



Local Review Body (LRB)

9th November 2022

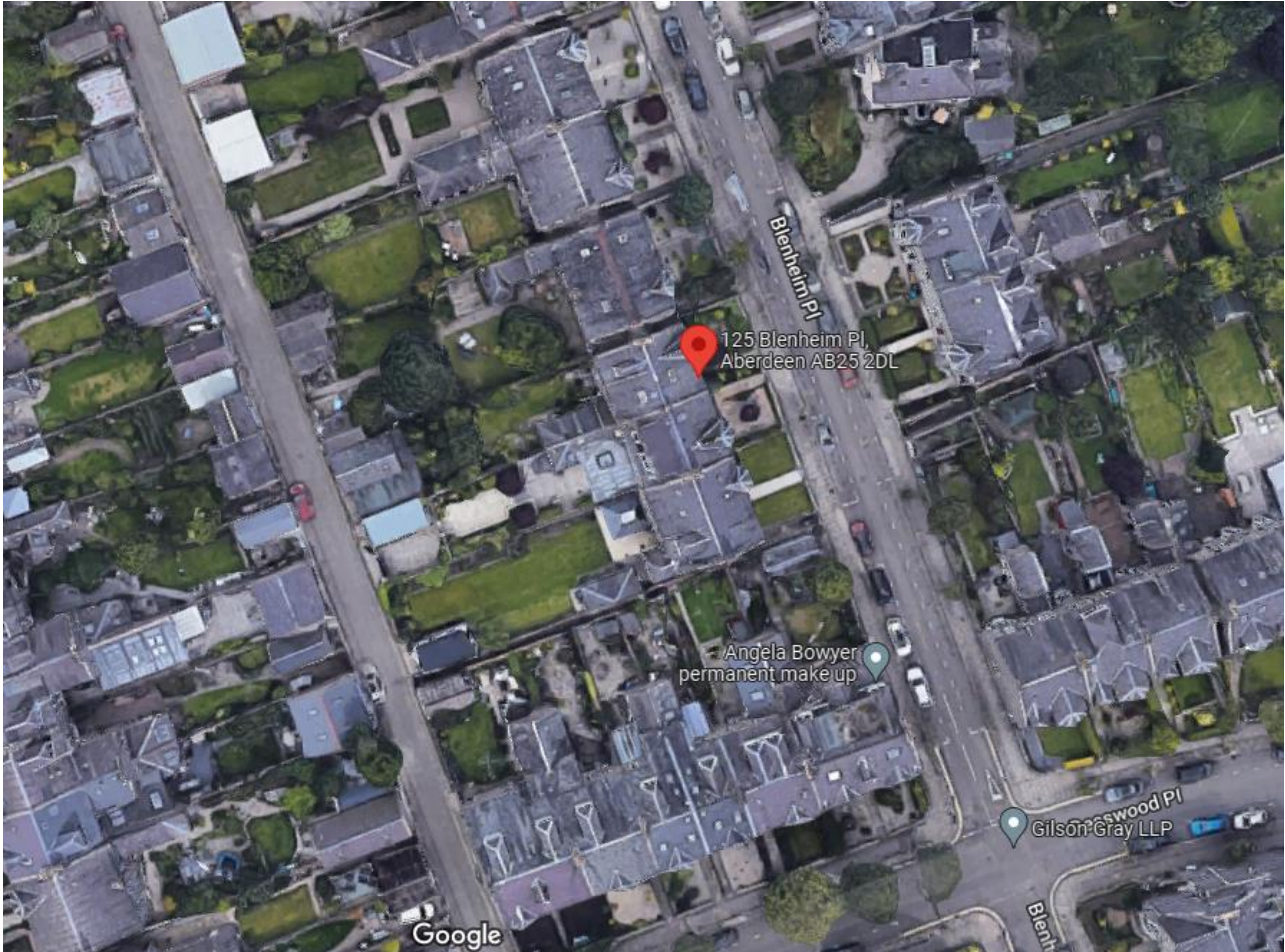
**Erection of single storey extension; formation of dormer;
installation of replacement windows and door to rear; and
formation of roof lights to front
220604/DPP - 125 Blenheim Place**

Lucy Greene, Planning Advisor

Location Plan



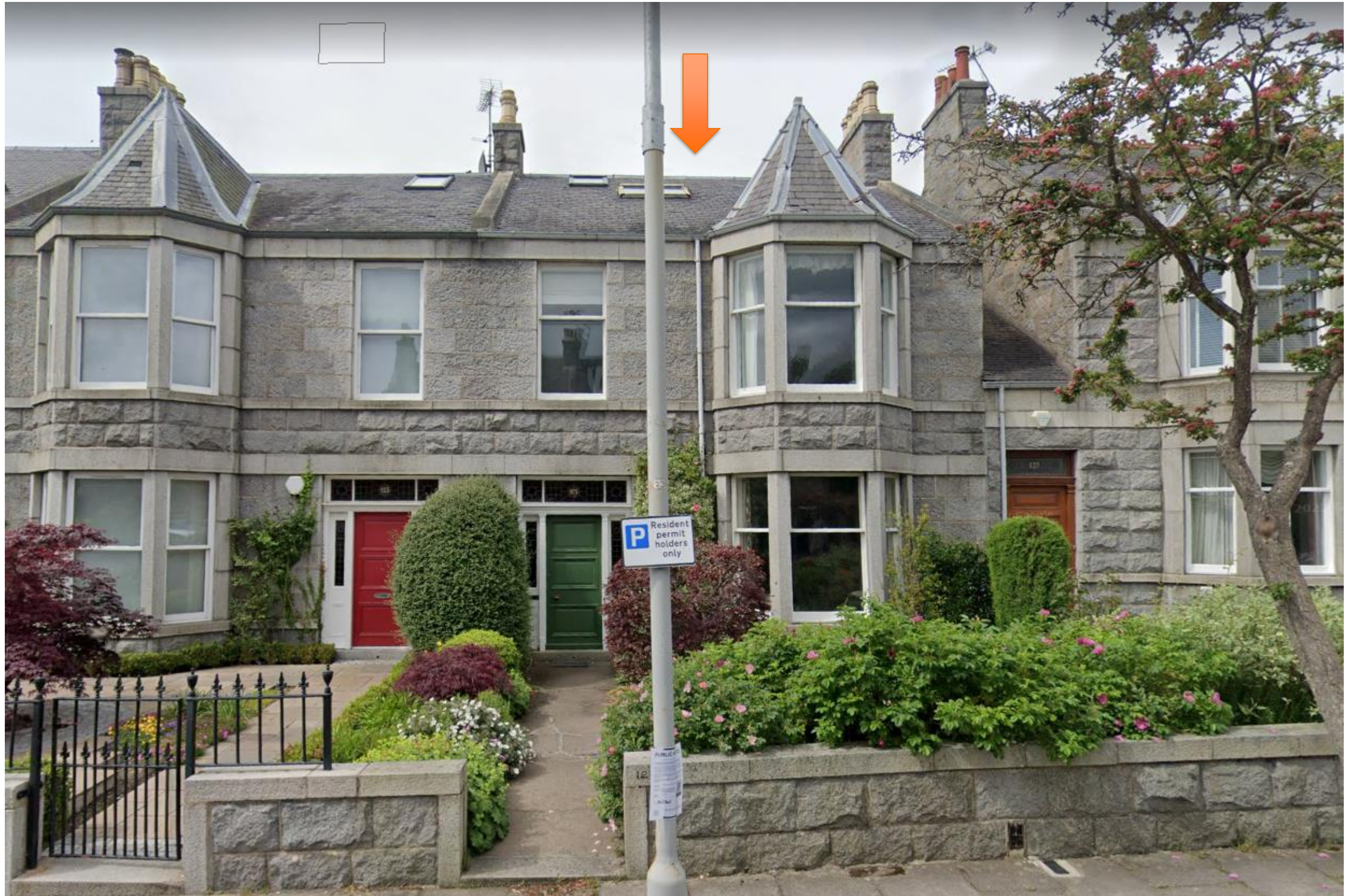
2022



Google 3D 2022



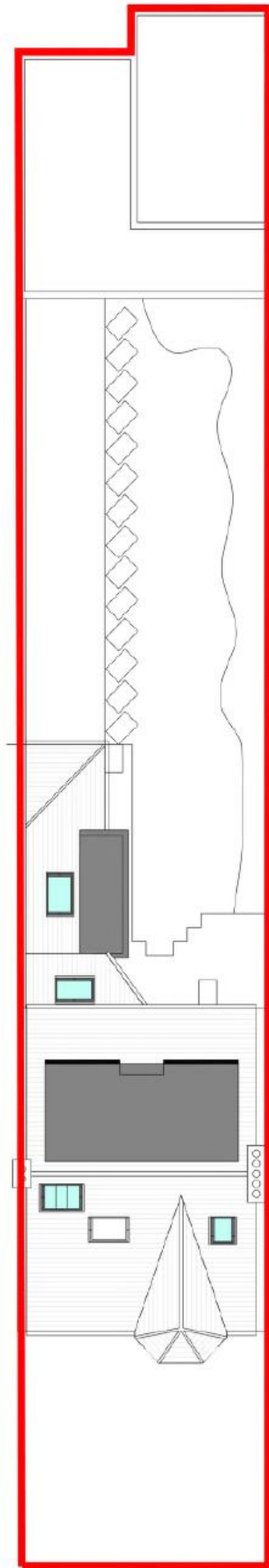
Google Streetview 2022



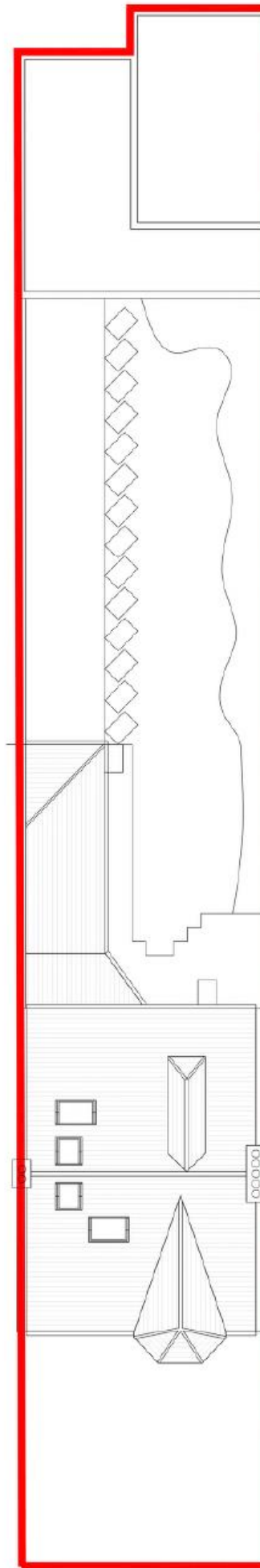
Google Streetview 2022



Site Plan / Roof Plan



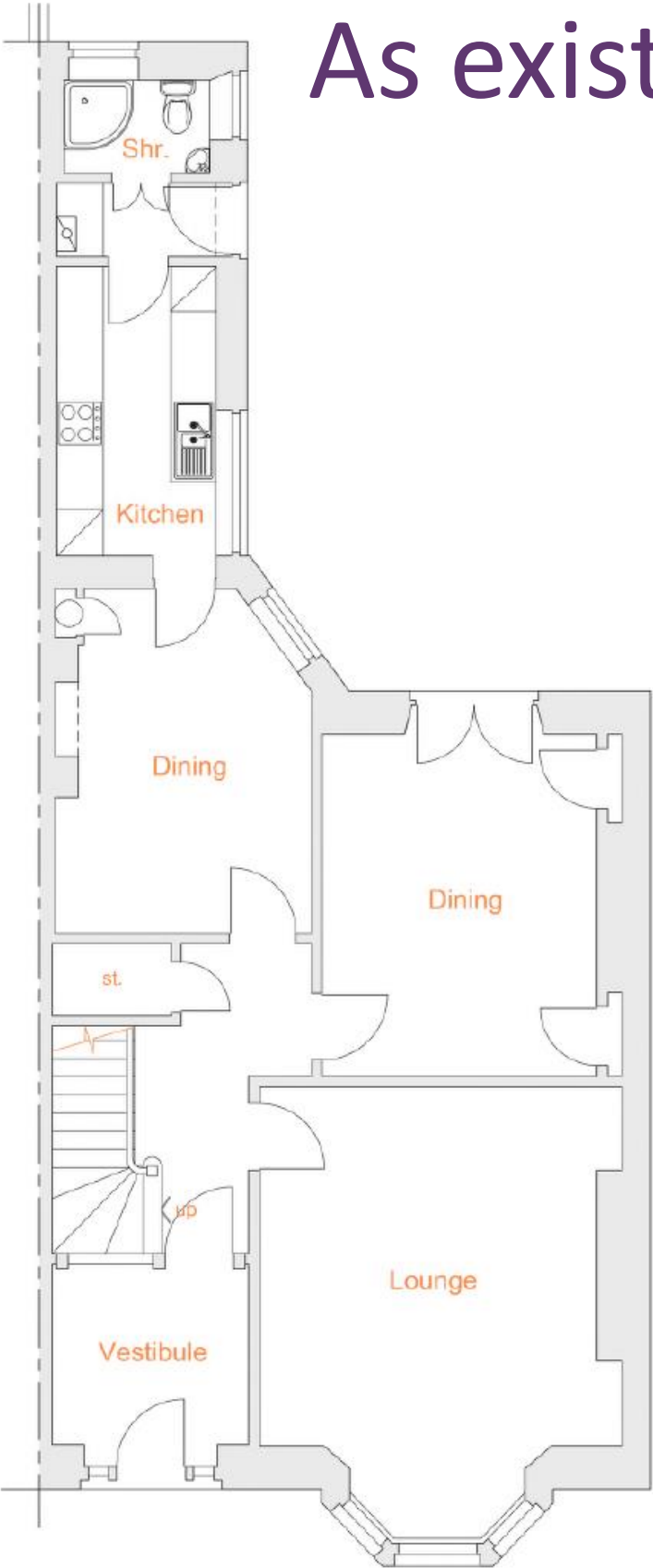
As proposed



As existing

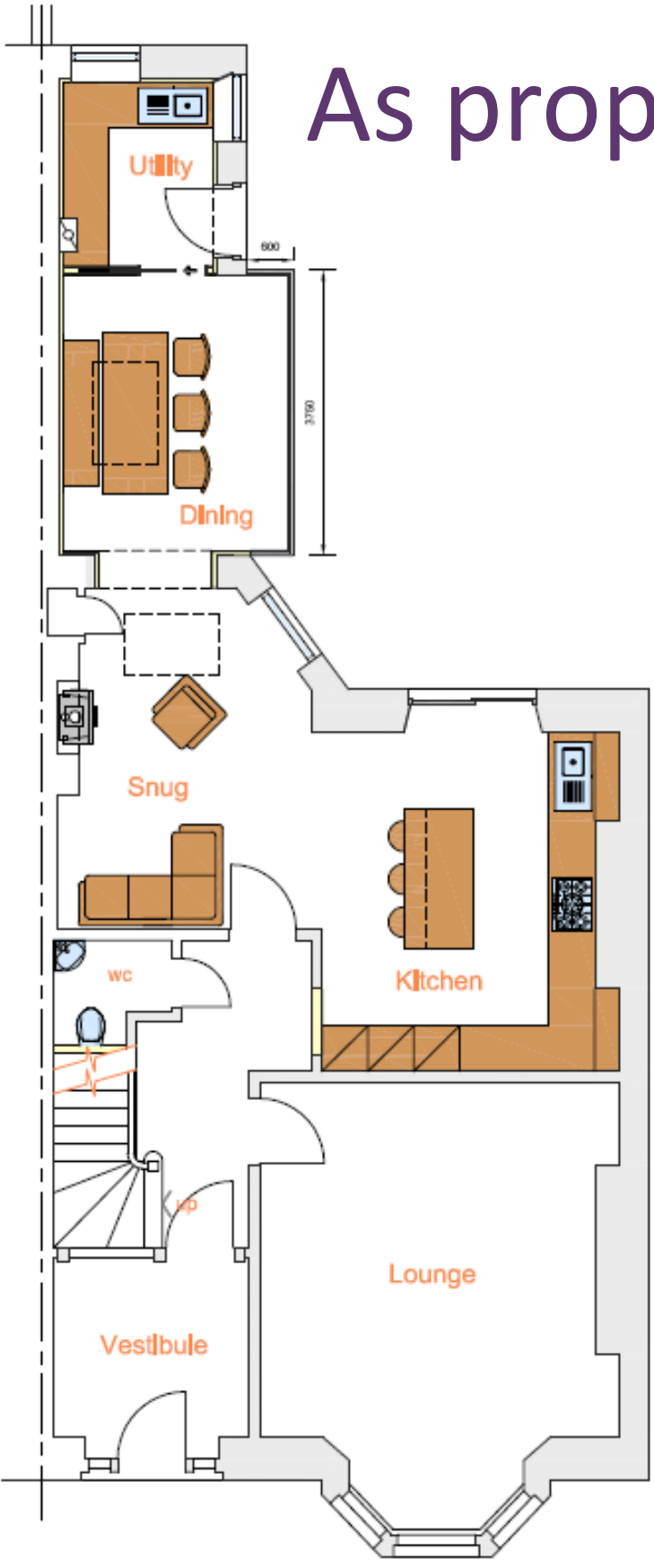
Floor Plans

As existing



Ground Floor Plan - 1:50

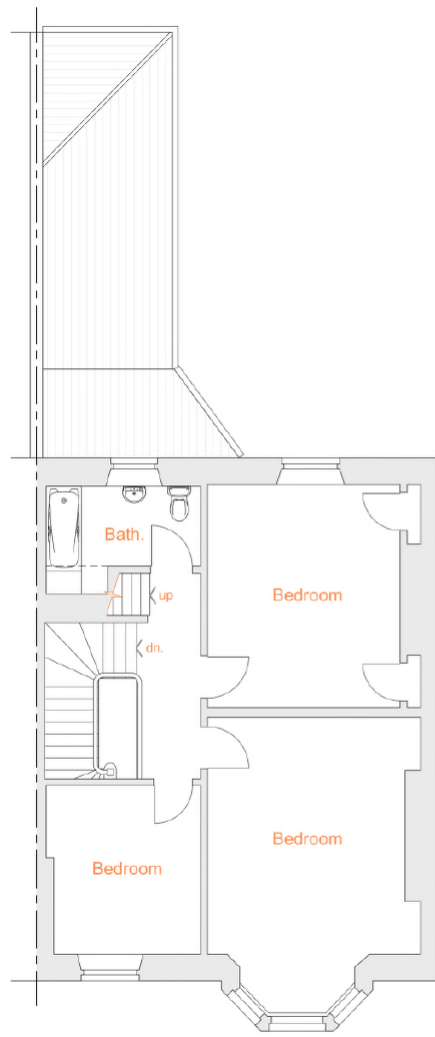
As proposed



Ground Floor Plan

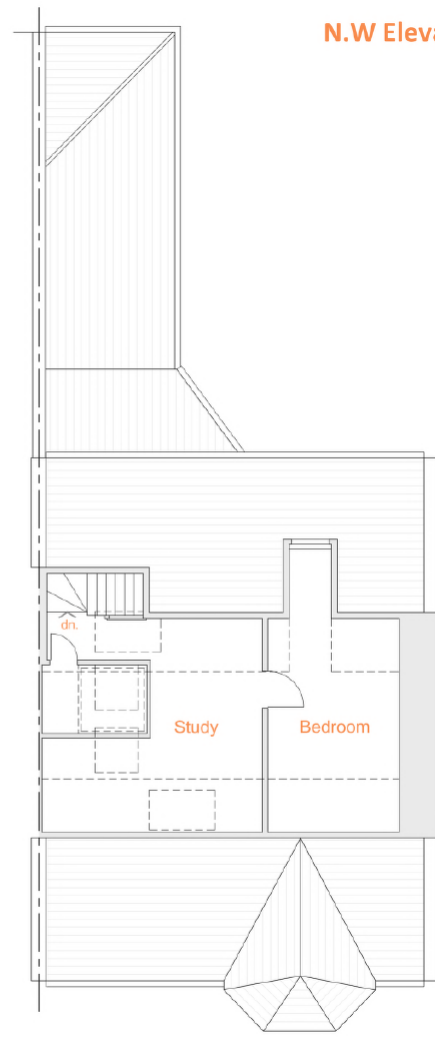
Floor Plans

As Existing



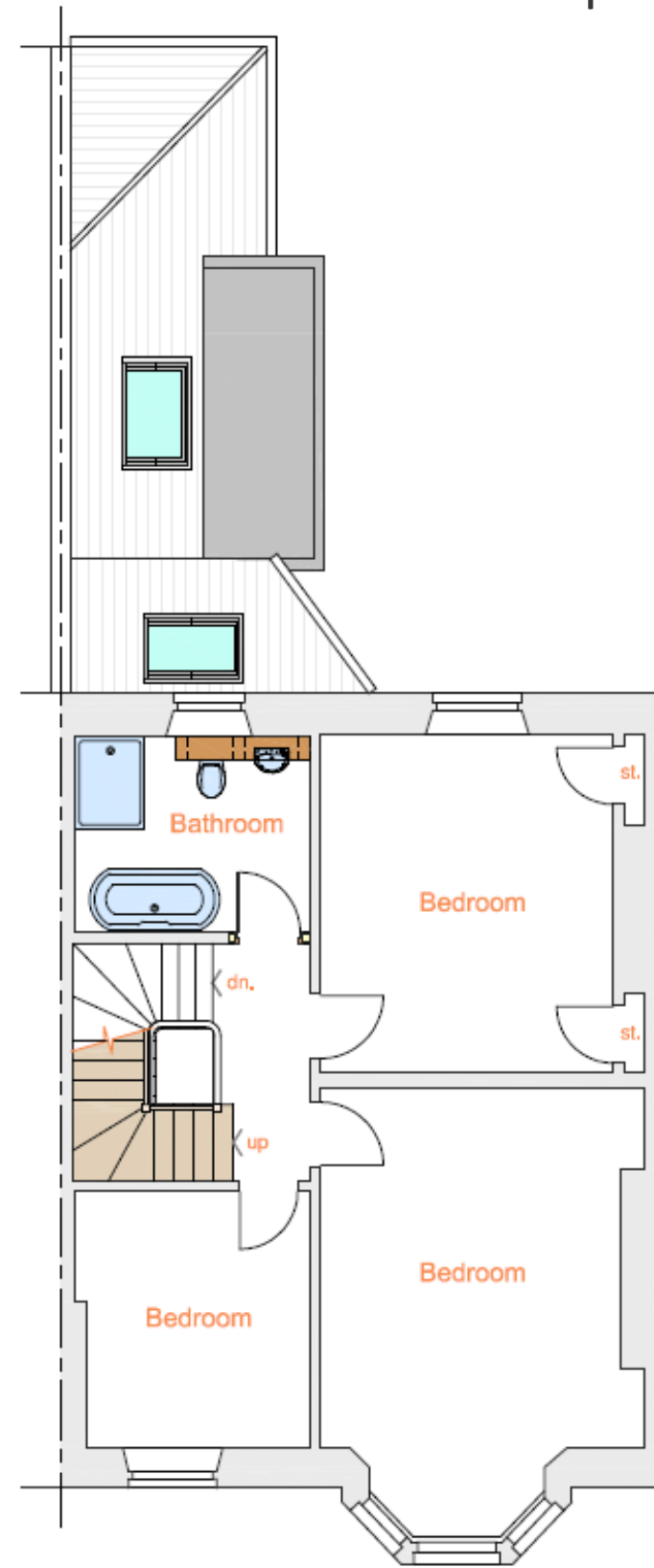
First Floor Plan - 1:50

N.W. Elevation

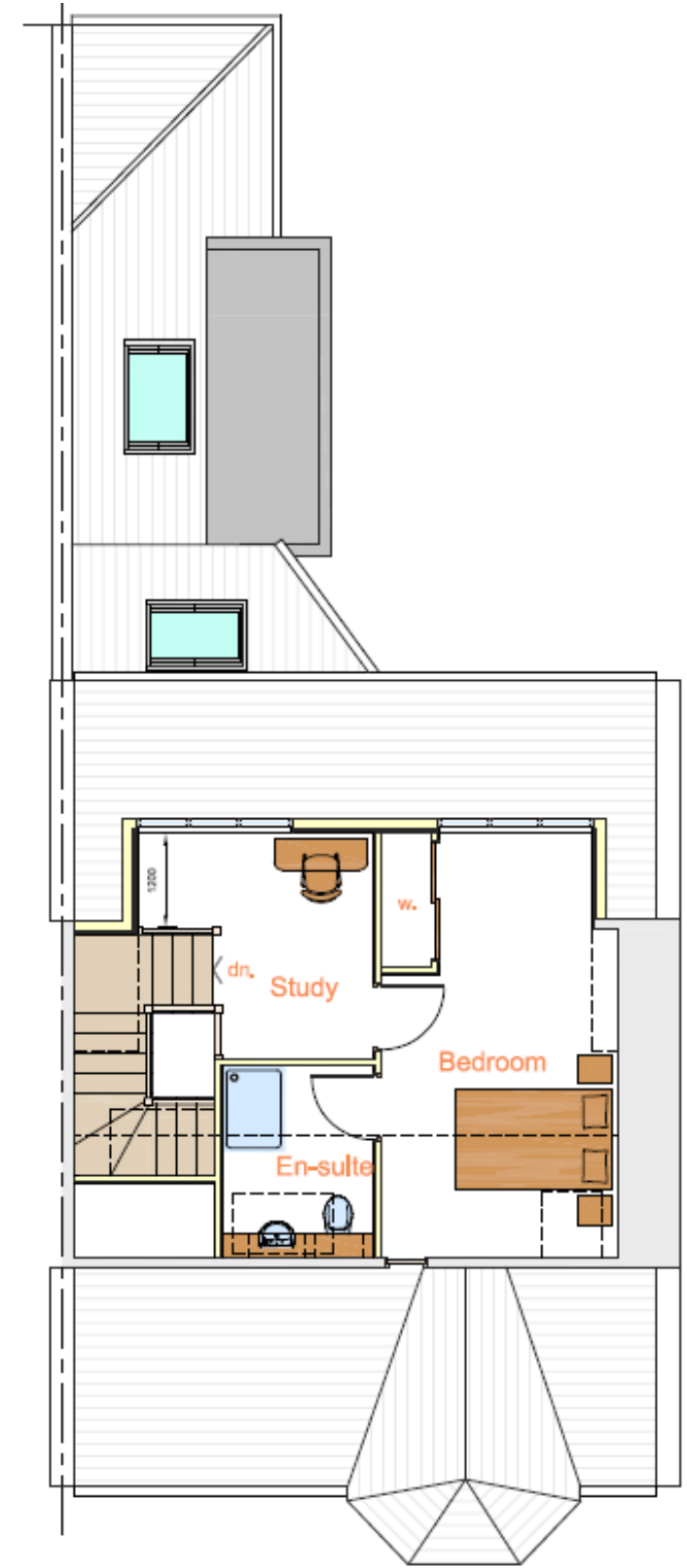


Second Floor Plan - 1:50

As Proposed



First Floor Plan



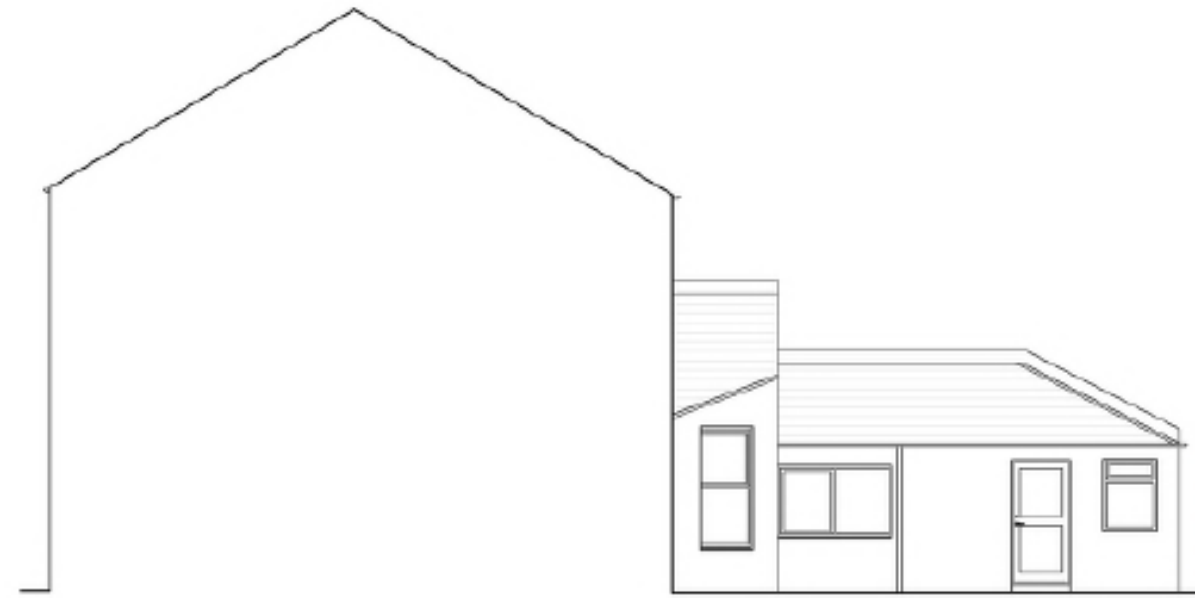
Second Floor Plan

Proposed Elevation

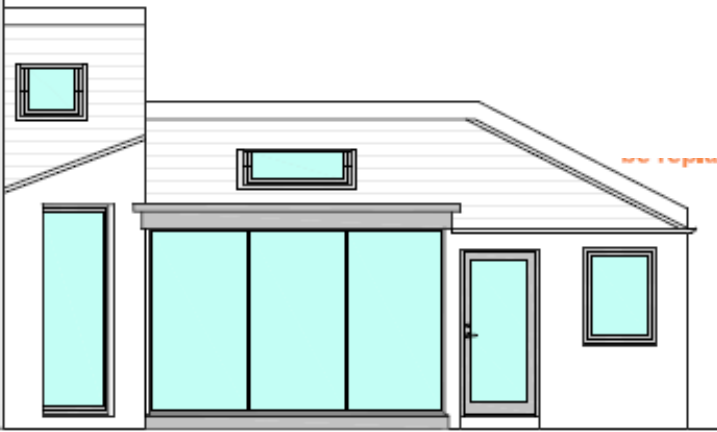
Existing Elevation



North West Elevation



N.W Elevation - 1:100



Proposed Elevation (SW), including neighbour

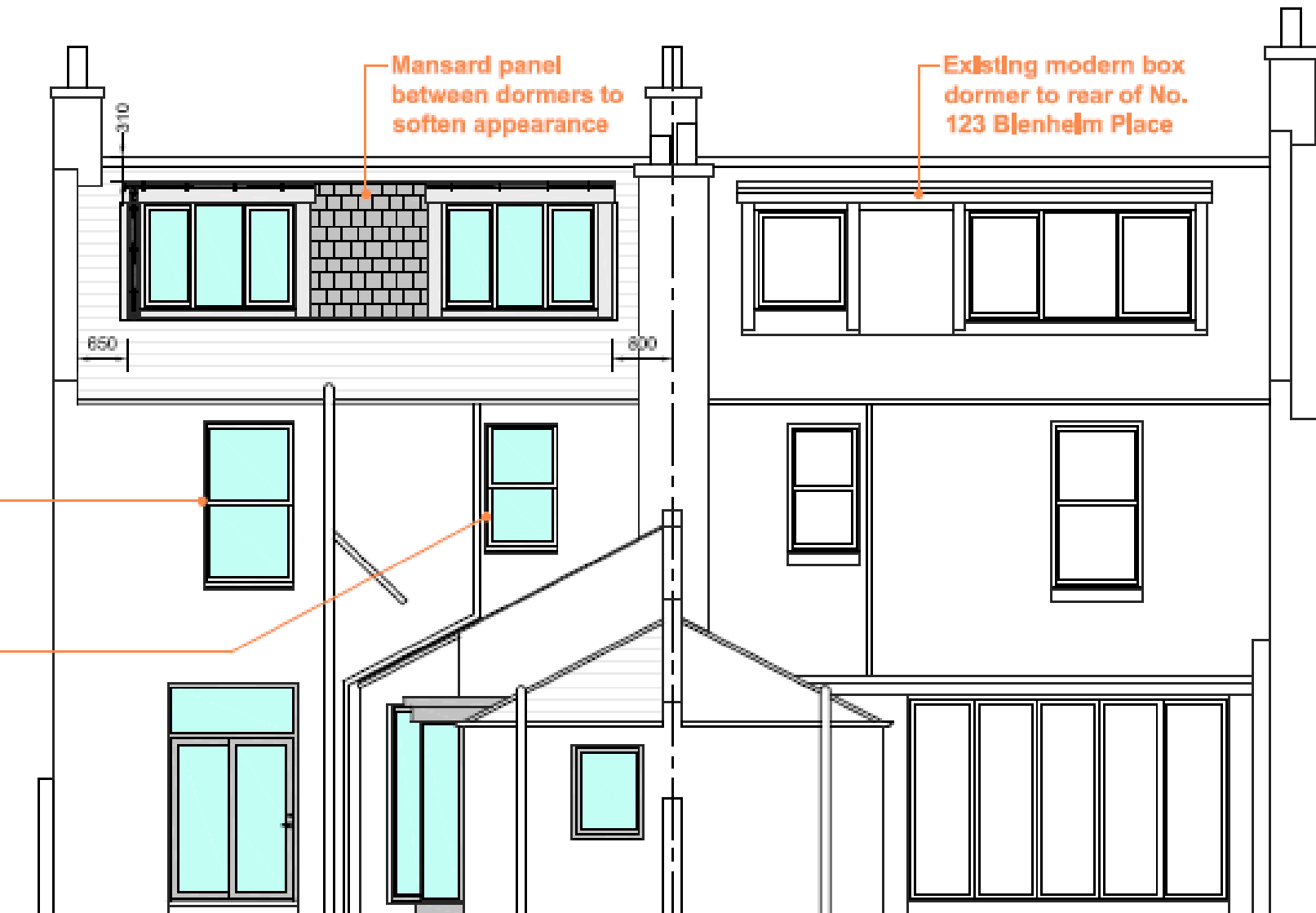
Existing Elevation

Ex. defective timber window to be replaced with new white UPVC sash & case look-a-like (stepped) window. Window proportion to match with $\frac{50}{30}$ split & following points adhered to;

- no more than 25mm of the outer window frame should be visible at the top and sides, once the window has been fitted into the masonry opening.
- the meeting rails must fully overlap.
- the bottom rail of the lower sash must be at least 75mm high.
- the glass must be recessed from the front face of the sash by at least 10mm.

Smaller first floor window to rear elevation, currently UPVC tilt & turn to be replaced as per above,

NOTE: Ground floor windows at rear elevation, out of public view to be grey, whilst first & second floor windows will be white.



Rear South West Elevation

Proposed Elevation (NE)



Front North East Elevation

Existing Elevation



Images as Proposed



External Finishes

Roof:- single ply flat roof to new dormer & projecting extension (grey)

Dormer Mansards/Hafts:- second hand welsh slates to match main roof (grey)

Fascia's:- White upvc fascia's & soffits to new dormers and grey upvc to small glazed extension at ground floor

Doors:- Grey upvc rear doorset & rear patio doorset with fanlight above

Windows:- White upvc windows throughout first & second floors, whilst ground floor to be grey upvc
Full height glazed panes to new projecting extension

Velux:- GGL UK04 (1340x980mm) centre pivot velux roof window to lower rear annexe over new dining area

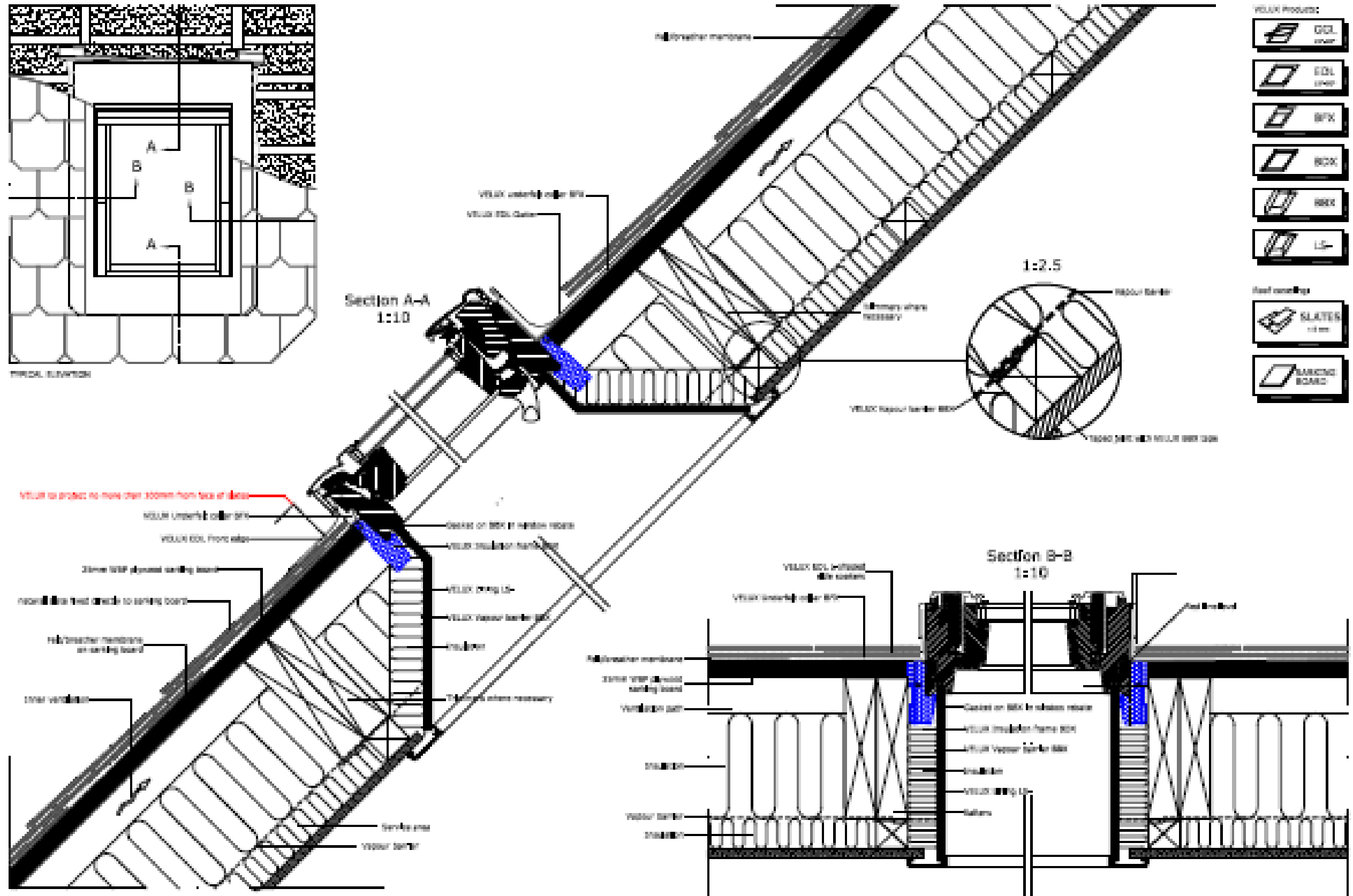
GGL MK08 (780x1400mm) centre pivot velux roof window to rear annexe over snug area

GPL MK08 (780x980mm) top opening velux roof window to front roof within bedroom, with central conservation glazing bar installed

GGL UK04 (1340x980mm) centre pivot velux roof window to front roof over stairwell, with vertical conservation bars to replicate old "north light"

Rainwater Goods:- Black upvc half round gutters & 68mm dia. black upvc downpipes

Proposed Rooflight Details



Reasons for Refusal

- Stated in full in Report of Handling in Agenda. Key points:
- Large rooflight proposed to front would be incompatible in scale and location
- Proposed rear dormer results in loss of traditional former and creation of considerable mass on roof. Tensions with Householder DG and Managing Change: Roofs
- With exception of adjoining property (not a precedent) alterations in area designed with consideration for context
- The features do not preserve the Conservation Area
- Contrary to relevant policies in adopted and Proposed LDP, Householder DG, Windows SG and HES Managing Change Guidance

Applicant's Case

- Aspects of the application deemed acceptable by PA are single storey extension, rooflights to rear and replacement windows
- Proposed rooflight to front is recessed conservation style with vertical bars. This is in guidance and replicates style of typical Victorian lights over stairwells. Many roofs in area have three rooflights
- Rear dormer: existing dormer not thought to be original; proportions of neighbouring dormer have been replicated; this would not set a precedent; dormer complies with design guide in respect of placement on roof and vertical panel, substantial area of main roof remain.
- Rear roof cannot be seen from street and quite restricted view from rear lane.

Applicant's Case, continued

- Reference to refusal at 57 Blenheim Place, which is dissimilar
- Reference made to flat roof box dormers visible from application property at 48 & 50 Fountainhall Rd, also at 28 & 30 Fountainhall Rd; a dormer on front rear on Blenheim Place
- Window frame at first floor to rear is in poor state of repair and replacement would reduce energy use. This is the only s/c window in elevation. Proposals include replacing poor smaller first floor window with s/c style upvc; replacement of both would create uniformity .

Policies – LDP 2017

Policy H1:

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.

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

Householder Development Guide **GENERAL**



Extensions (inc dormers) 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**’

Householder Development Guidance **DORMERS**

General Principles

- Proposals 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”*.
- No existing extensions, dormers or other alterations which were approved prior to the introduction of this supplementary guidance will be considered by the planning authority to provide justification for a development proposal which would otherwise fail to comply with the guidance set out in this document.(precedent)
- New dormers should *“respect scale of the building and should not dominate, overwhelm or unbalance the original roof”*;
- In terraces or blocks of properties of uniform design where there are no existing dormers, the construction of new dormers will not be supported on the front or other prominent elevations (e.g. fronting onto a road);
- **On traditional properties, original dormers must be retained and repaired, and their removal and/or replacement with larger or modern dormers will not be permitted**
- On individual properties or in terraces where there are existing well-designed dormers and where there is adequate roof space, the construction of new dormers which match those existing may be acceptable. Additional dormers will not be permitted however, if this results in the roof appearing overcrowded. These dormers should be closely modelled in their detail and position on the roof, on the existing good examples. They will normally be aligned with windows below;

Householder Development Guidance **DORMERS**

Dormer Windows – Older properties of a traditional character: Rear elevations

- The aggregate area of all dormers should not dominate the original roof slope;
- Dormer hafts should be a minimum of 400mm in from the inside face of the gable tabling;
- The front face of dormer extensions should be a minimum of 400mm back from the front edge of the roof, but not so far back that the dormer appears to be pushed unnaturally up the roof slope;
- Flat roofs on box dormers should be a reasonable distance below the ridge;
- Windows should be located at both ends of box dormers;
- A small apron may be permitted below a rear window; and
- Solid panels between windows in box dormers may be permitted but should not dominate the dormer elevation.

Scottish Planning Policy (SPP)

- Proposals in CAs should preserve or enhance the character and appearance of the CA. Proposals that do not harm the character or appearance should be treated as preserving it.

HES's Managing Change Guidance: Roofs

- Importance of roofs as elements that define character of historic buildings
- Early historic dormers should be retained



ABERDEEN
CITY COUNCIL



Aberdeen City Conservation Area Character Appraisals and Management Plan

Albyn Place and Rubislaw

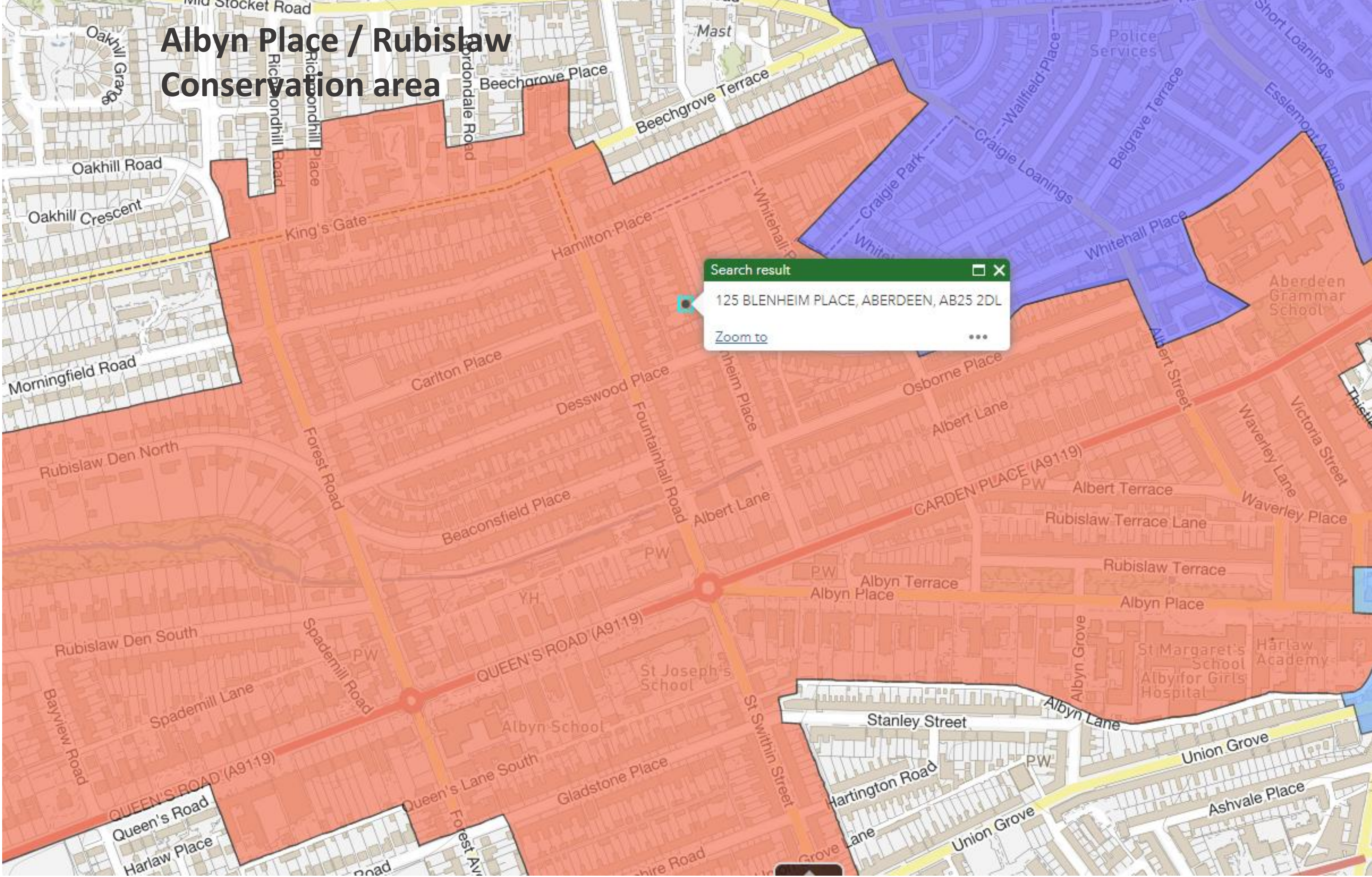
To be read in conjunction with Section 1: Strategic Overview and Section 2: Management Plan

July 2013

Planning and Sustainable Development
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4 - Marischal College
Broad Street
Aberdeen
AB10 1AB
www.aberdeencity.gov.uk

Albyn Place / Rubislaw Conservation area

Search result
125 BLENHEIM PLACE, ABERDEEN, AB25 2DL
[Zoom to](#)



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: Does the proposal comply with the tests set out in policy H1 (Residential Areas), including the Householder Guide ?

HES Managing Change : Roofs ?
Impact on the Conservation 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?*

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