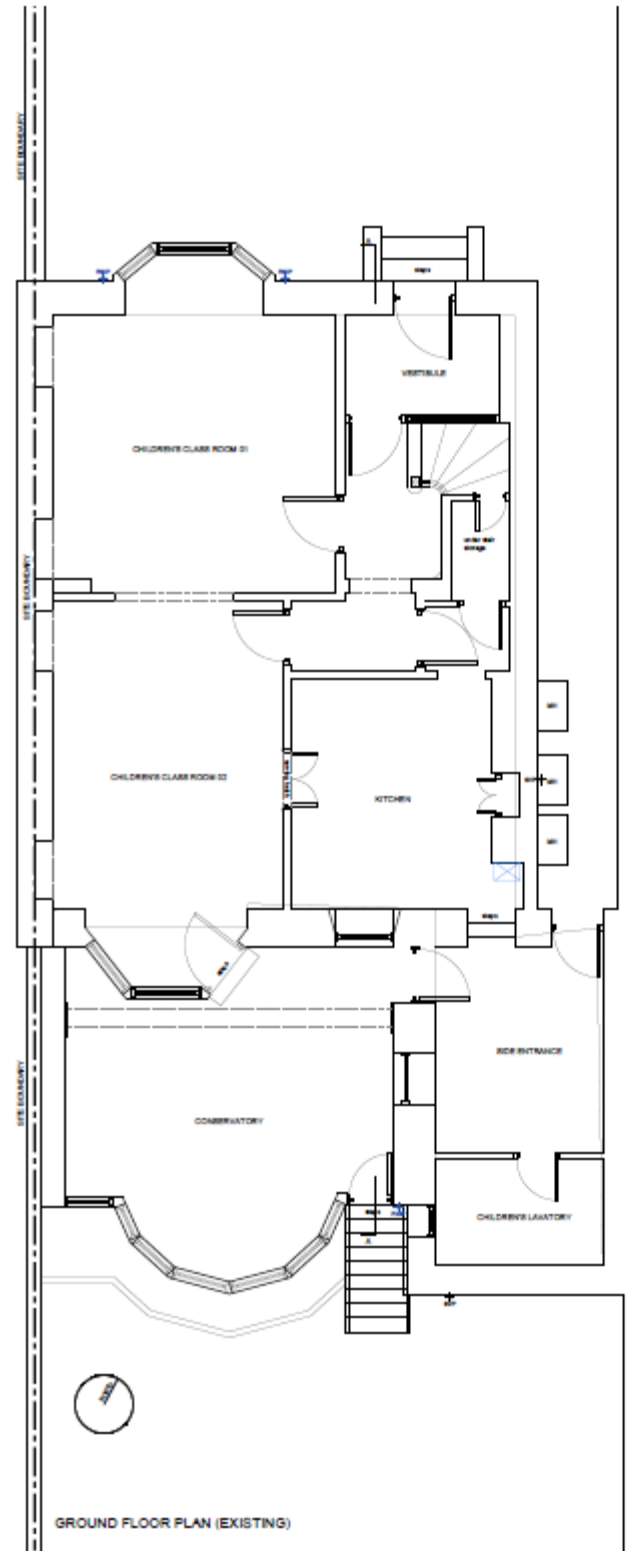
Location Plan as Proposed



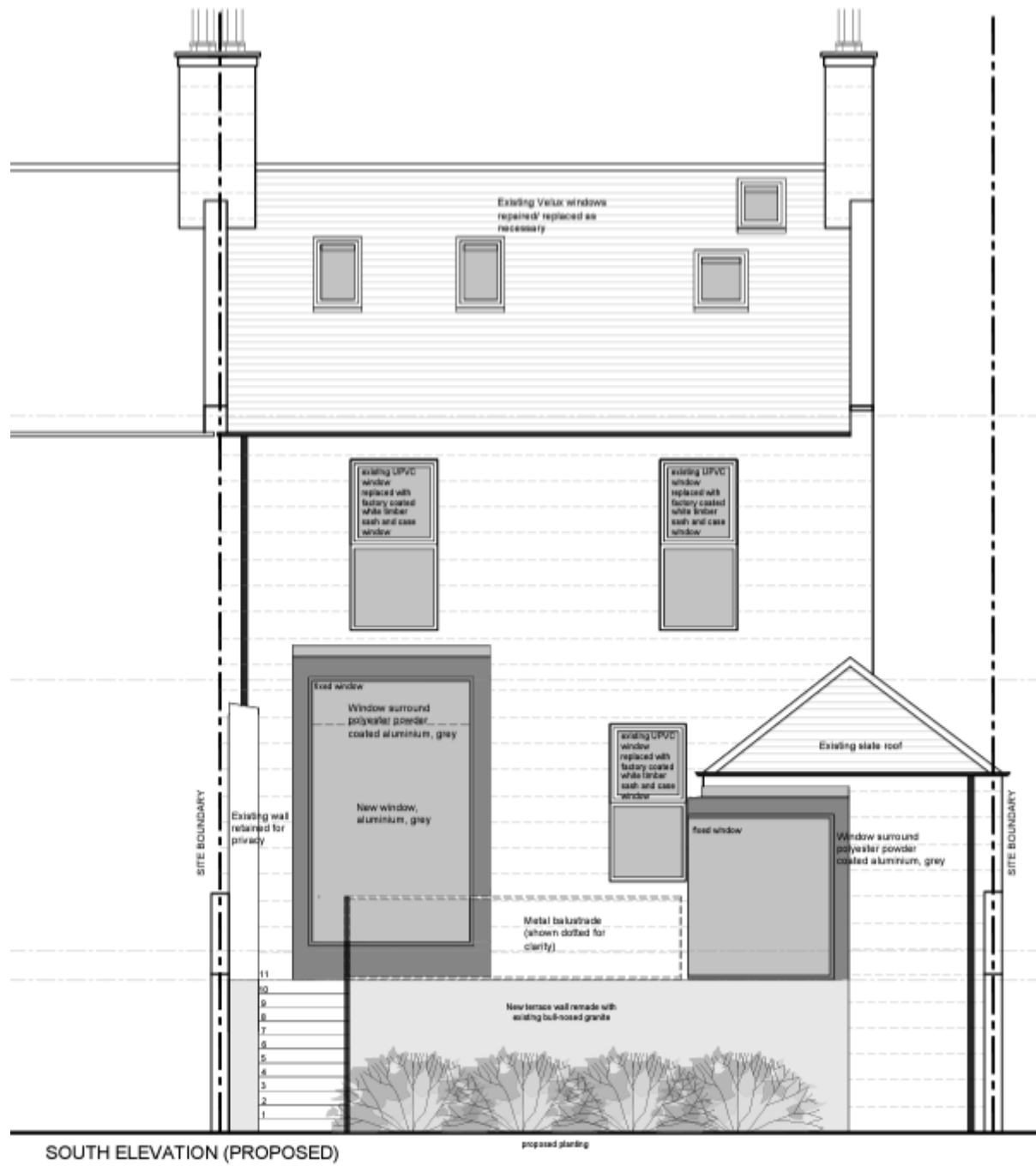
Proposed Floor Plans



Existing Floor Plans



Proposed Elevation (south)

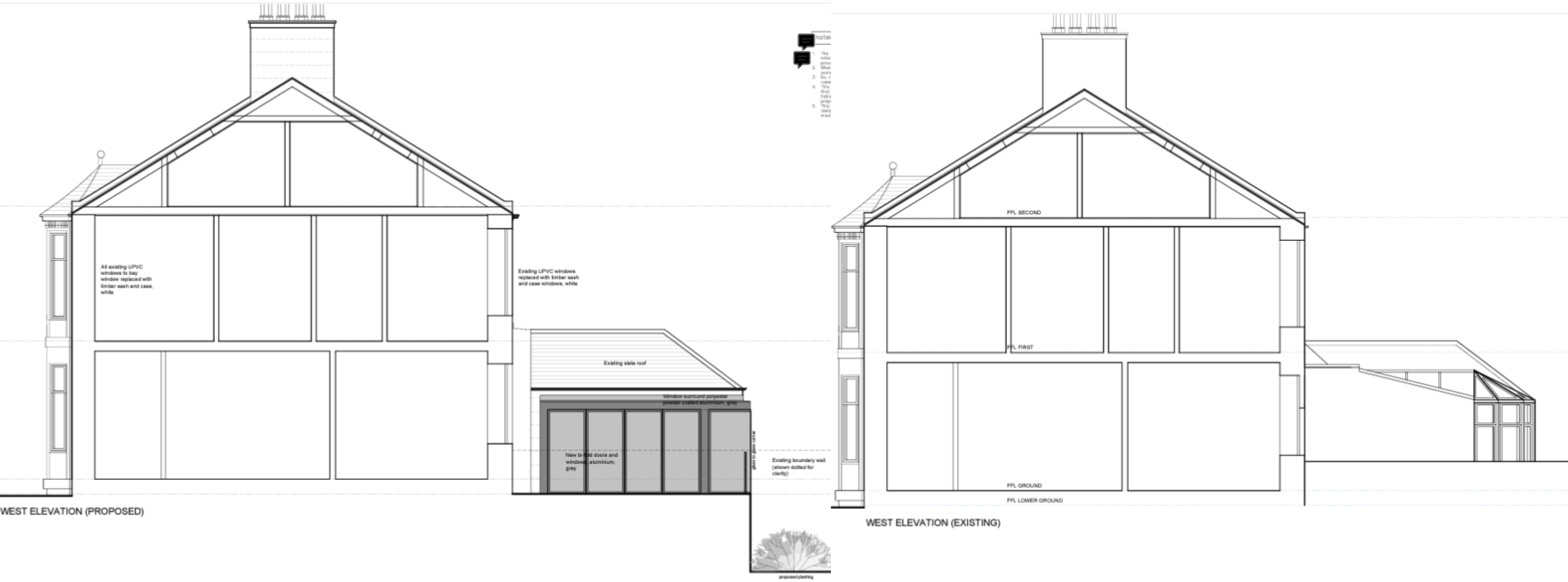


Existing Elevation



Proposed Elevation (west)

Existing Elevation



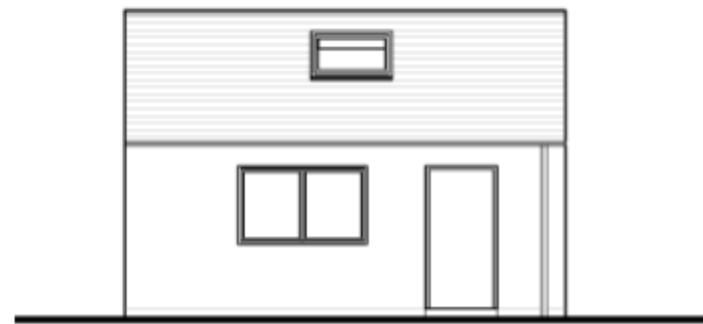
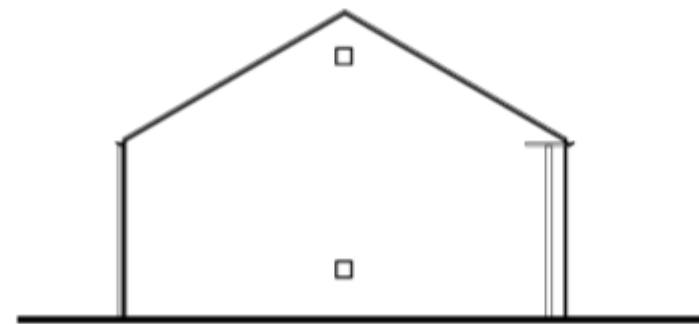
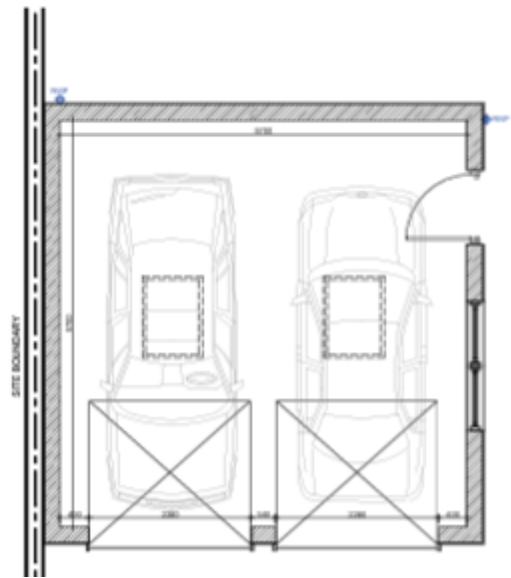
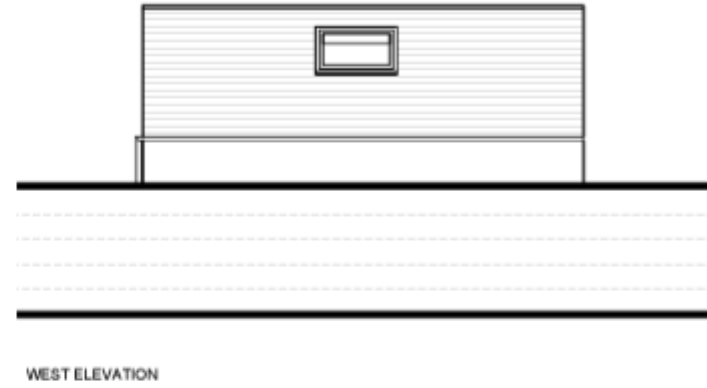
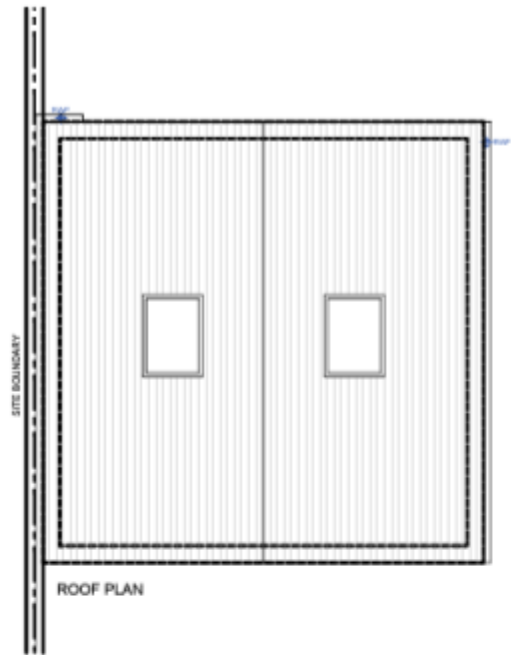
Proposed Elevation (north)



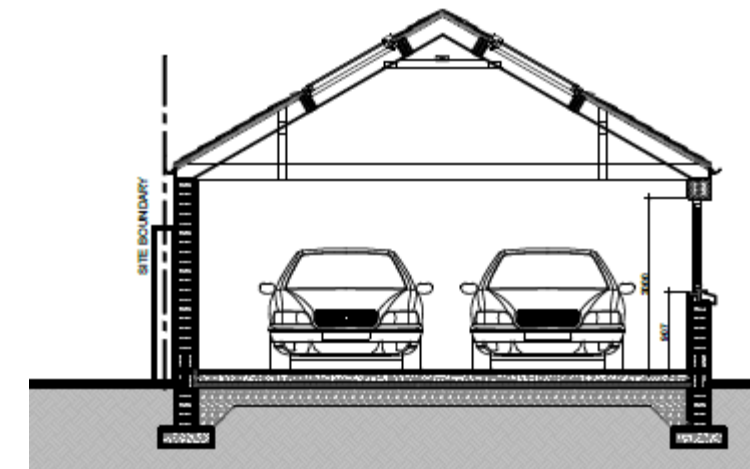
Existing Elevation



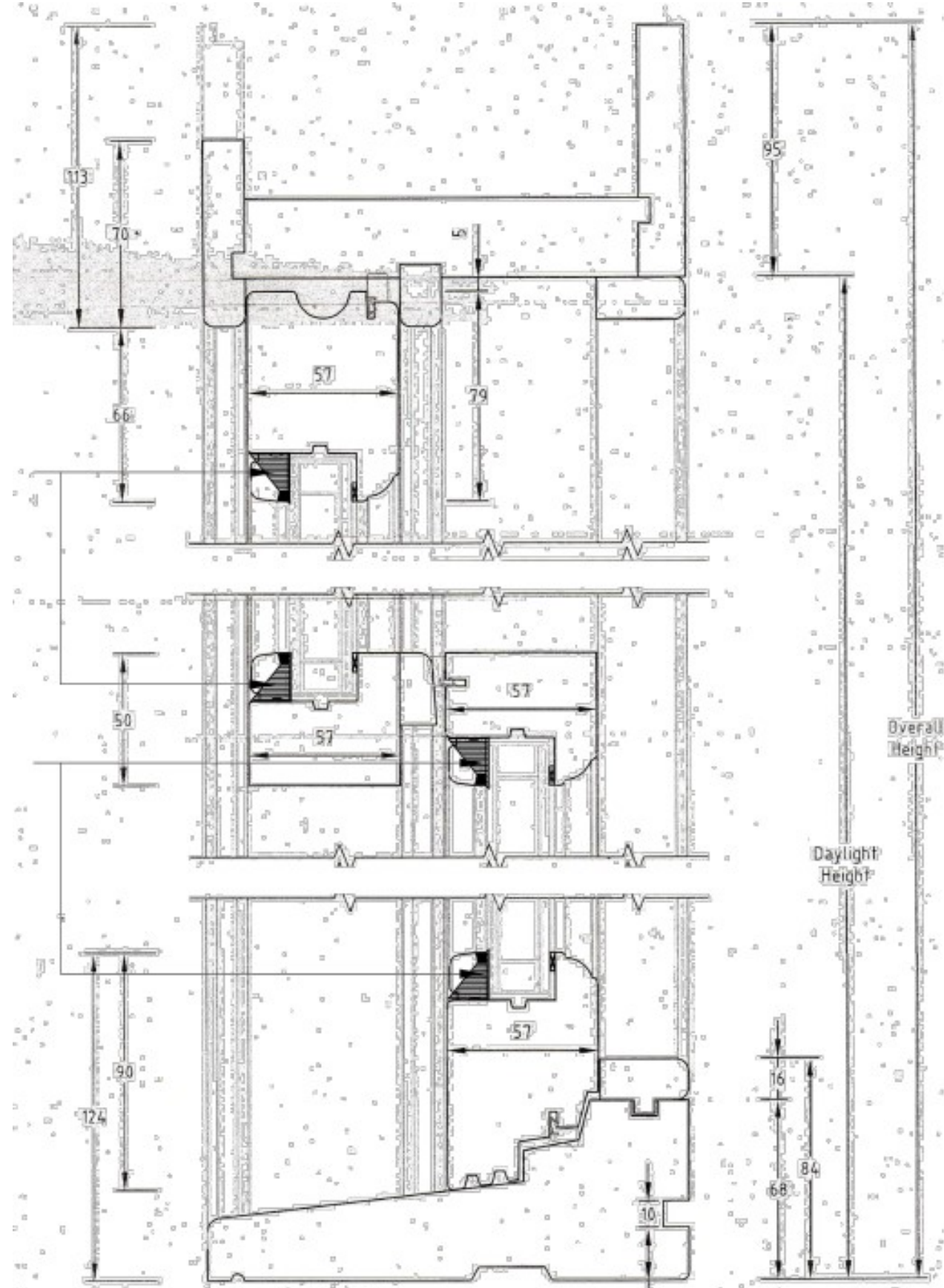
Proposed Elevations and Plans - garage



PROPOSED MATERIALS
Roof: natural slate
Walls: rough cast render, white
Windows/ Doors: timber, grey
Rainwater goods: upvc, black

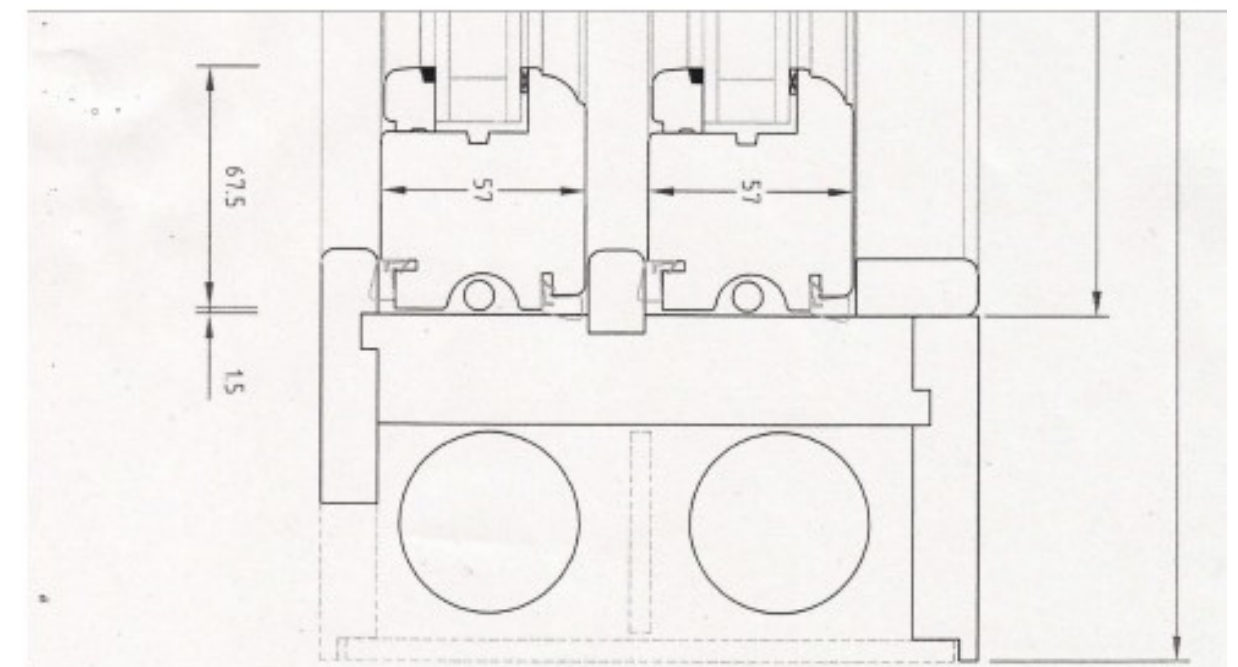
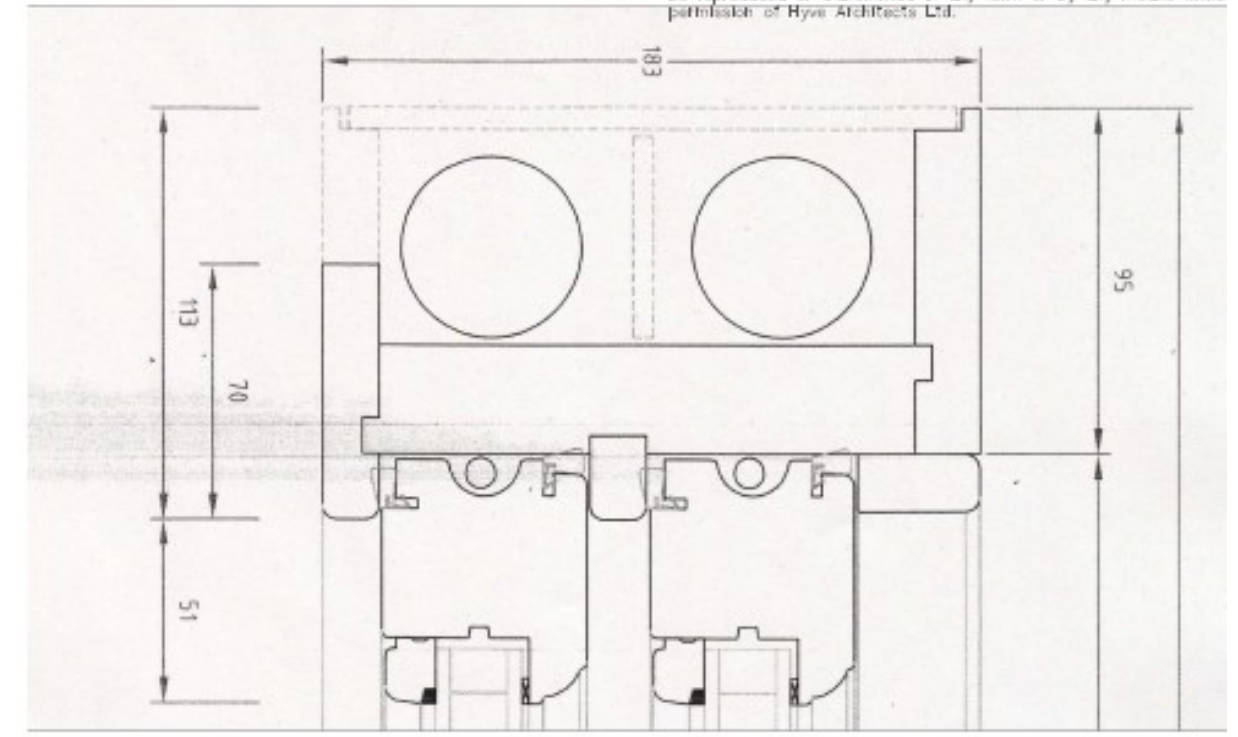


Proposed Window Sections



VERTICAL SECTION WINDOW (1:2) - PROPOSED

- notes
1. The contractor is responsible for checking dimensions, tolerances. Verify any discrepancies with the Architect before proceeding with work.
 2. Where an item is covered by drawings to different scales the largest is to be worked to.
 3. Do not scale drawing. Figured dimensions to be worked to in all.
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HORIZONTAL SECTION WINDOW (1:2) - PROPOSED

Reasons for Refusal

- Stated in full in Report of Handling in Agenda. Key points:
- Enlarged bay windows and openings in annexe do not relate to existing building or context
- The features mentioned above are highly visible modern interventions
- The features do not preserve the Conservation Area

Applicant's Case

- Proposal would return property to residential use supported by Policy H1
- New openings are to rear in line with Replacement Windows SG and Technical Advice Note on Materials, therefore complies with Policy D1
- No impact features of historic interest, in relation to the Conservation Area designation, with works not visible from public viewpoints in CA
- Appropriate re-use of a granite building and would result in more granite being exposed, in compliance with Policy D5
- Design informed by clear understanding of significance and complies with Historic Environment Policy for Scotland (HEPS)

Applicant's Case, continued

- Efficient reuse of site for residential use, rather than greenfield site and is of good quality design, being therefore, sustainable development
- Consistent with other proposals in the CA, included a decision at 427 Great Western Road (170934/DPP)

Policies – LDP 2017

Policy H1: Relates to new residential developments (excerpt)

Policy H1 - Residential Areas

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new development and householder development will be approved in principle if it:

- 1 does not constitute over development;
- 2 does not have an unacceptable impact on the character and amenity of the surrounding area;
- 3 does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010; and
- 4 complies with Supplementary Guidance.

Policies – LDP 2017

Policy D4: Historic Environment (excerpt)

Policy D4 - Historic Environment

The Council will protect, preserve and enhance the historic environment in line with Scottish Planning Policy, SHEP and its own Supplementary Guidance and Conservation Area Character Appraisals and Management Plan. There will be a presumption in favour of the retention and reuse of listed buildings and buildings within conservation areas that contribute to their character. High quality design that respects the character, appearance and setting of the historic environment and protects the special architectural or historic interest of its listed buildings, conservation areas and historic gardens and designed landscapes, will be supported.

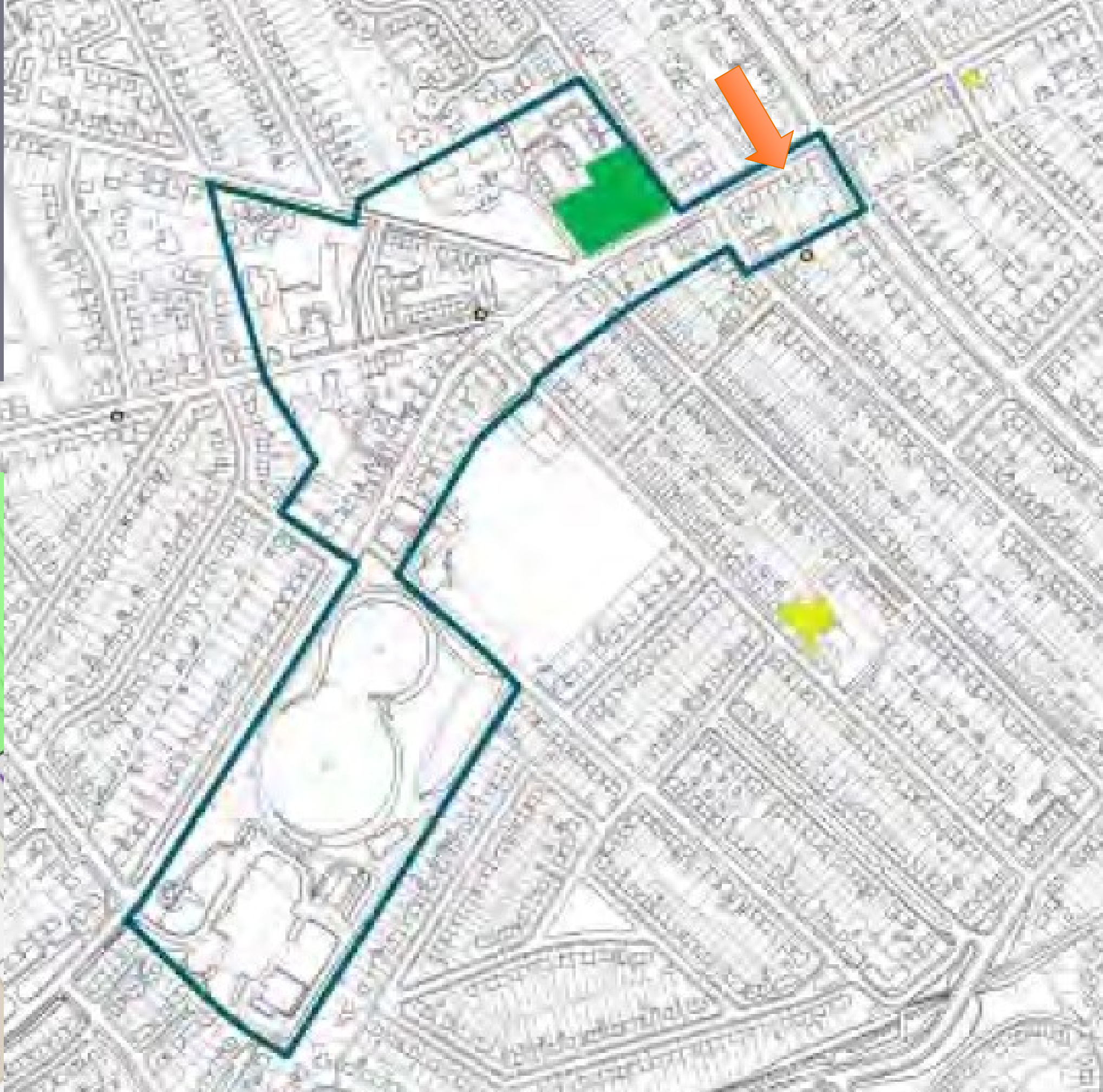
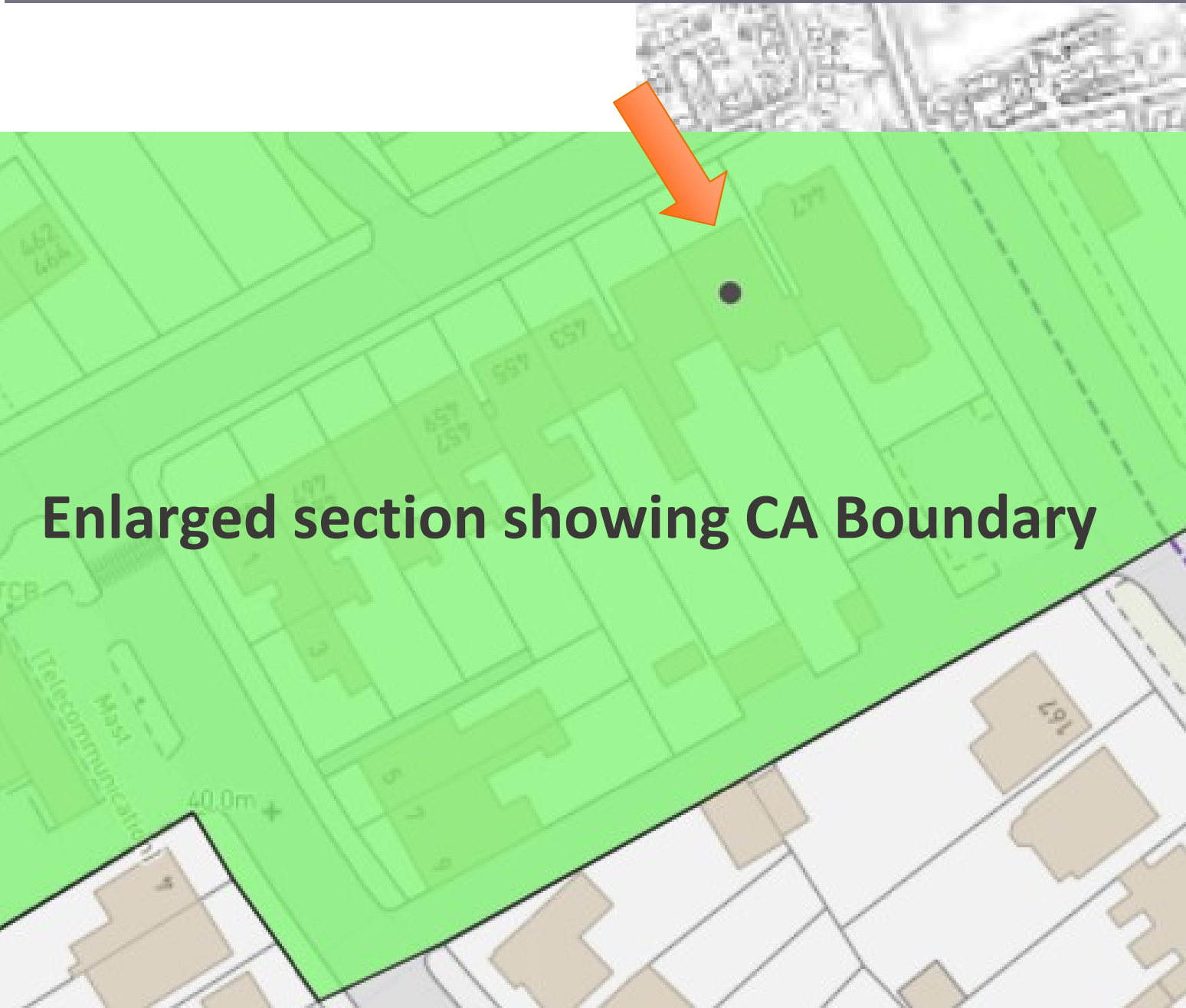


Aberdeen City Conservation Area Character Appraisals and Management Plan

Great Western Road

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

July 2013



Policies – LDP 2017

- D1: Quality Placemaking by Design
- D4: Historic Environment
- D5: Our Granite Heritage
- T2: Managing the Transport Impact of Development
- T3: Sustainable and Active Travel
- T5: Noise
- R6: Waste Management Requirements for New Development

Evaluation

- **Primacy of Development Plan**
- **The Planning Act requires all applications to be determined in accordance with Development Plan unless material considerations indicate otherwise**
- **Careful assessment, each application treated on its merits**

Basis for Decision

Zoning: Do members consider that the proposed development would comply with Policy D4 on Historic Environment and national guidance, all on Conservation Areas?

How would it affect the character and amenity of the area as set out in policy H1?

Other considerations, including: Access, parking, refuse collection, replacement windows and materials.

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



Thank you
Questions ?

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