



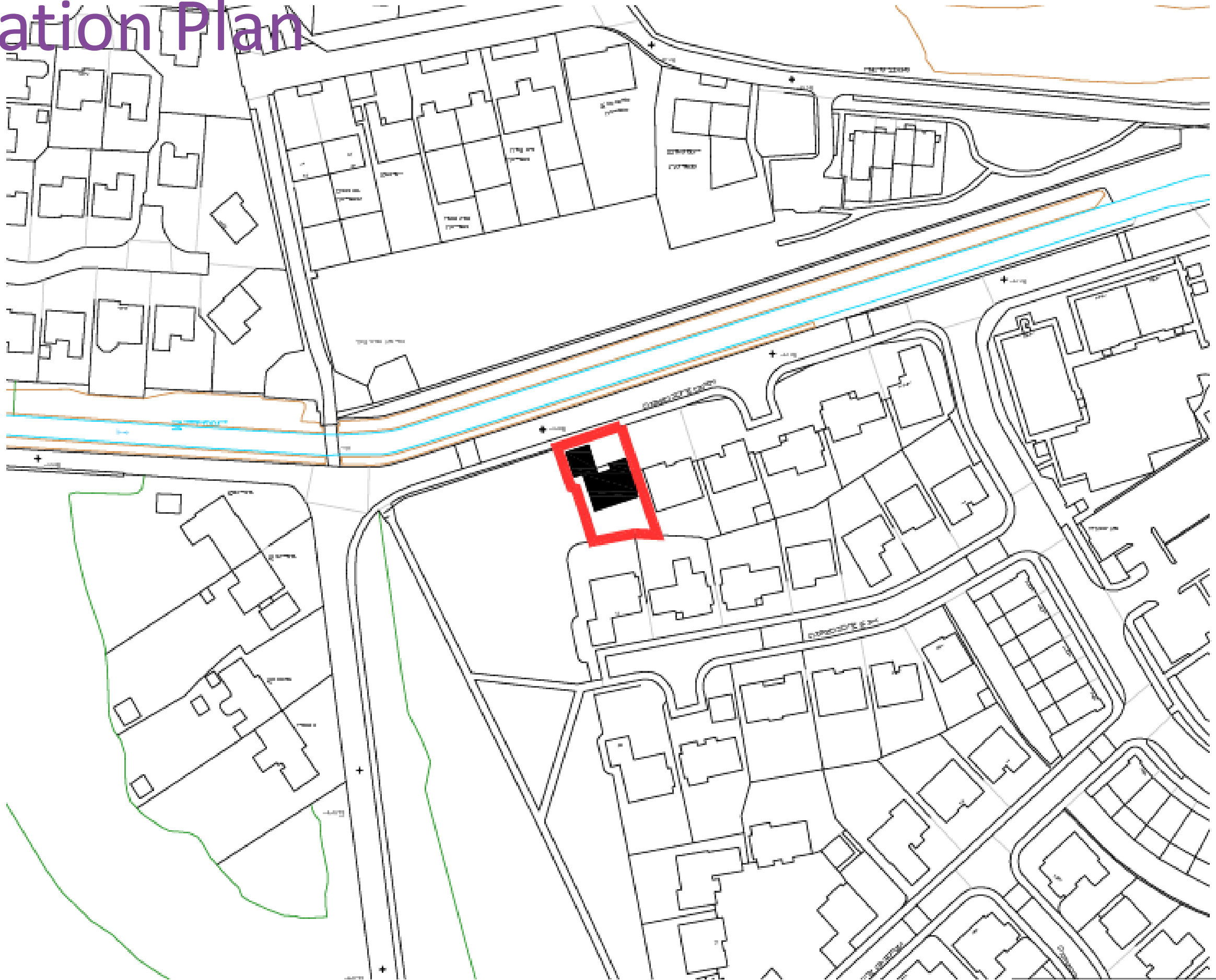
Local Review Body (LRB) 9th November 2022

220673/DPP - 131 Grandholm Drive

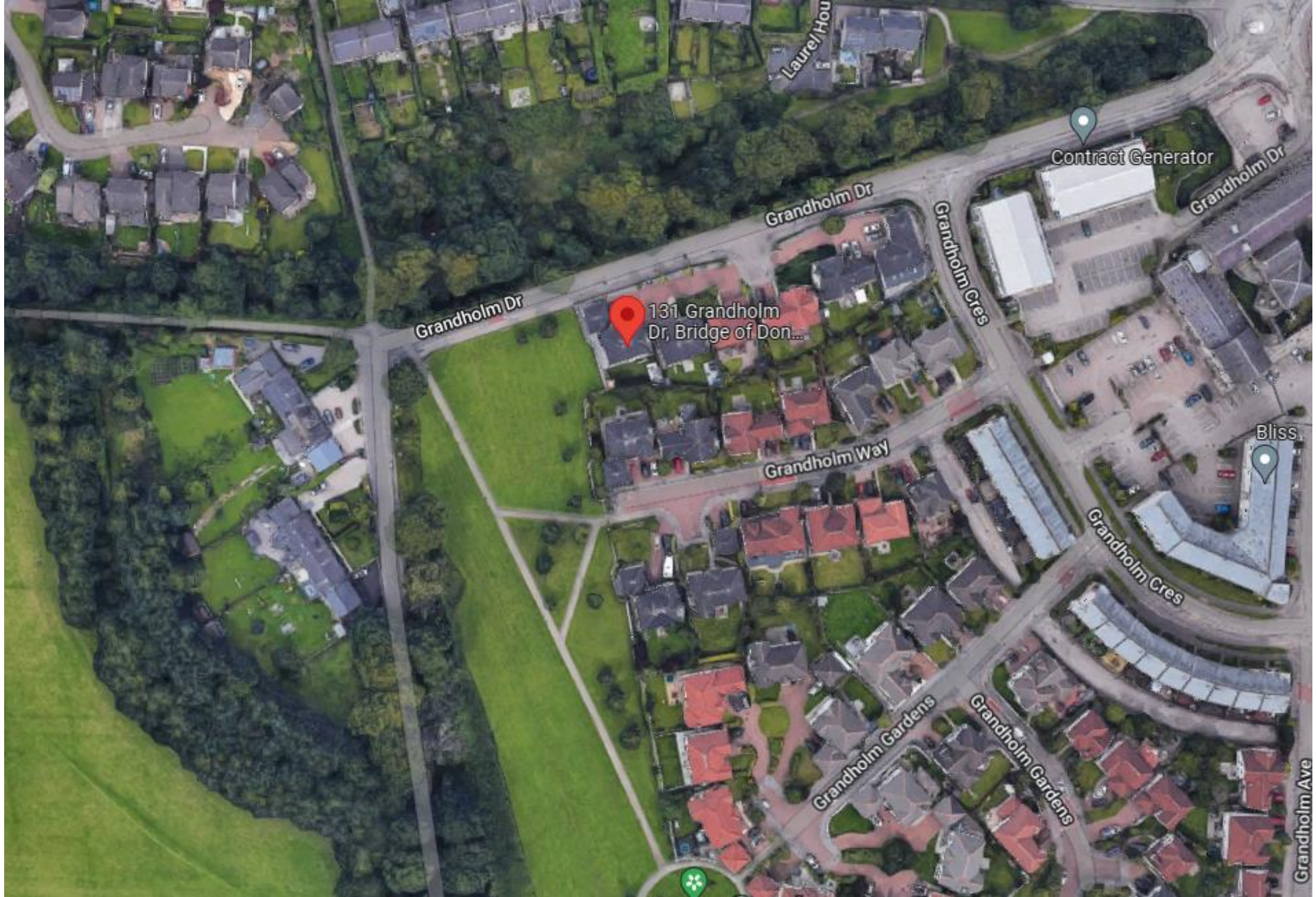
Erection of first floor extension over existing garage to front

Lucy Greene, Planning Advisor

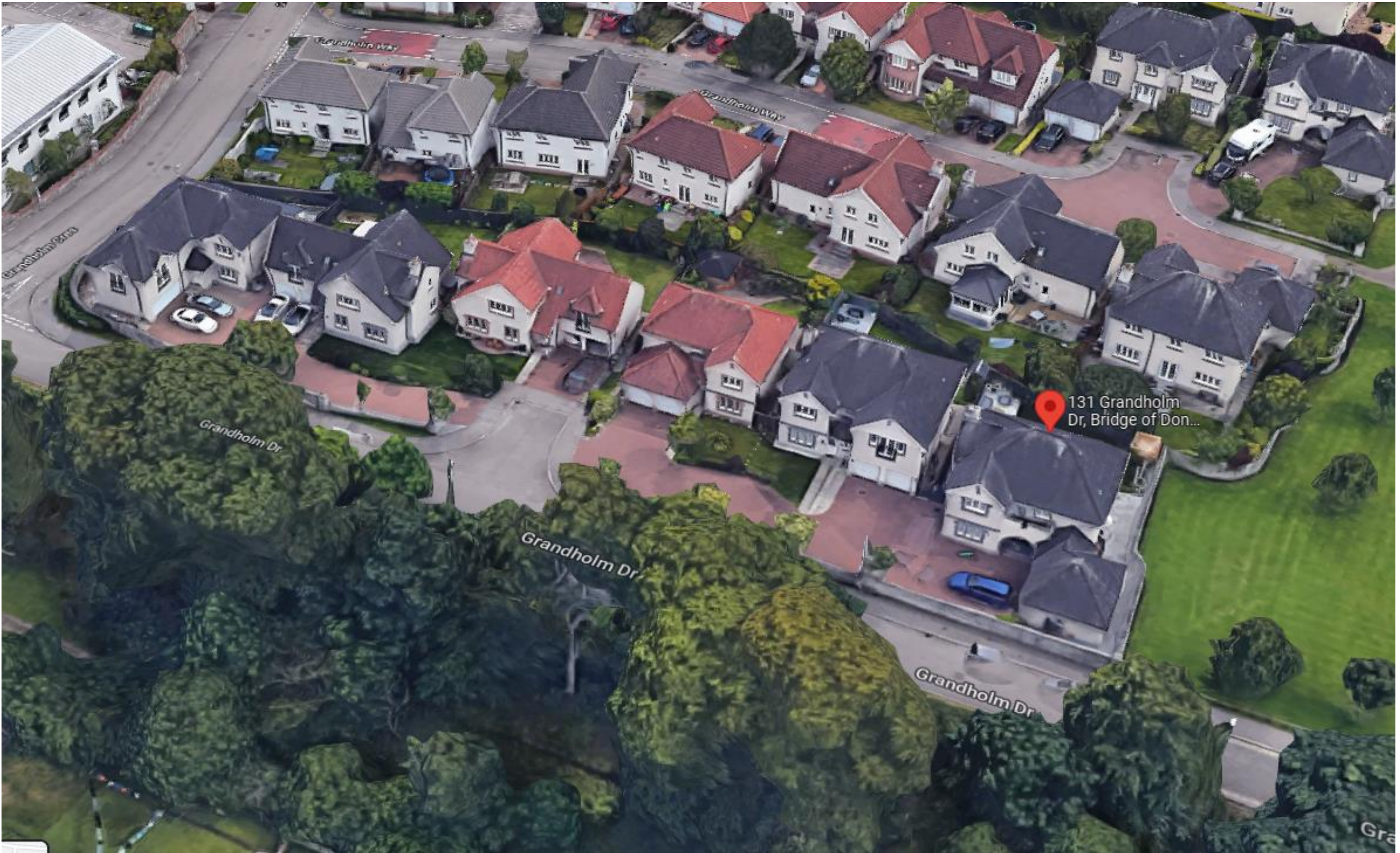
Location Plan



Aerial Photograph 2022



Google 3D 2022



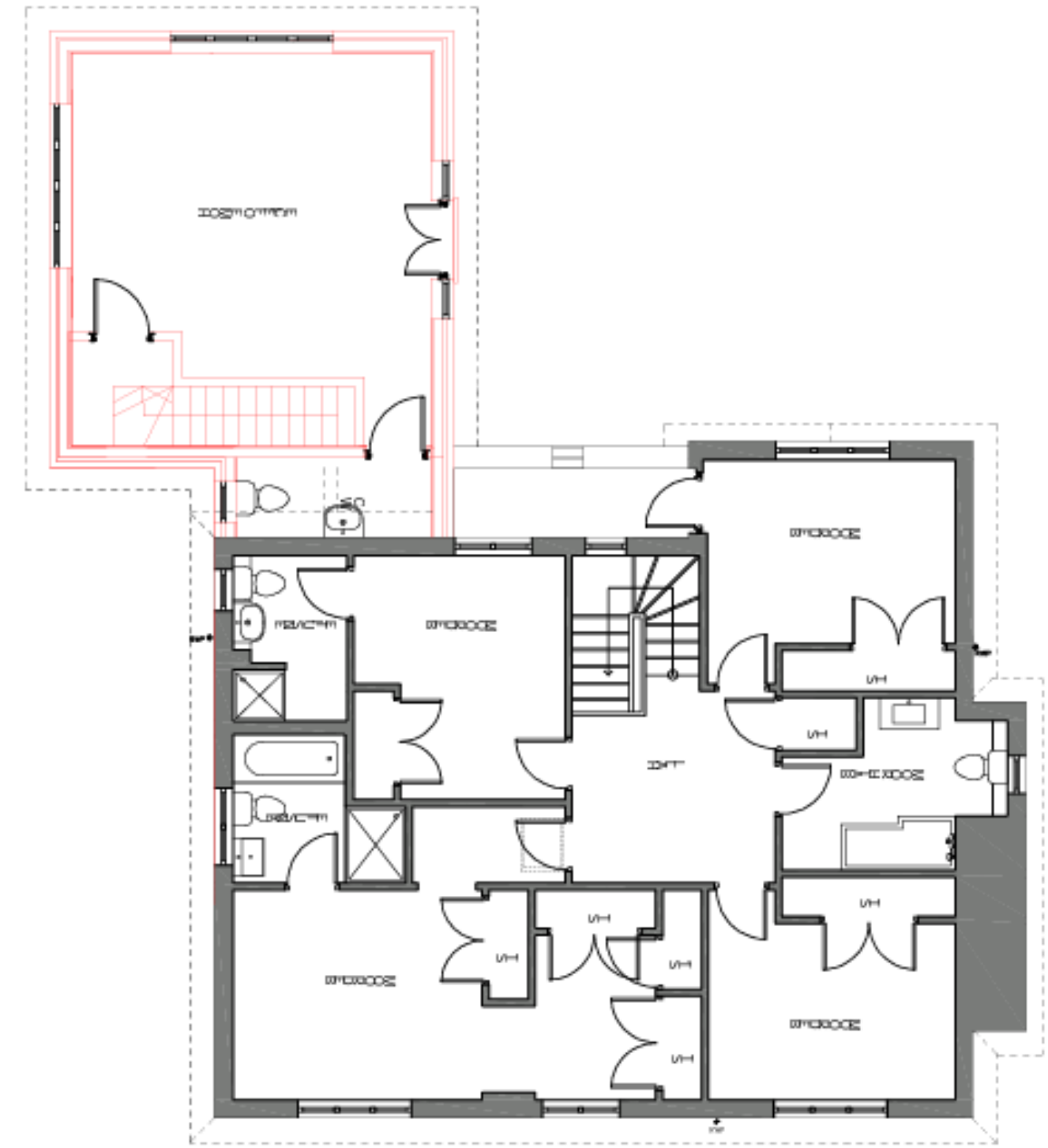
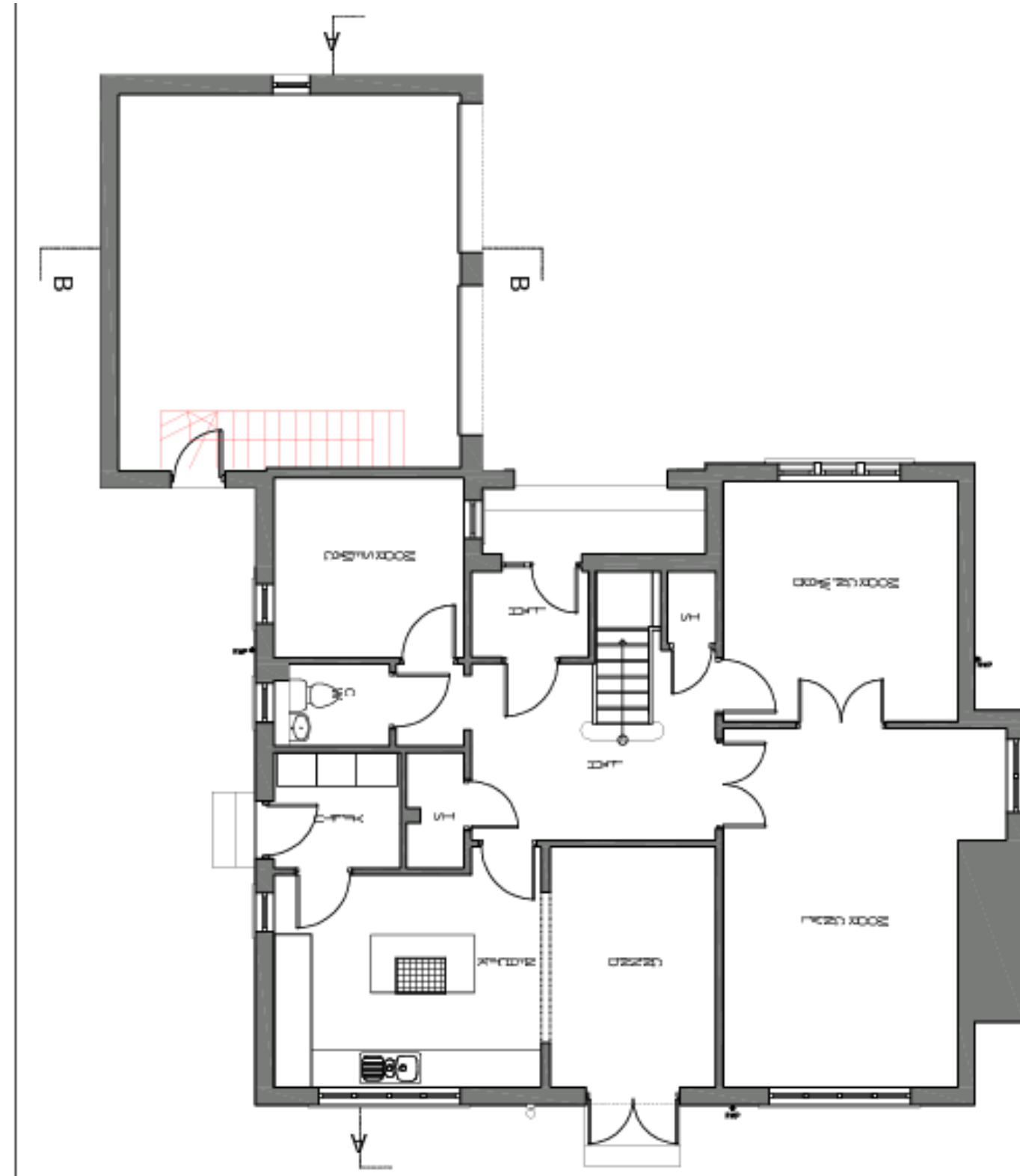
Google Streetview 2022



Google Streetview 2022



Plans as Proposed



Proposed Elevation front



Existing Elevation



Proposed Elevation (side)

Existing Elevation



Proposed Elevation (side)



Existing Elevation



Proposed Elevation (rear)



Existing Elevation



Visualisations



Visualisations



Reasons for Refusal

- Stated in full in Report of Handling in Agenda. Key points:
 - Inappropriate design for the house and context: scale, siting, roof design, massing and scale would result in over development.
 - Adverse impact on visual amenity of the surrounding area, esp. rear elevation from the open space
 - Overwhelms and dominates original form and appearance of dwelling and is not subservient in terms of height, mass or scale.
 - Contrary to Policy H1 and D1, and Householder Design Guide

Applicant's Case

- House is two storeys, fronts Grandholm Drive but has garage extending forward of house, which is prominent element.
- Garage provides termination at end of private road and mirrors other end where no. 121 has a projection forward of the main house.
- Character of the houses views across open space to west is of two storeys behind masonry wall.
- Proposed extension introduces windows to first floor on all elevations and mirrors band course on front of house, with roof replaced in same form. Finish, colour and pitch of roofs is continues and the extension is sensitive solution.

Applicant's Case continued

- In terms of Householder DG front extension criteria and Policy H1:
- The design fits well with composition of the drive and other properties
- Windows at first floor level contribute to streetscene
- Relate well to approach at 121 Grandholm Drive
- Hipped roof, window design, band course and materials match existing
- No change to building line. Increase to two storeys mirrors no. 121
- Not within conservation area
- Two storey extensions are generally possible
- No increase in footprint
- No unacceptable impact on character and amenity of area, nor on open space

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

Extensions should be architecturally compatible in design and scale with the house and surrounding area.

Two storey extensions to side may be acceptable, subject to criteria above.

Front extensions should be of scale and design complementary to dwelling, careful consideration to: impact on adjacent property; visual amenity, any building line and position of adjacent buildings

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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