

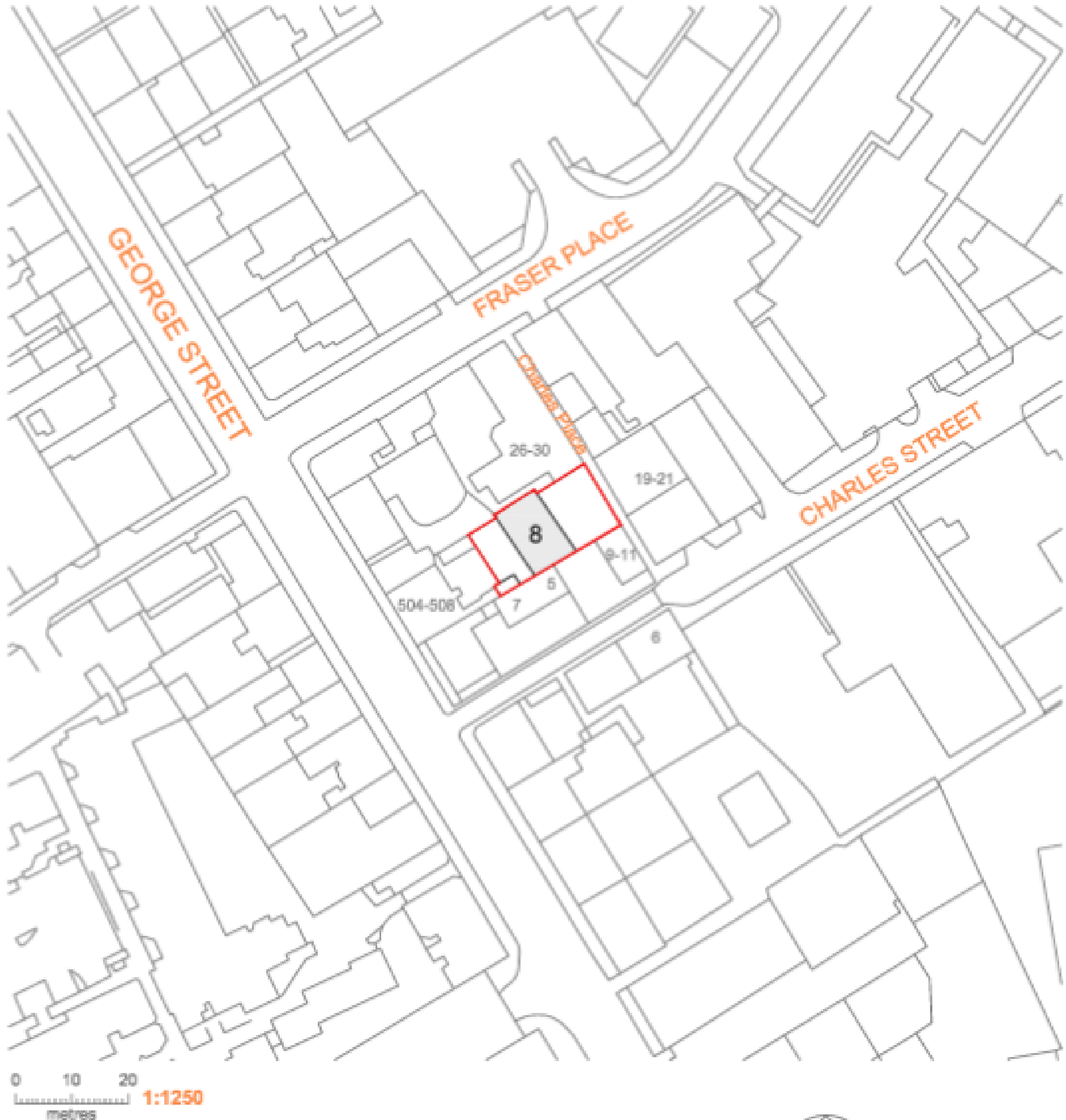


Local Review Body (LRB) 17th August 2022

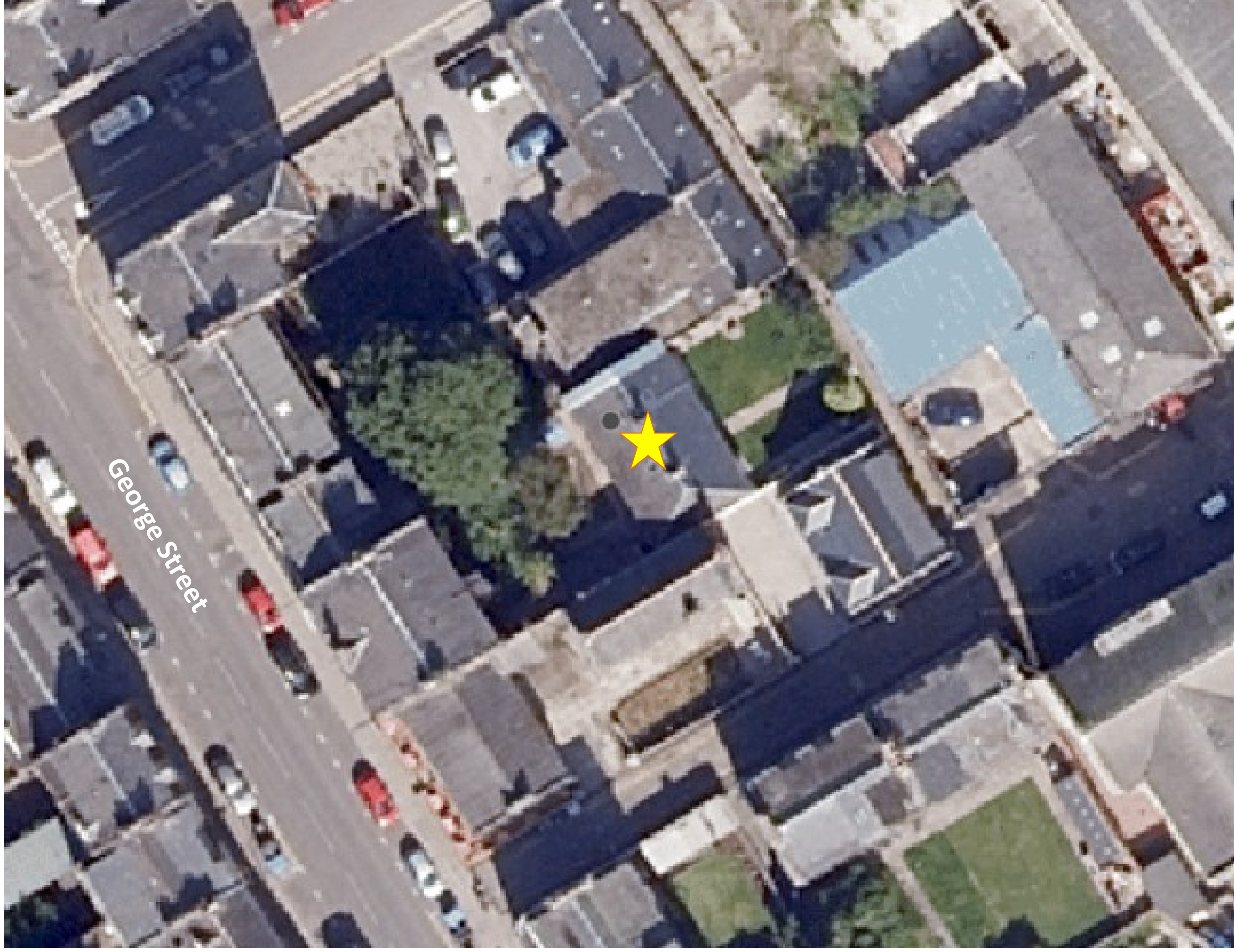
**220267/DPP - Kercallie Cottage, 8 Charles Place
Erection of first floor extension**

Lucy Greene, Planning Advisor

Location Plan



Aerial Photograph 2022



Google 3D 2022



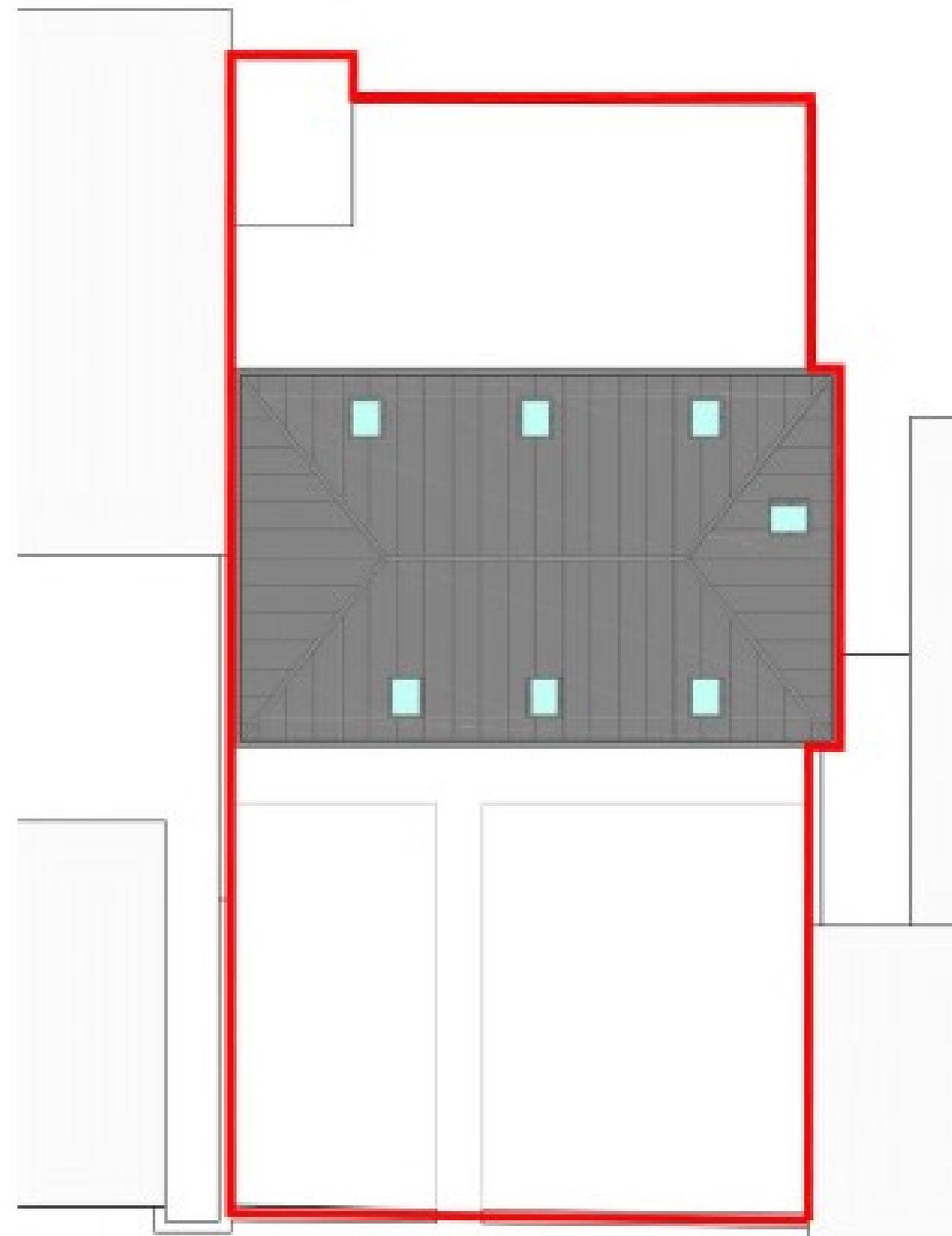
Google Streetview 2022

from Charles Street



Google

Site Plan,
as proposed



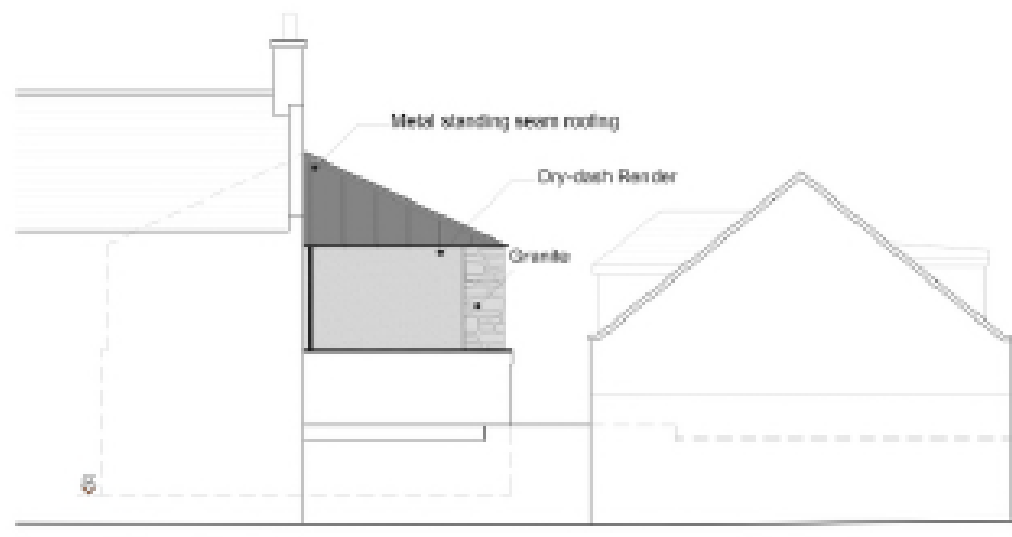
Site Plan - 1:200



Proposed Elevations



North East Elevation - 1:100



South East Elevation - 1:100

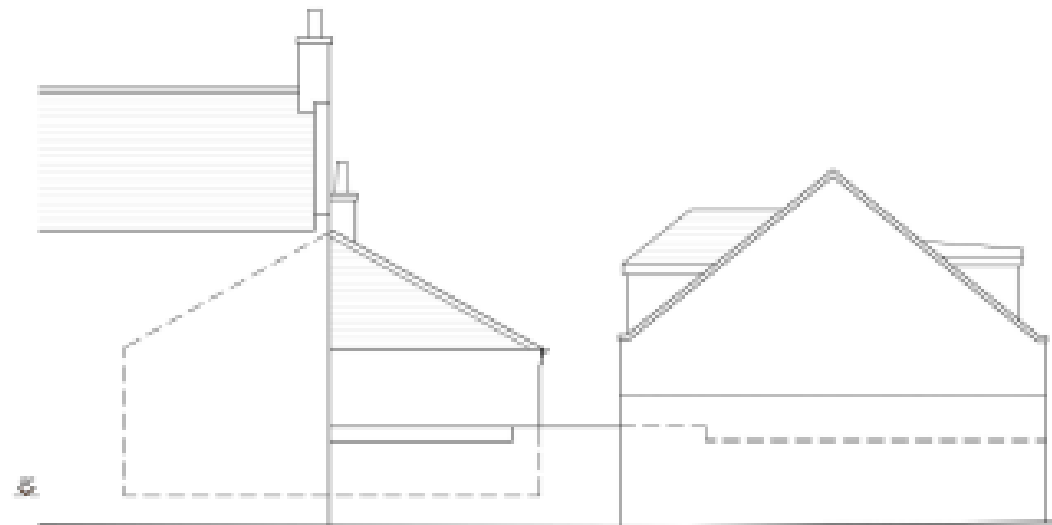


South West Elevation - 1:100

Existing Elevations



North East Elevation - 1:100

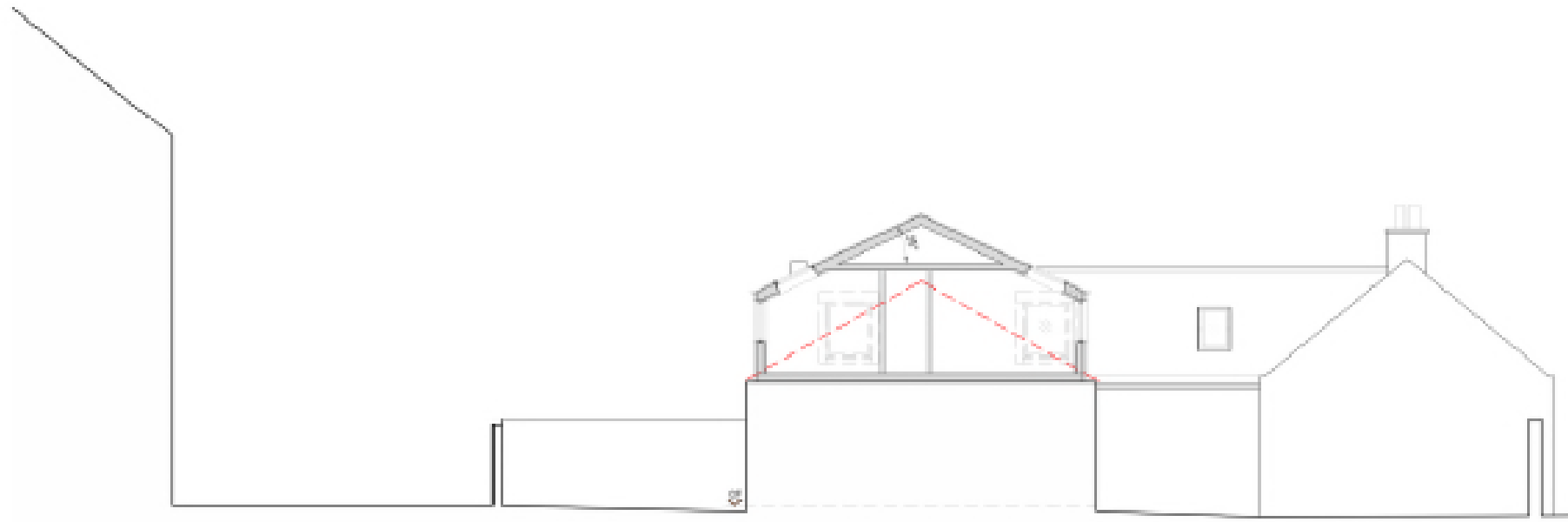


South East Elevation - 1:100

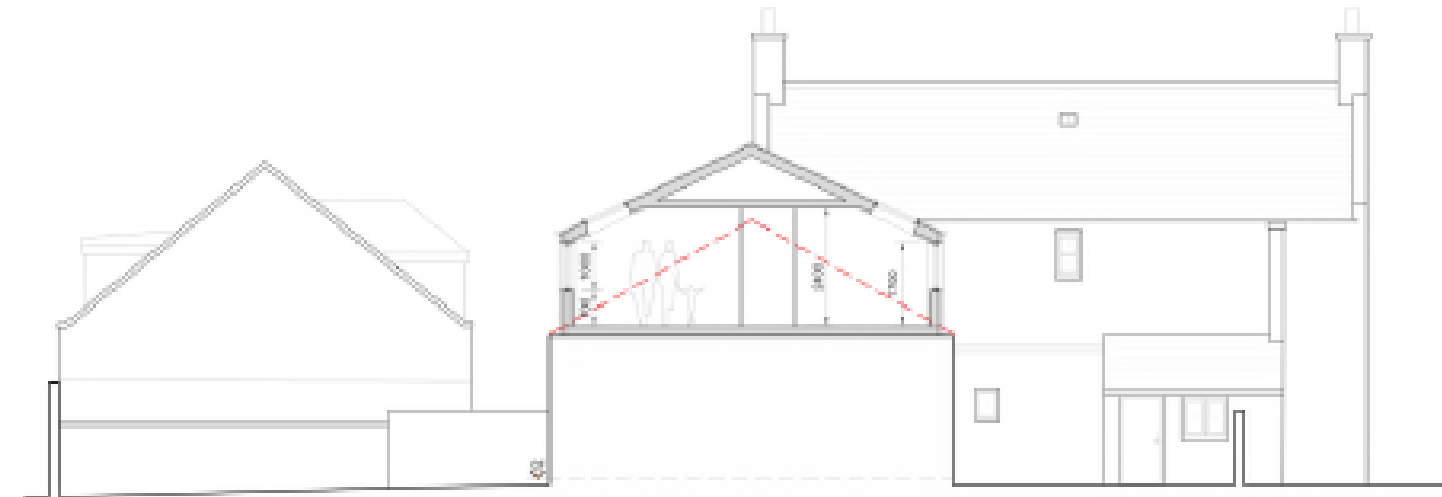


South West Elevation - 1:100

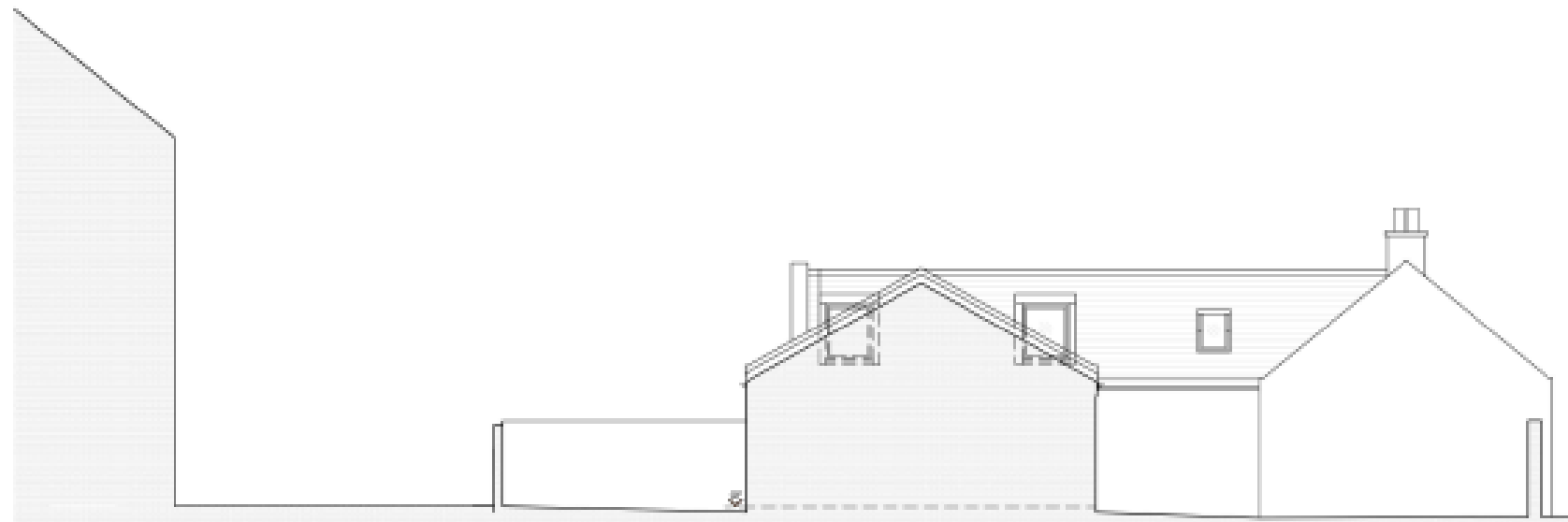
Sections – as proposed (below) and as existing (further below)



South East Section - 1:100



North West Section - 1:100



South East Section - 1:100



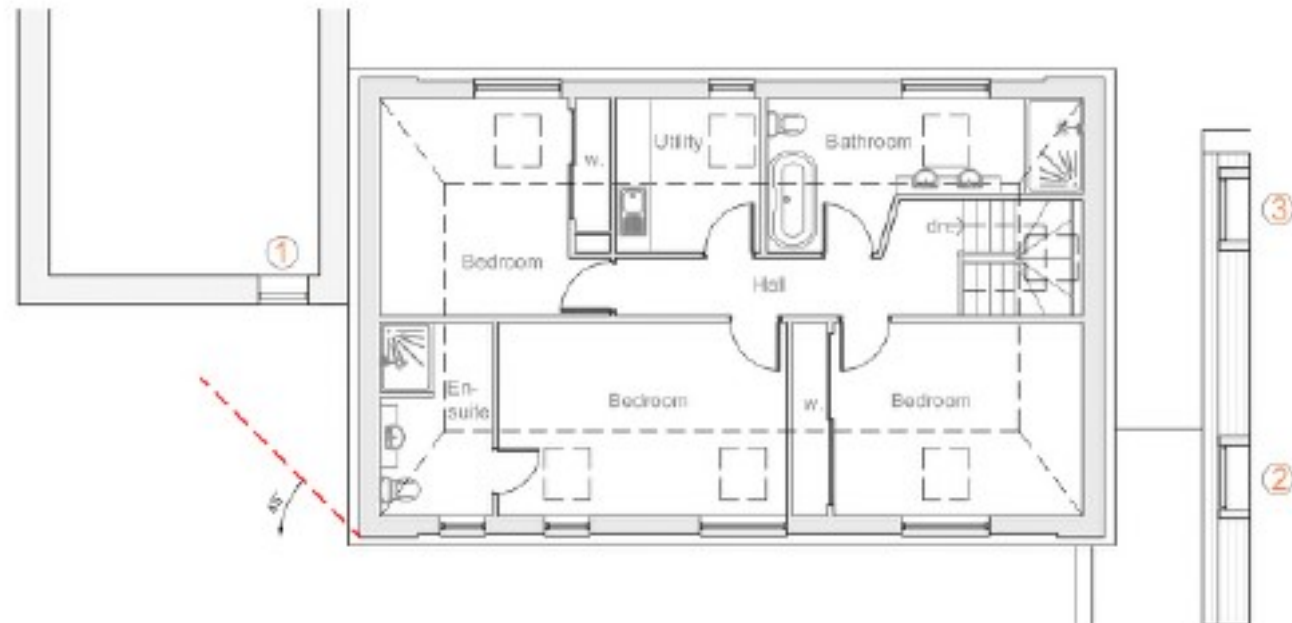
North West Section - 1:100



North East Elevation - 1:100



Front Visual



First Floor Plan - 1:100



Rear Visual

Reasons for Refusal

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

- Design detailing and materials would lack architectural compatibility with original building
- Excessive scale and form would dominate the original building
- Upper storey would affect privacy, sunlight and daylight of neighbours and would be overbearing – privacy of flats at 506 George St, sunlight, daylight and outlook for staff flat at PDSA
- Contrary to Policy H2 and D1 in adopted plan and Householder SG
- Also contrary to H2, D1 and D2 (Amenity) in the Proposed Plan

Applicant's Case

- Impact on neighbour at PDSA (to north) has been resolved with $\frac{3}{4}$ storey, hipped roof and set back of upper storey from existing building
- Drawing demonstrates compliance with 25 and 45 degree rules
- Any development of this nature in a city centre may lead to reduction in amenity, however, proposals do not have significant detrimental impact.
- An additional storey inevitably adds height and mass
- Potential to add dormers do not work
- Materials are existing stonework from chimney, larch cladding, grey dry dash to end elevations and metal standing seam. All these are used extensively within the city – examples given
- There are a variety of building styles and materials in the area
- Examples provided of similar proposals, including 90 Loch Street

Policies – LDP 2017

Policy H2: Mixed Use

Policy H2 - Mixed Use Areas

Applications for development or change of use within Mixed Use Areas must take into account the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. Where new housing is proposed, a satisfactory residential environment should be created which should not impinge upon the viability or operation of existing businesses in the vicinity. Conversely, where new industrial, business or commercial uses are permitted, development should not adversely affect the amenity of people living and working in the area.

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 Development Guide

General Principles

1. Proposals for extensions, dormers and other alterations 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.
2. No extension or alteration should result in a situation where the amenity of any neighbouring properties would be adversely affected. Significant adverse impact on privacy, daylight and general amenity will count against a development proposal.

No specific guidance on adding storey - two storey extensions to two storey buildings may be acceptable, subject to criteria.

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 of the building and area and the relevant supplementary guidance?

What is the impact on amenity of occupiers of neighbouring staff flat and other residential uses ?

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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