



Local Review Body (LRB)

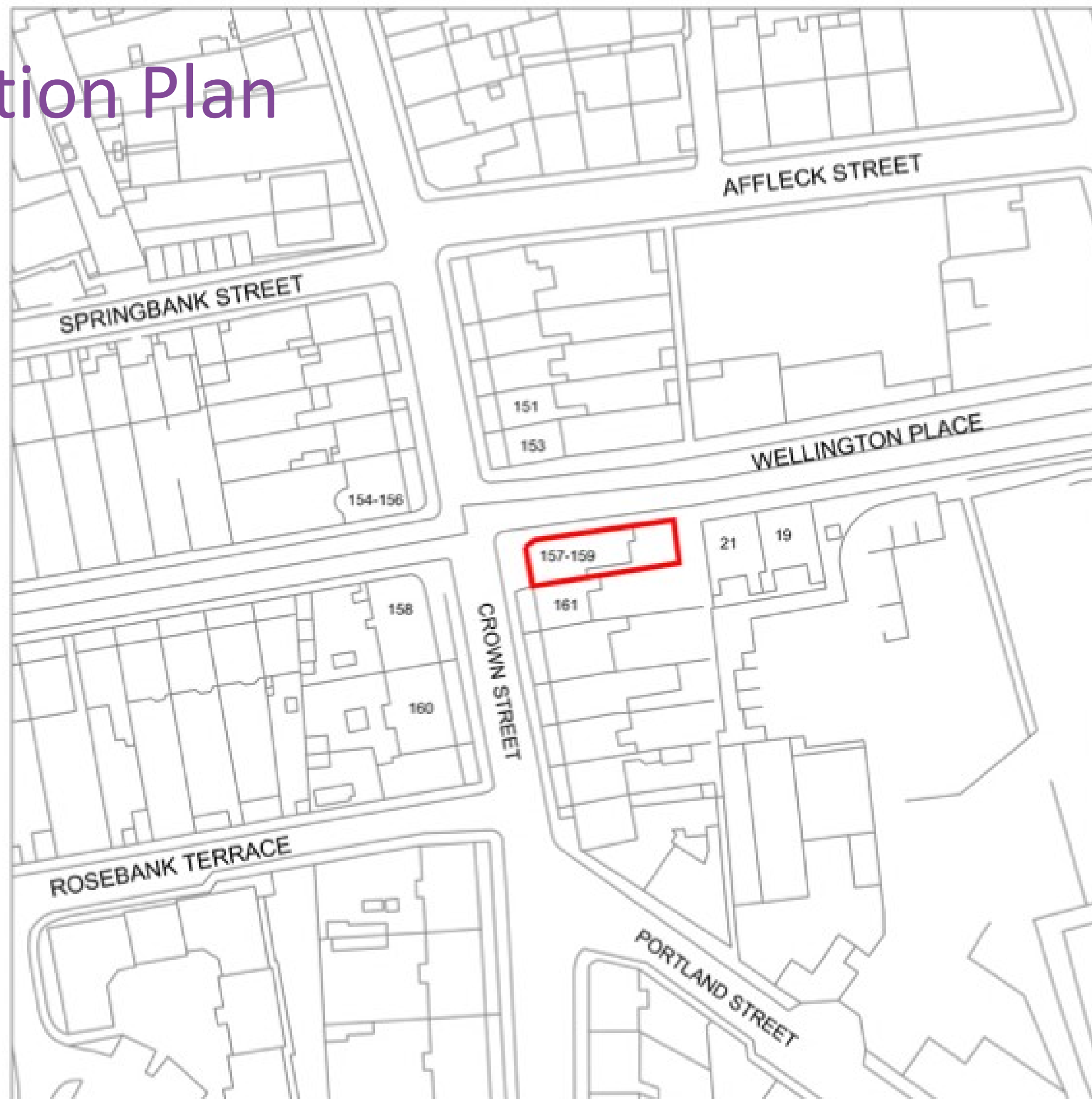
17 August 2022

220423/DPP - 157 Crown Street, Antrim Guest House

**Change of use from guest house to form 3 residential flats
including alterations and addition of window/door openings**

Lucy Greene, Planning Advisor

Location Plan



Aerial Photography 2019



Google 3D 2022



Google 3D 2022



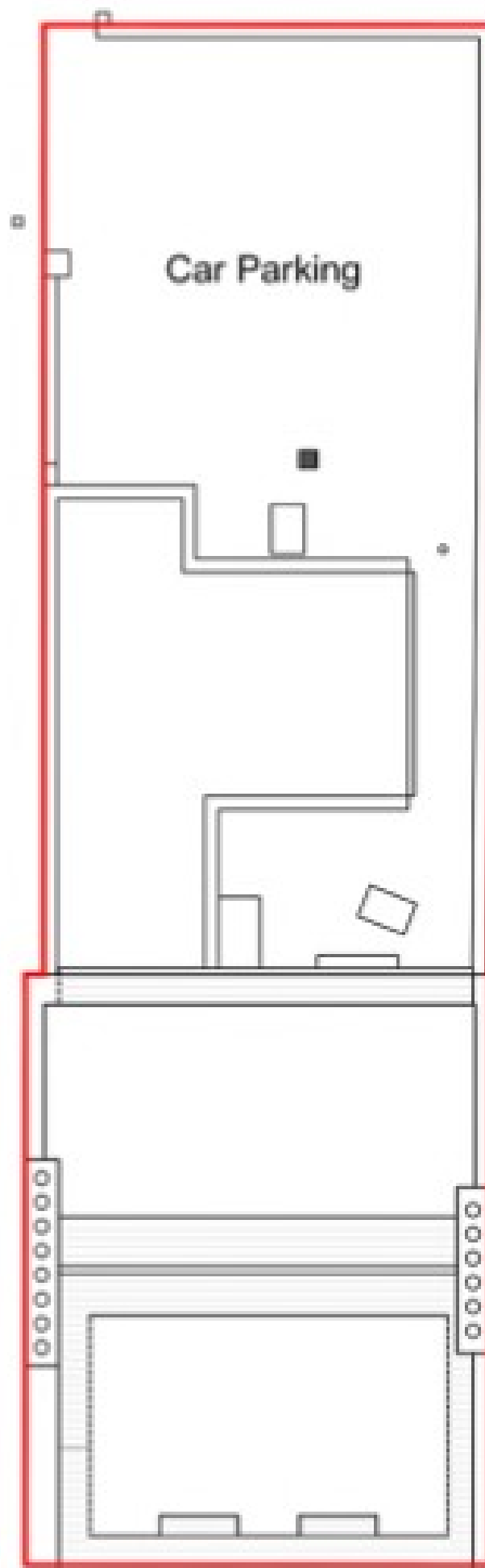
Google Streetview December 2022



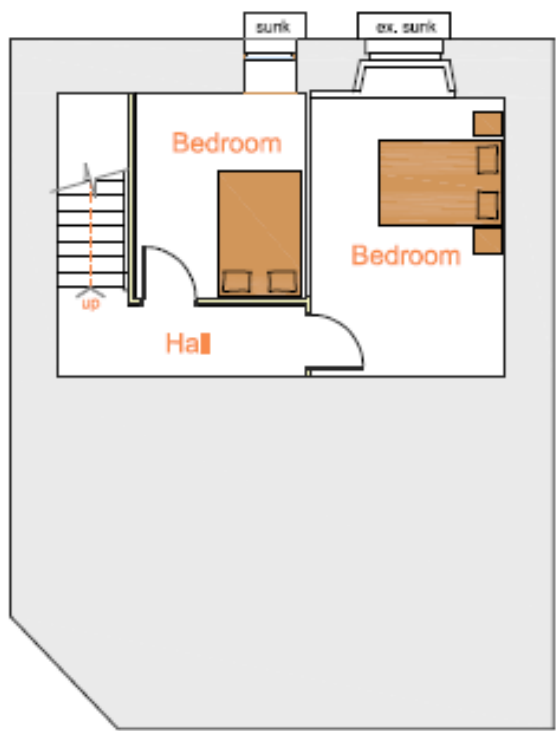
Bon Accord Crescent/ Crown St Conservation Area



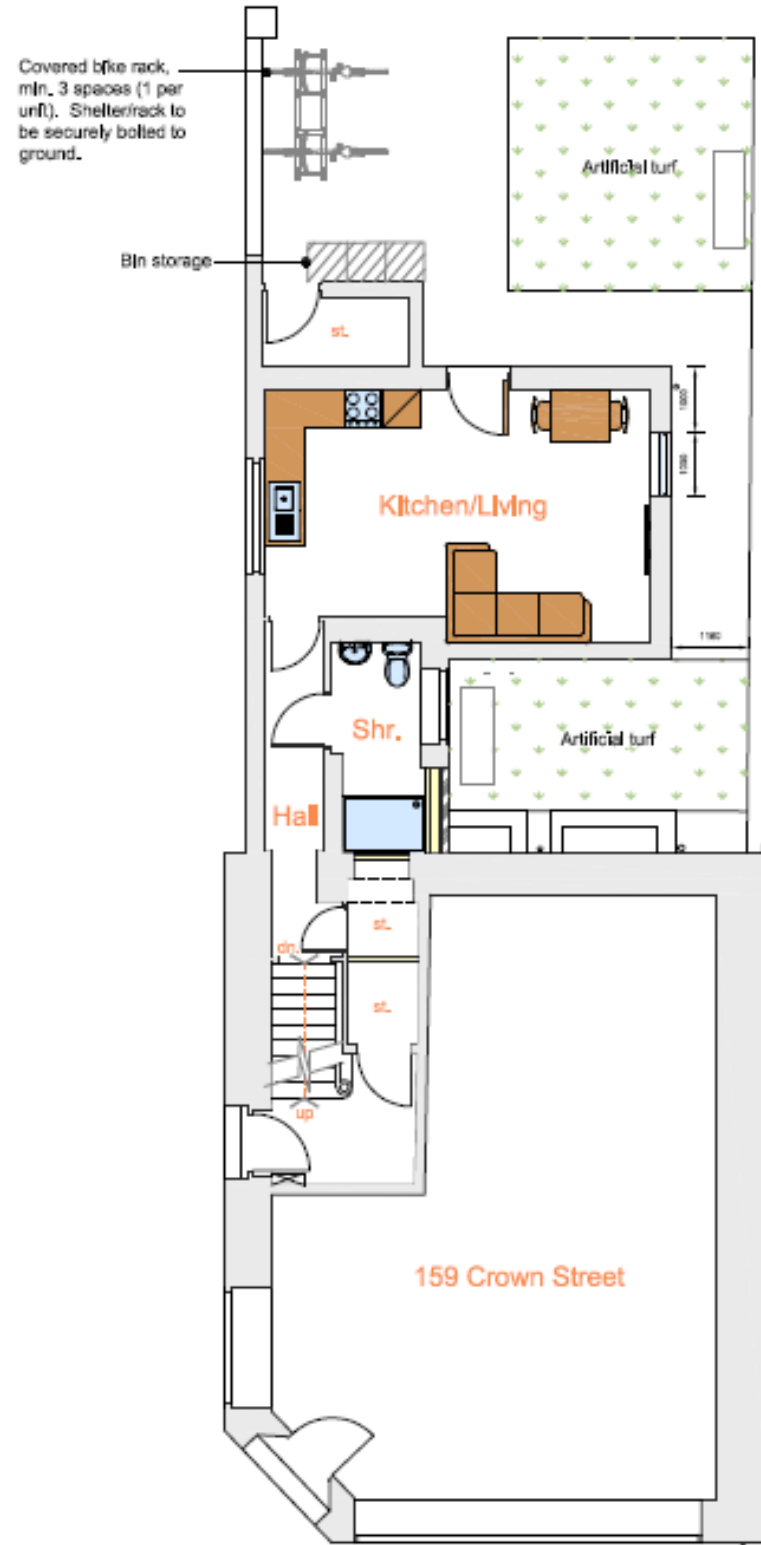
Site Plan



Proposed Floor Plans



Basement - 1:100

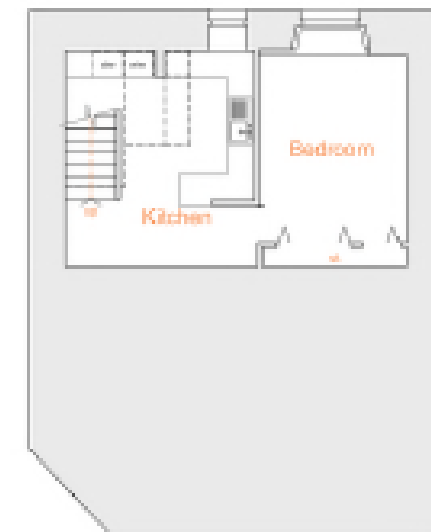


Ground / Lower Floor - 1:100

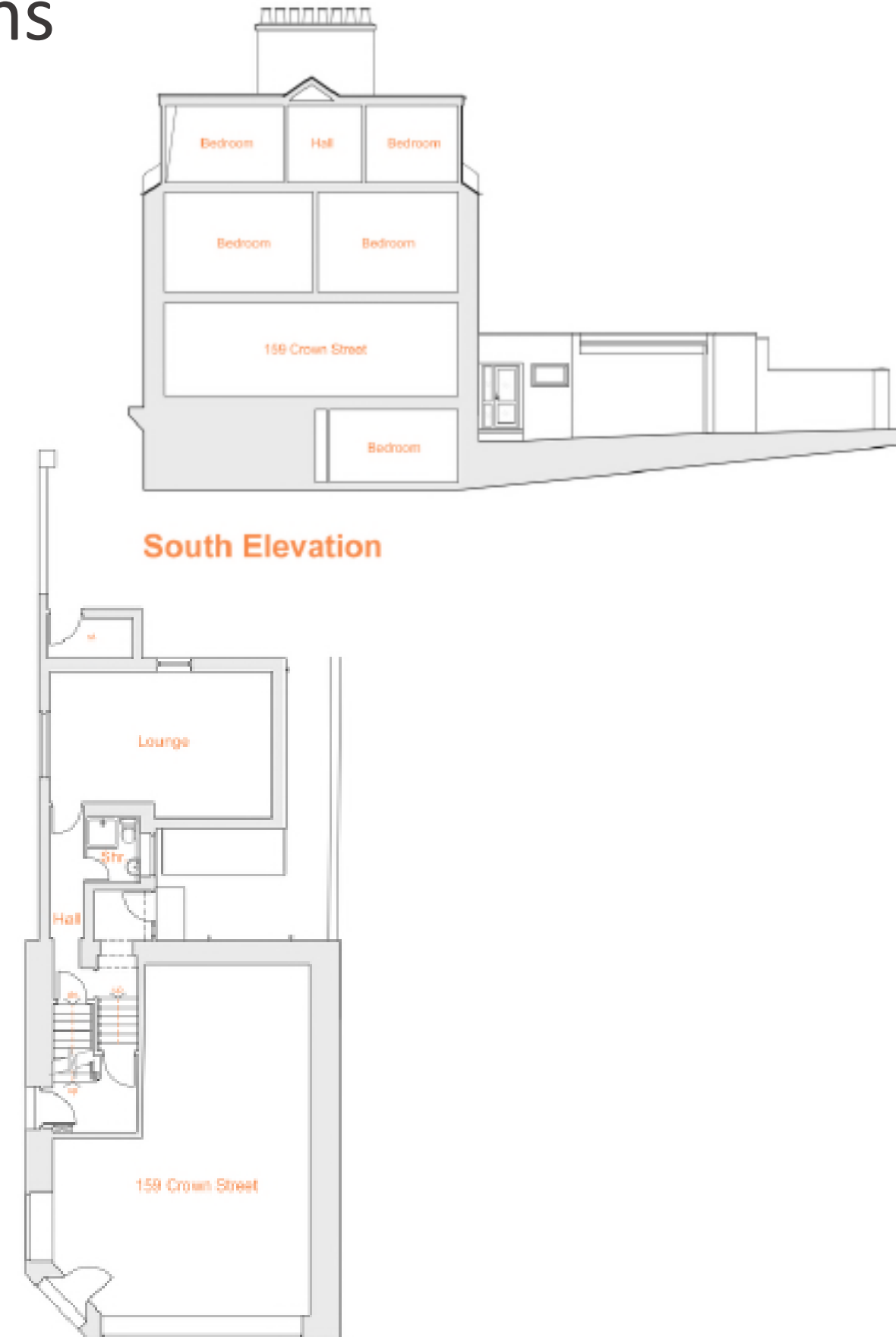
Existing Floor Plans & section

Existing External Finishes:-

- Walls:-** Granite coursing to main building
Brown dry-dash render to rear annex
- Roof:-** Natural slates to main building & dormer fronts/halfits
Felt flat roofs to dormers and rear annex
- Rainwater goods:-** White uPVC half round gutters and downpipes
- Windows:-** White uPVC windows
- Doors:-** White uPVC door to rear annex
Brown timber door with fan light to North Elevation



Basement



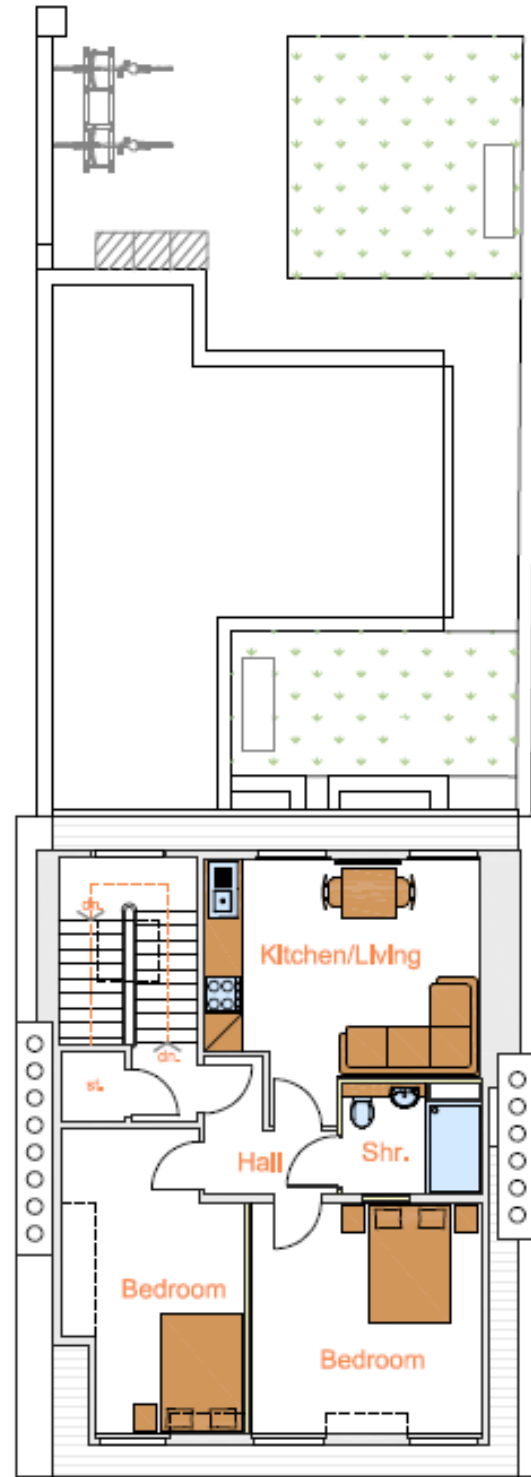
Ground / Lower Floor

South Elevation

Proposed Floor Plans

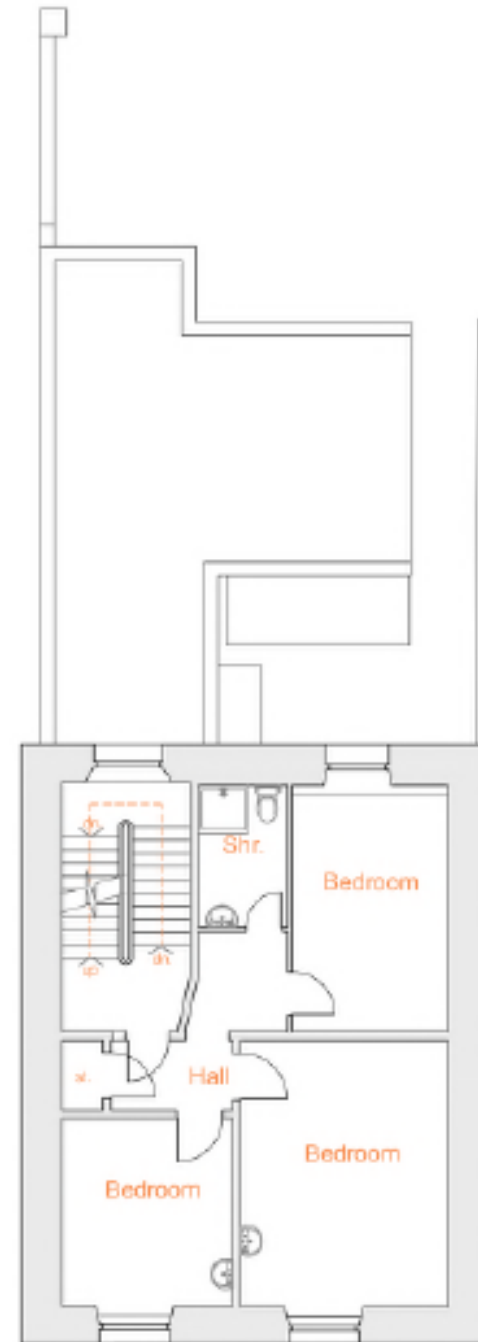


First Floor - 1:100

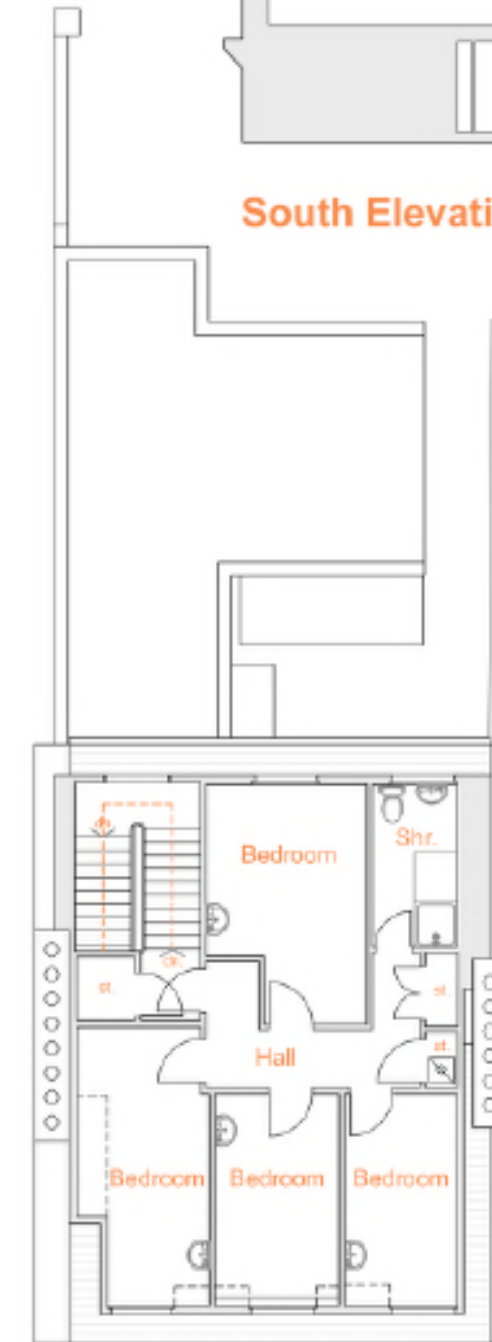


Second Floor - 1:100

Existing Floor Plans & section



First Floor



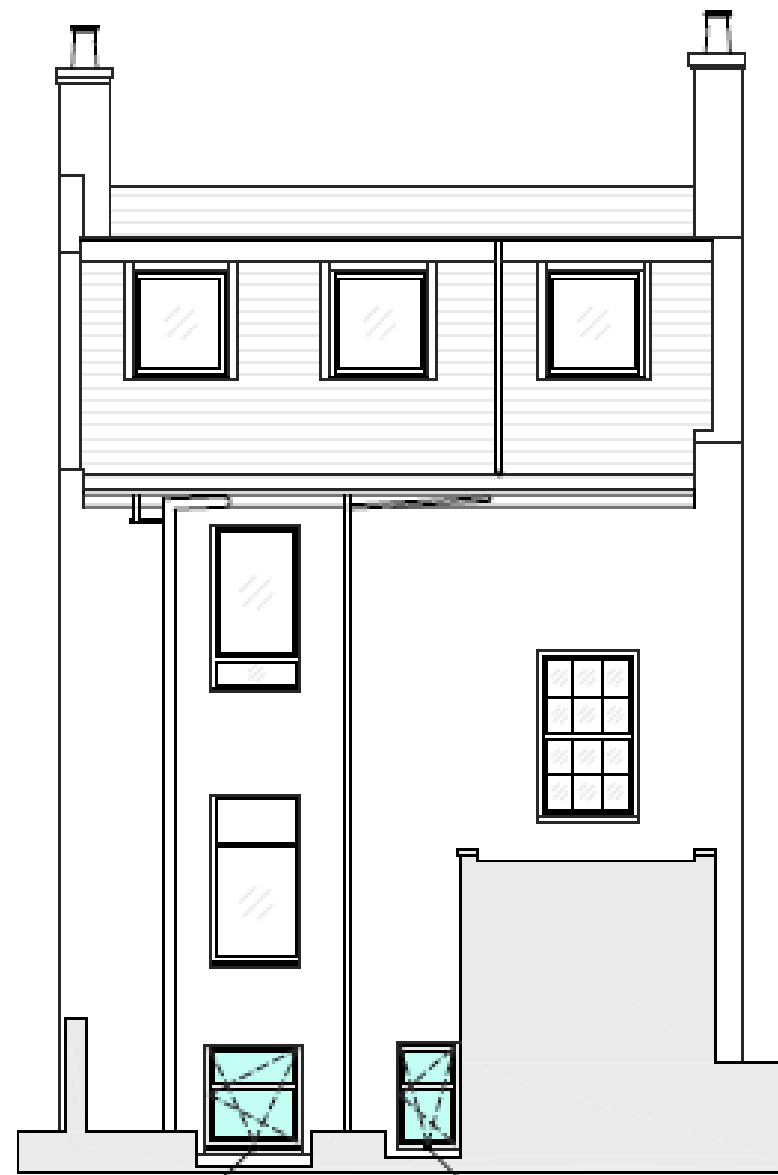
Second Floor



South Elevation

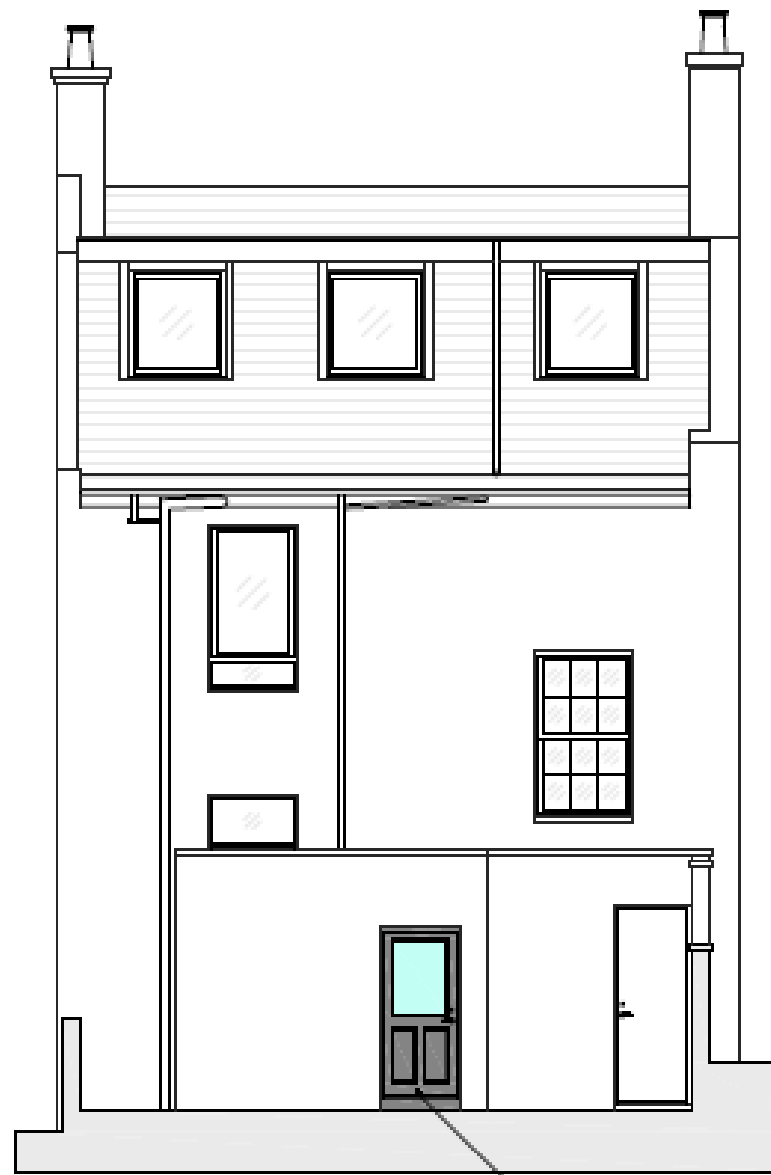
Proposed Elevations

Existing Elevations



New tilt & turn white uPVC window (1200x1250mm)
New tilt & turn white uPVC window (760x1300mm)

**East Elevation
(main building) - 1:100**



New grey composite door (1000x2100mm)

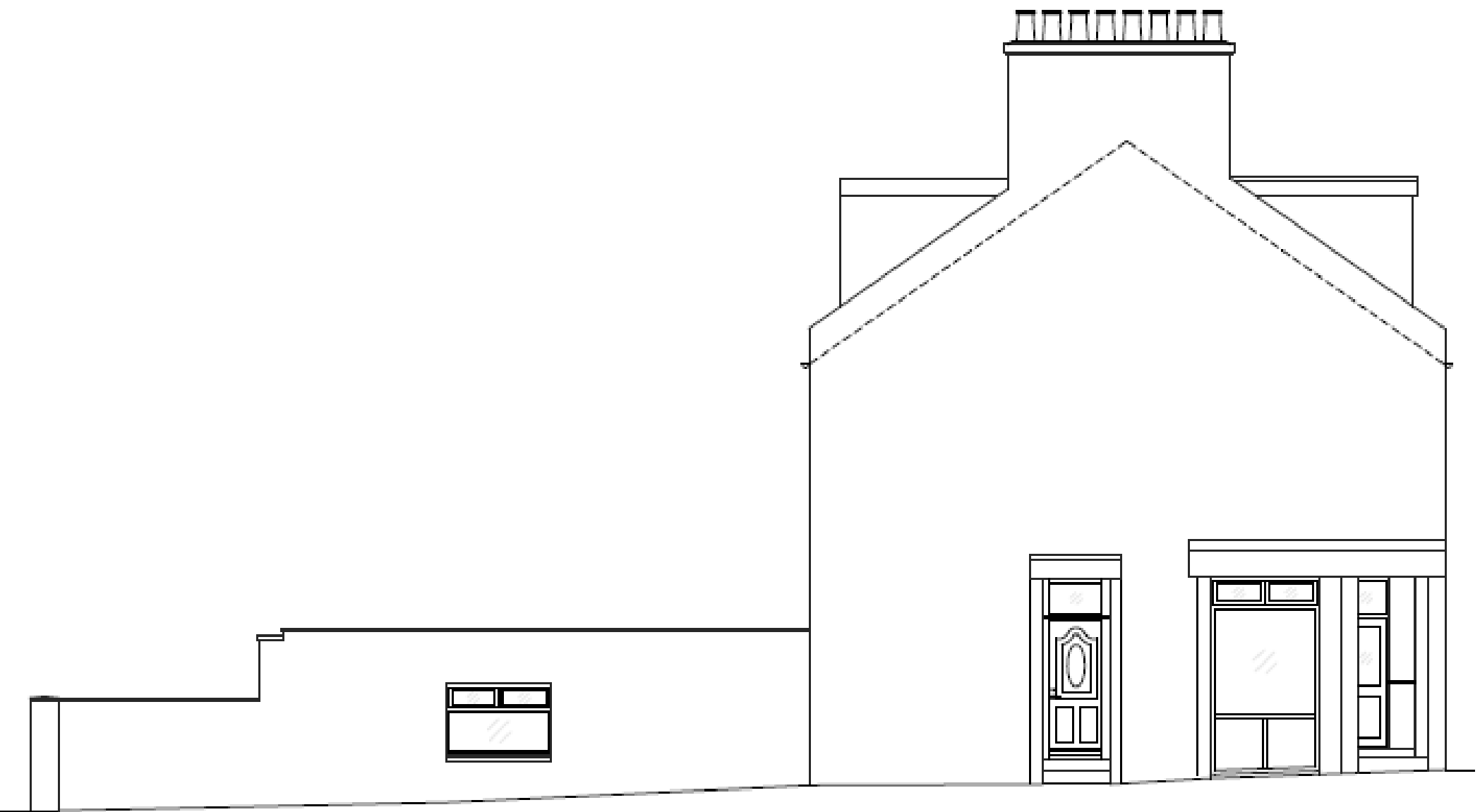
East Elevation - 1:100



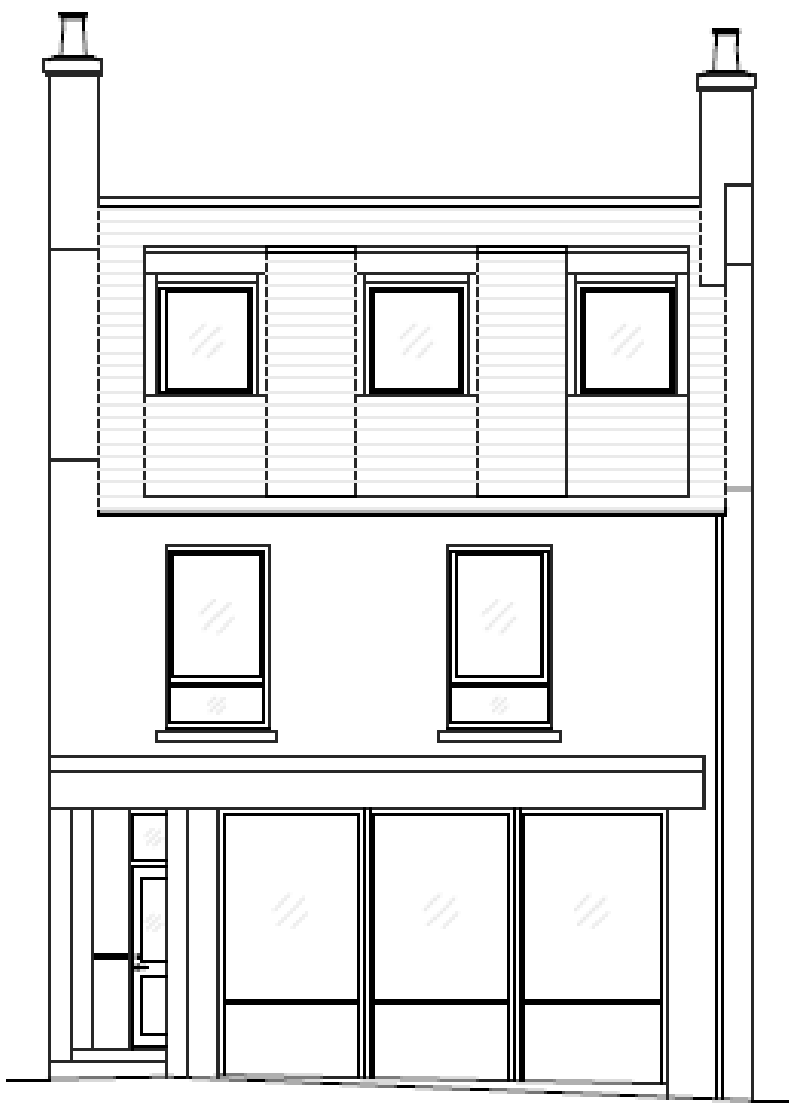
**East Elevation
(main building)**

East Elevation

Street Elevations (no changes)



North Elevation - 1:100



West Elevation - 1:100

Reasons for Refusal

Stated in full in Report of Handling in Agenda. Key points:

- Unacceptable level of residential amenity
- Unacceptable low level of sunlight, daylight and outlook to ground and basement level flat
- Proposed rear curtilage not of quality and area
- Conflict with policies H1 (Residential Areas), D1 (Quality Placemaking by Design) in the adopted plan.
- Conflict with policies H1 (Residential Areas), D1 (Quality Placemaking), D2 (Amenity) and WB1 (Healthy Developments) of the Proposed Plan 2020.

Applicant's Case

- Do not wish to challenge the 25 degree rule interpretation, however, this is not new build
- Revisions introduced communal amenity space. The area near basement windows could be allocated in the ground / basement flat to ensure privacy
- Built around 1900, accommodation has been provided within basement for some time, with two windows in existence (owners accommodation)
- Down turn in oil and gas has led to closure of guesthouse
- Alternative layouts have been considered, if basement cannot be used due to amenity, the space is redundant – 60m² and currently used.
- Project not viable with two flats
- Many similar garden flats exist in city.

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.

Householder Design Guide

The 25° Method

The 25° method should be applied in situations where existing windows would directly face the proposed building or extension. Firstly, a section should be drawn, taken from a view at right angles to the direction faced by the windows in question. On this section, a line should be drawn from the mid-point of the lowest window, 25° to the horizontal, towards the obstructing building or extension. If the proposed building or extension is entirely below this line, it is unlikely to have a substantial effect on the diffuse daylighting of the existing building. Where the 25 degree approach is not satisfied, it will be for the planning authority to make a judgement on the degree of impact upon an adjacent dwelling.

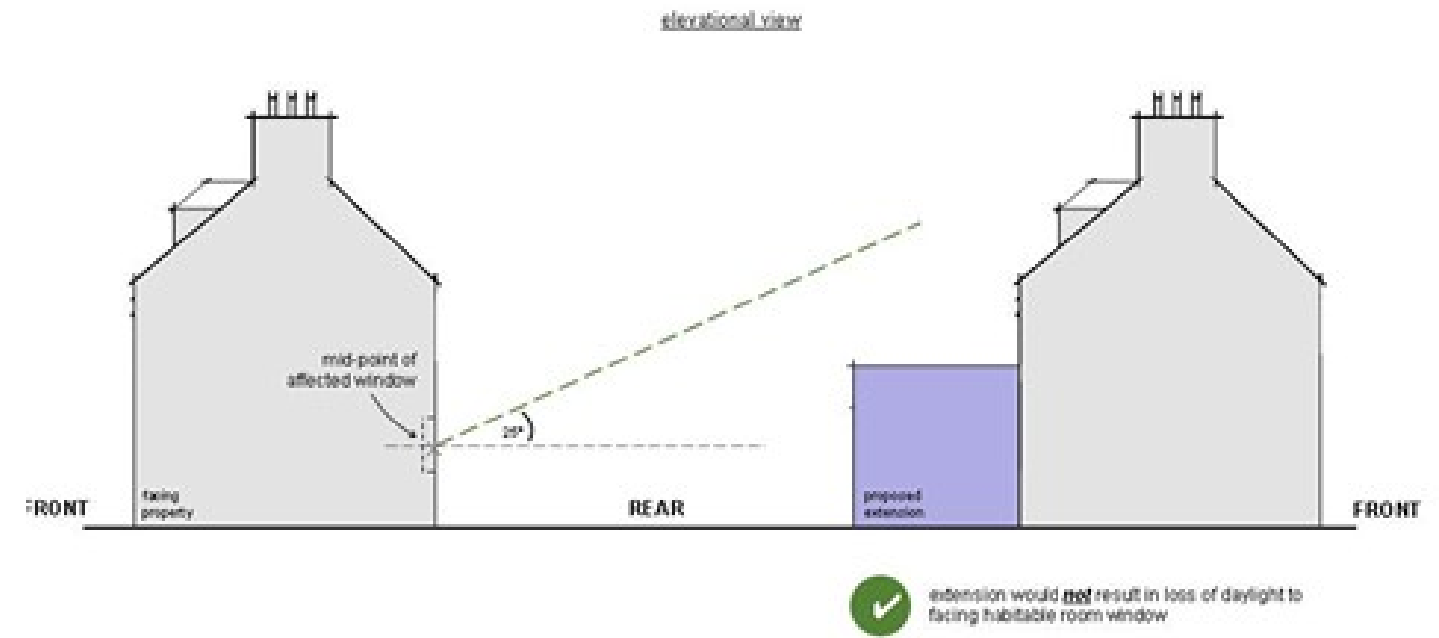


Fig C: The 25° Method Elevation view

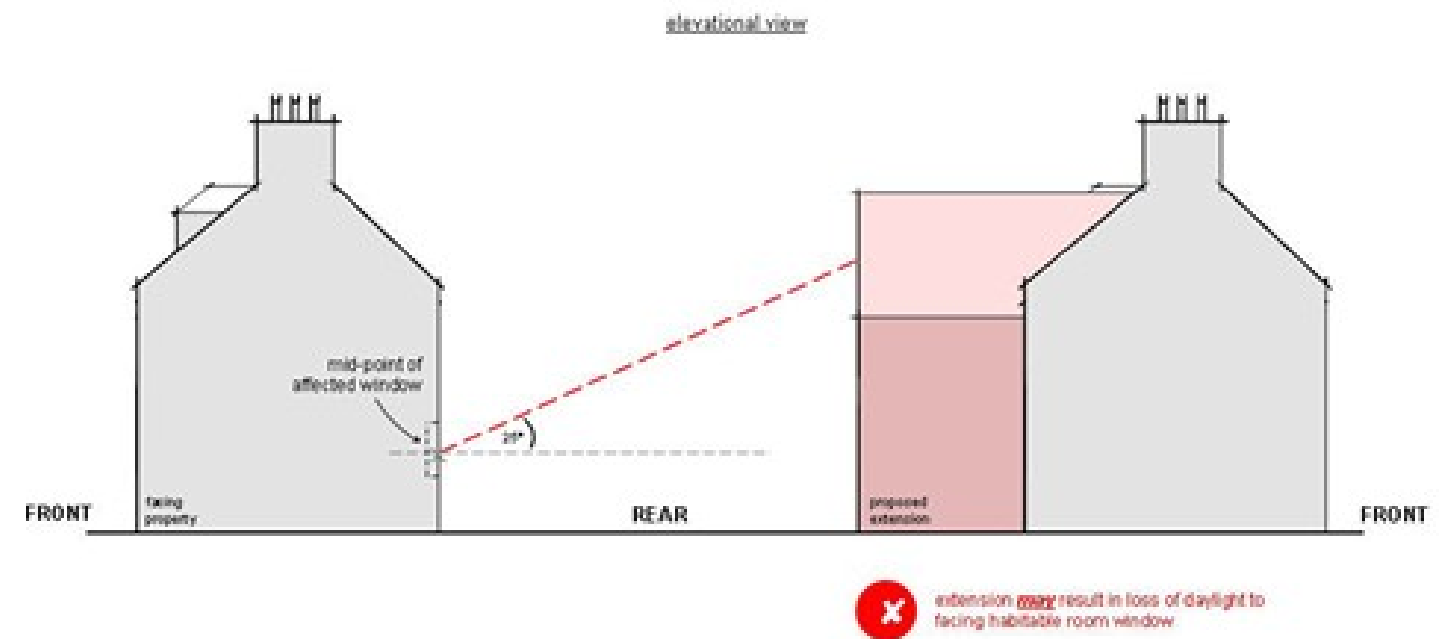


Fig D: The 25° Method, Proposed extension may result in loss of daylight to adjacent window of a habitable room

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

Policies – LDP 2017

- D1: Quality Placemaking by Design
- T2: Managing the Transport Impact of Development
- T3: Sustainable and Active Travel
- T5: Noise – Noise Sensitive Development
- R6: Waste Management Requirements for New Development
- CI1: Digital Infrastructure

Policies – Proposed Plan 2020

- D2: Amenity

- WB1: Healthy Developments

Policy WB1 – Healthy Developments

Developments are required to provide healthy environments, reduce environmental stresses, facilitate physical activity and promote physical and mental wellbeing.

- H1 : Residential Areas (as per ALDP)

- D1: Design (as per ALDP)

Policy D2 – Amenity

In order to ensure provision of amenity the following principles will be applied.

Development will be designed to:

- make the most of any opportunities offered by the site to optimise views and sunlight through appropriate siting, layout and orientation;
- ensure that occupiers are afforded adequate levels of amenity in relation to daylight, sunlight, noise, air quality and immediate outlook;

- have a public face to the street to ensure natural surveillance, and active street frontages;
- ensure that refuse and recycling facilities, cycle storage, low and zero carbon technology, plant and services are sensitively integrated into the design;
- ensure that external lighting minimises light spillage into adjoining areas and the sky.

Residential developments will also:

- ensure that occupiers are afforded adequate levels of privacy;
- ensure minimum standards for internal floor space and private external amenity space in terms of quantity and quality;
- provide no less than 50% usable amenity space where it is necessary to provide car-parking within a private court. Underground and/or decked parking will be expected in higher density schemes;
- ensure minimal shading of external private and public spaces;
- ensure all residents have access to usable private/ semi-private open spaces and sitting-out areas provided by way of balconies, terraces, private or communal gardens;
- have a private face to an enclosed garden or court to ensure a sense of safety and enclosure.

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 H1 on Residential Areas and in particular would it provide an acceptable level of residential amenity?

Other considerations, including: Access, parking, refuse collection, various alterations, noise, boundary treatments.

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 ?

Lucy Greene (Planning Advisor): lgreene@aberdeencity.gov.uk