

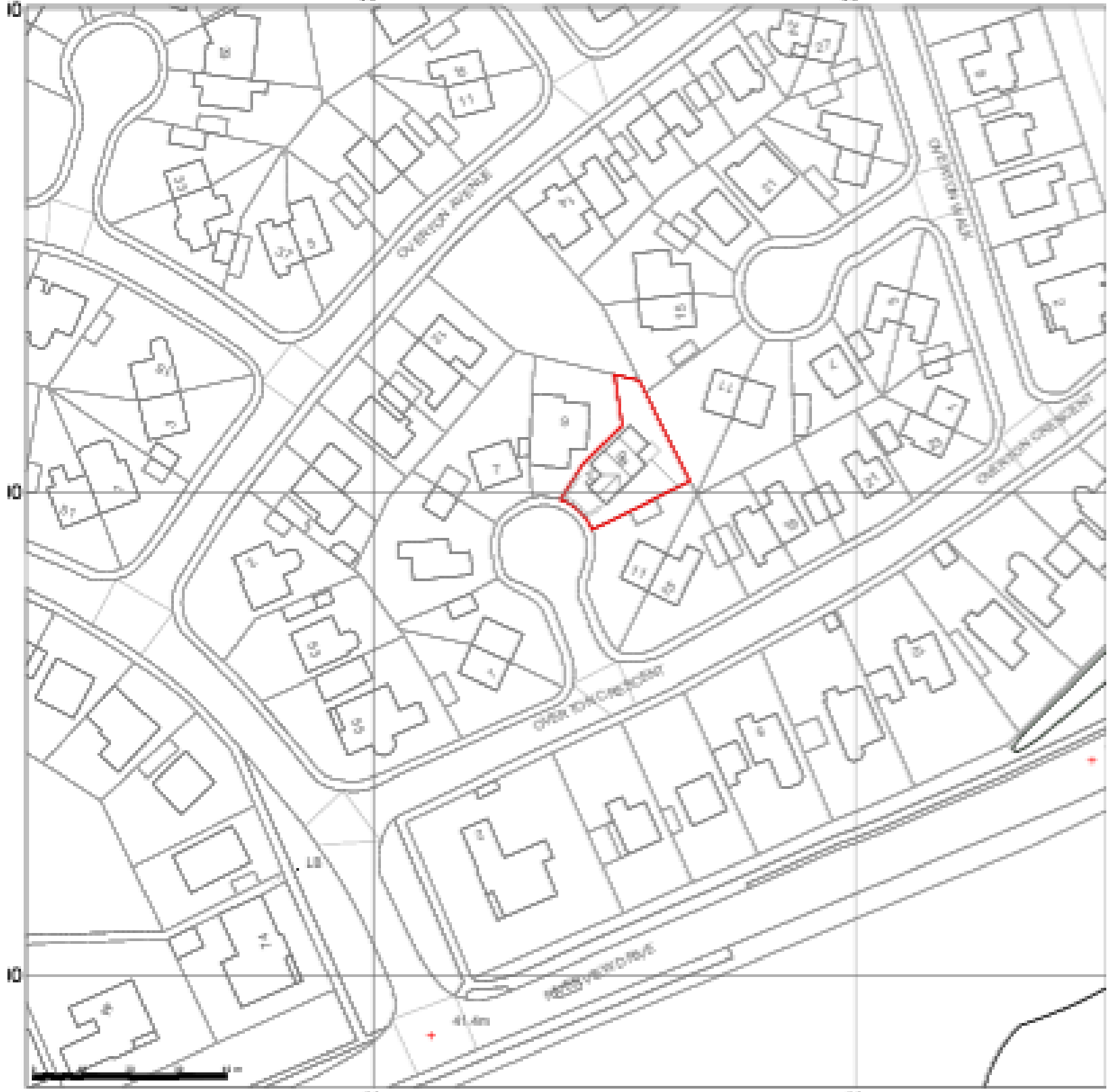


# Local Review Body (LRB) 20th July 2022

**220422/DPP - 9A Overton Crescent**  
Erection of 2 storey extension to front/side

Lucy Greene, Planning Advisor

# Location Plan



# Aerial Photograph 2022



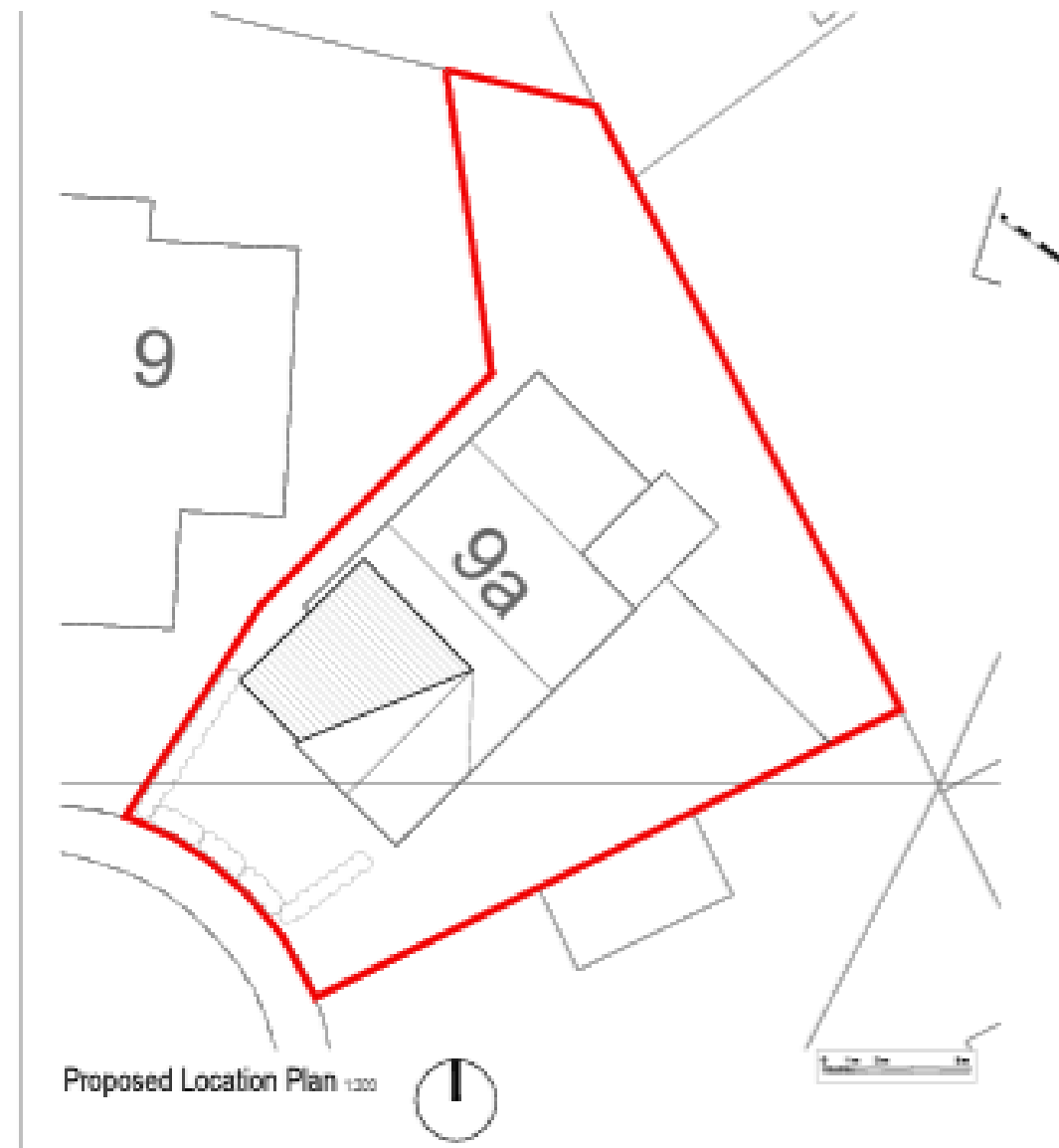
# Google 3D 2022



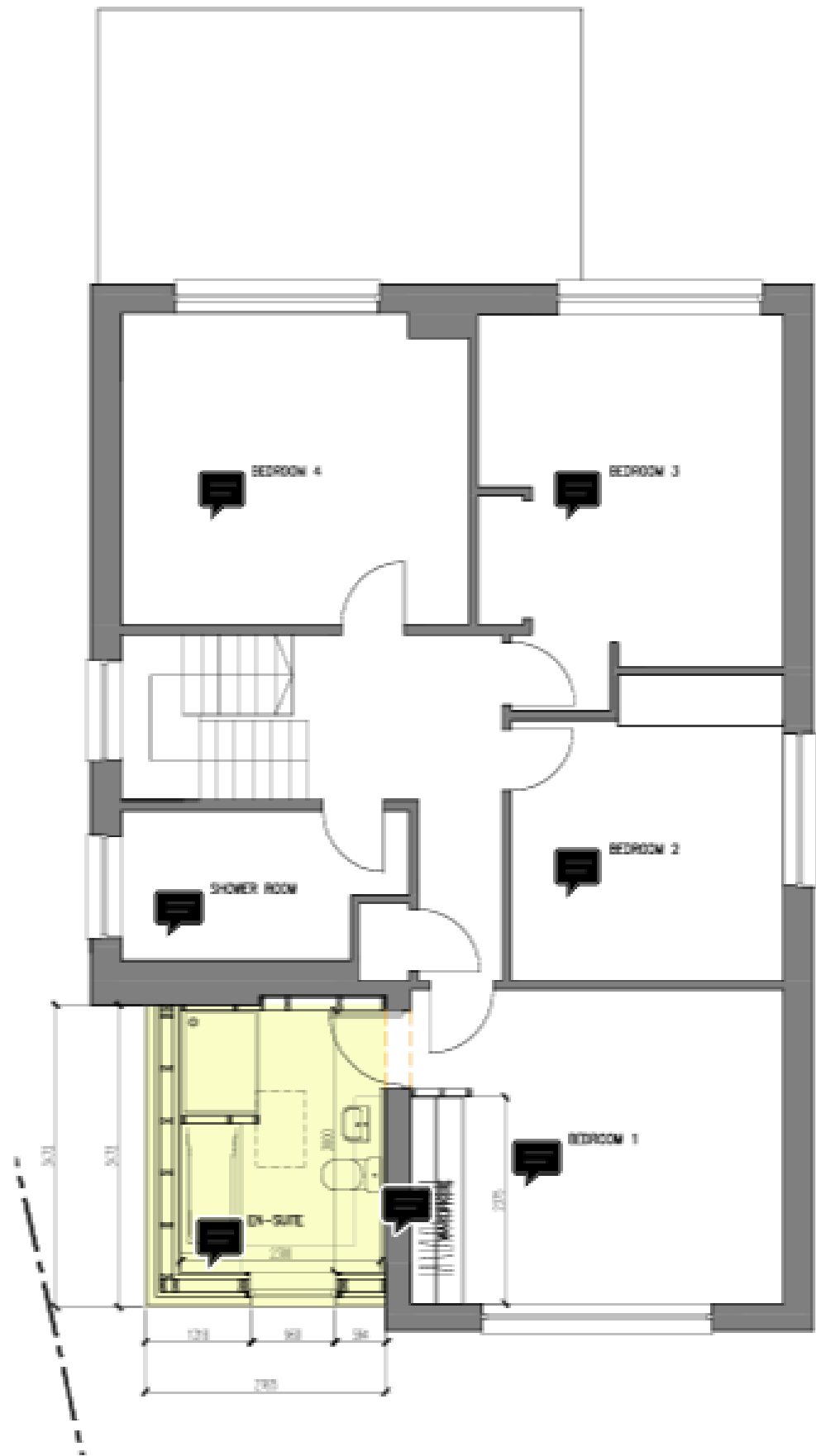
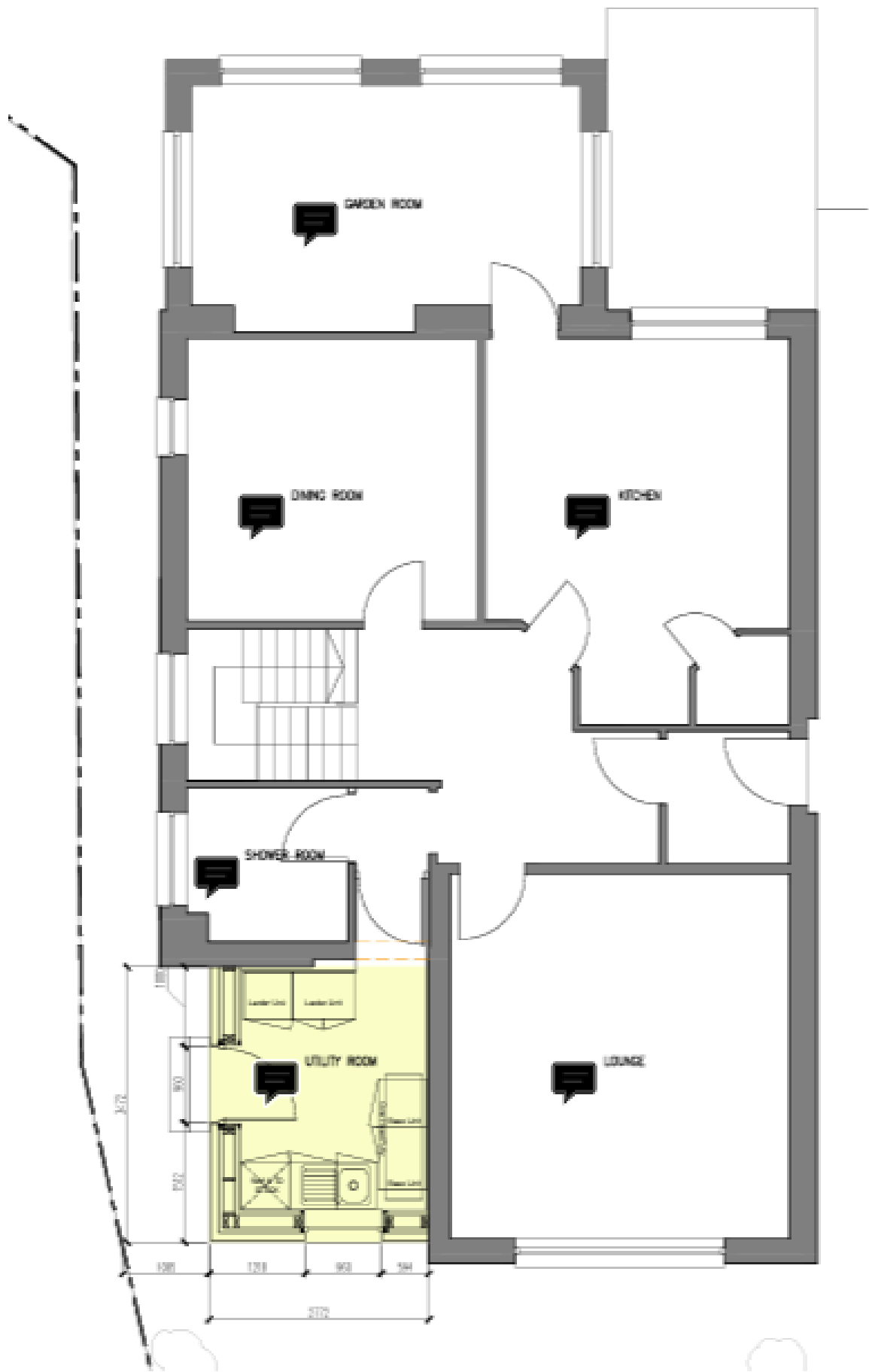
# Google Streetview 2008



# Plan as Proposed

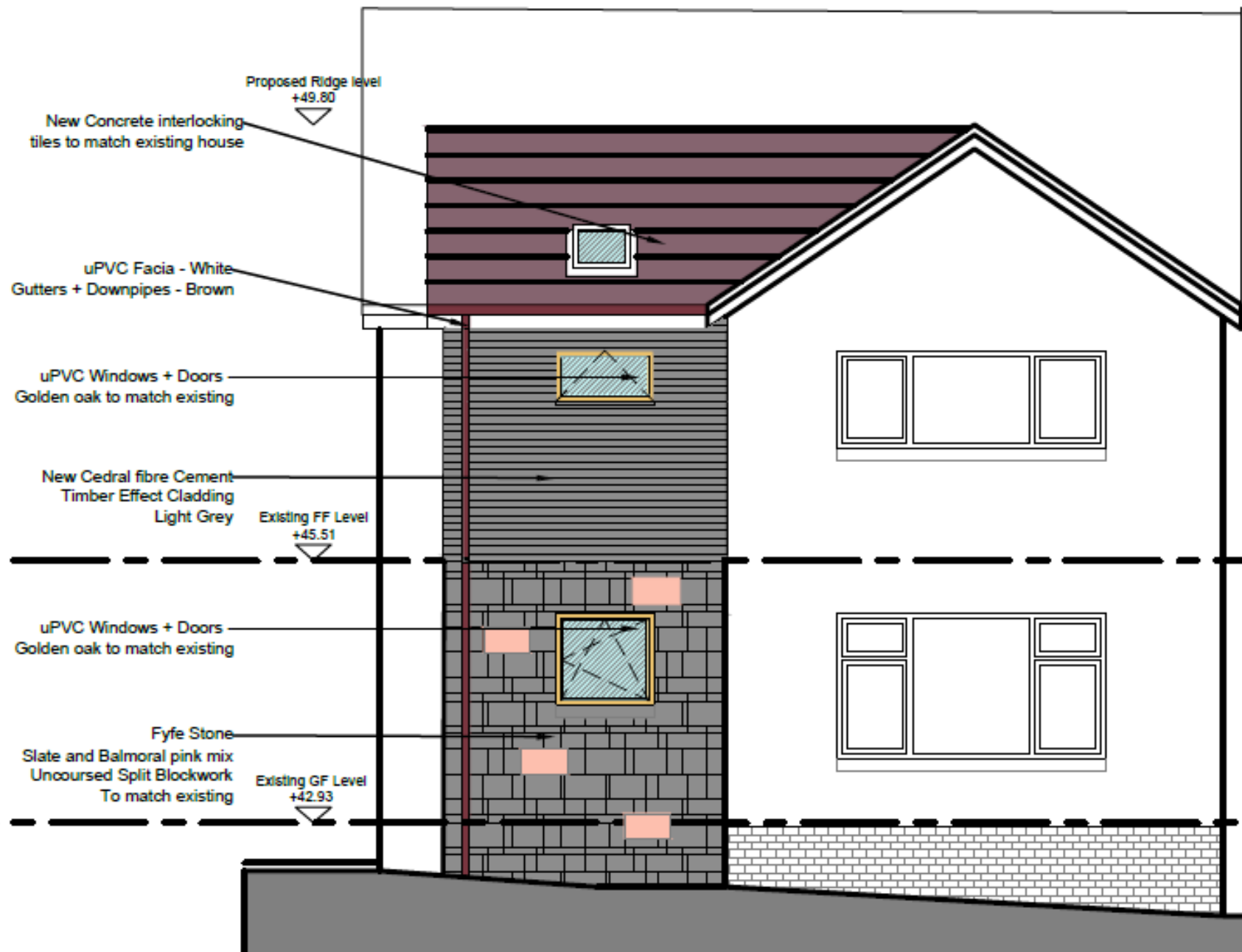


# Proposed Floor Plans



# Proposed Elevation (south-west)

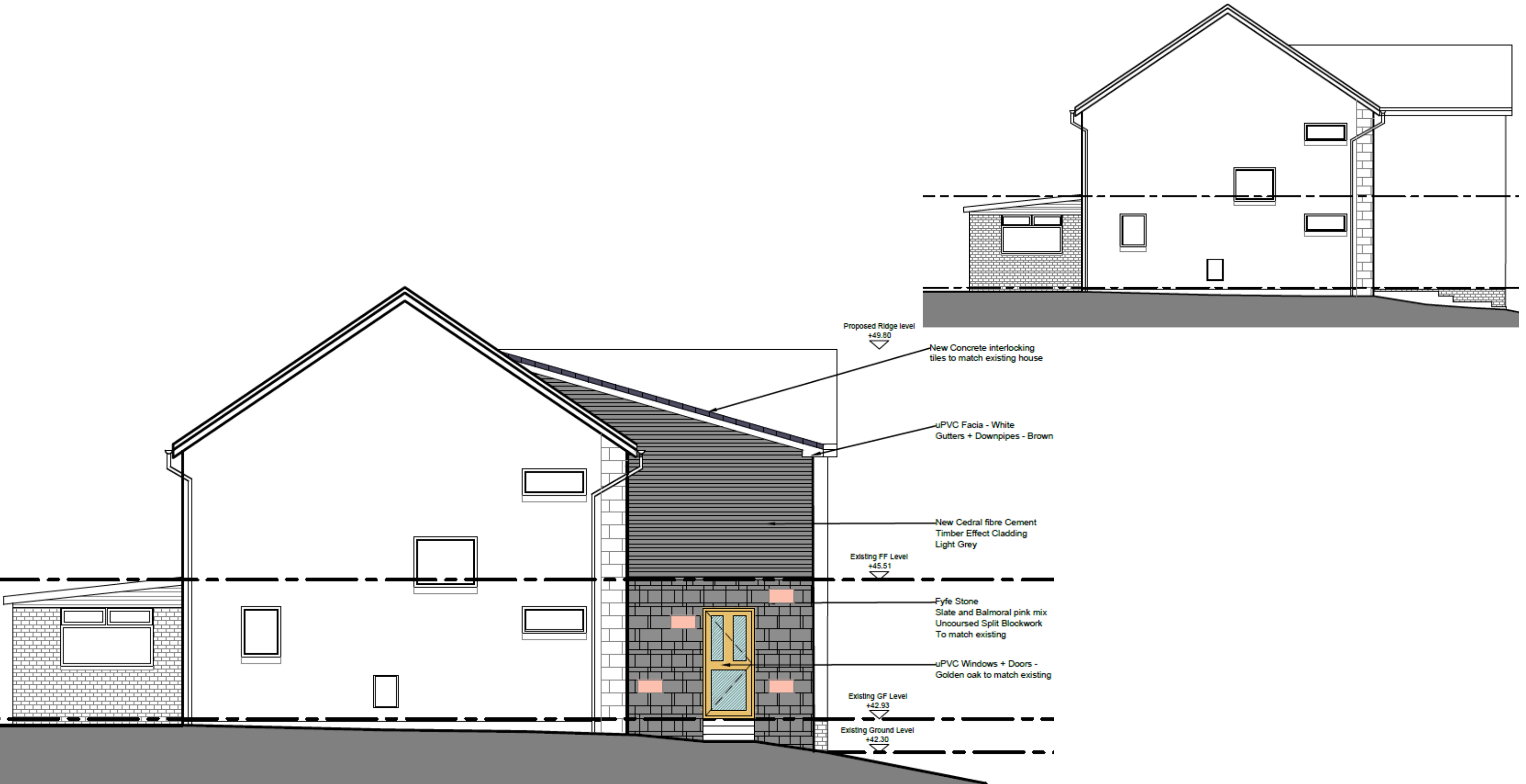
# Existing Elevation





# Proposed Elevation (north west)

# Existing Elevation



# Reasons for Refusal

- Stated in full in Report of Handling in Agenda. Key points:
- Layout, composition, form and scale within cul-de-sac would harm visual amenity and the character of the street
- Lacks architectural compatibility, due to massing and lack of glazing
- Contrary to Policy H1 and D1

# Applicant's Case

- 9A was the host for a property split and has already had a two storey extension to the front.
- Front door to No. 9 has always been set back with an entrance ramp – proposed extension does not impact on amenity space or cause over shadowing
- Existing two storey extension breaks the 'radial development line'
- Scale and materials are consistent with existing property
- Window openings relate to the uses of rooms and large openings would over power the elevation

# 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.

# 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

# 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:

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

**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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