



# Local Review Body (LRB) 5<sup>th</sup> December 2022

**220891/DPP - 30 Cruickshank Crescent, Bucksburn**

Erection of single storey rear extension, porch to front and first floor side extension over garage

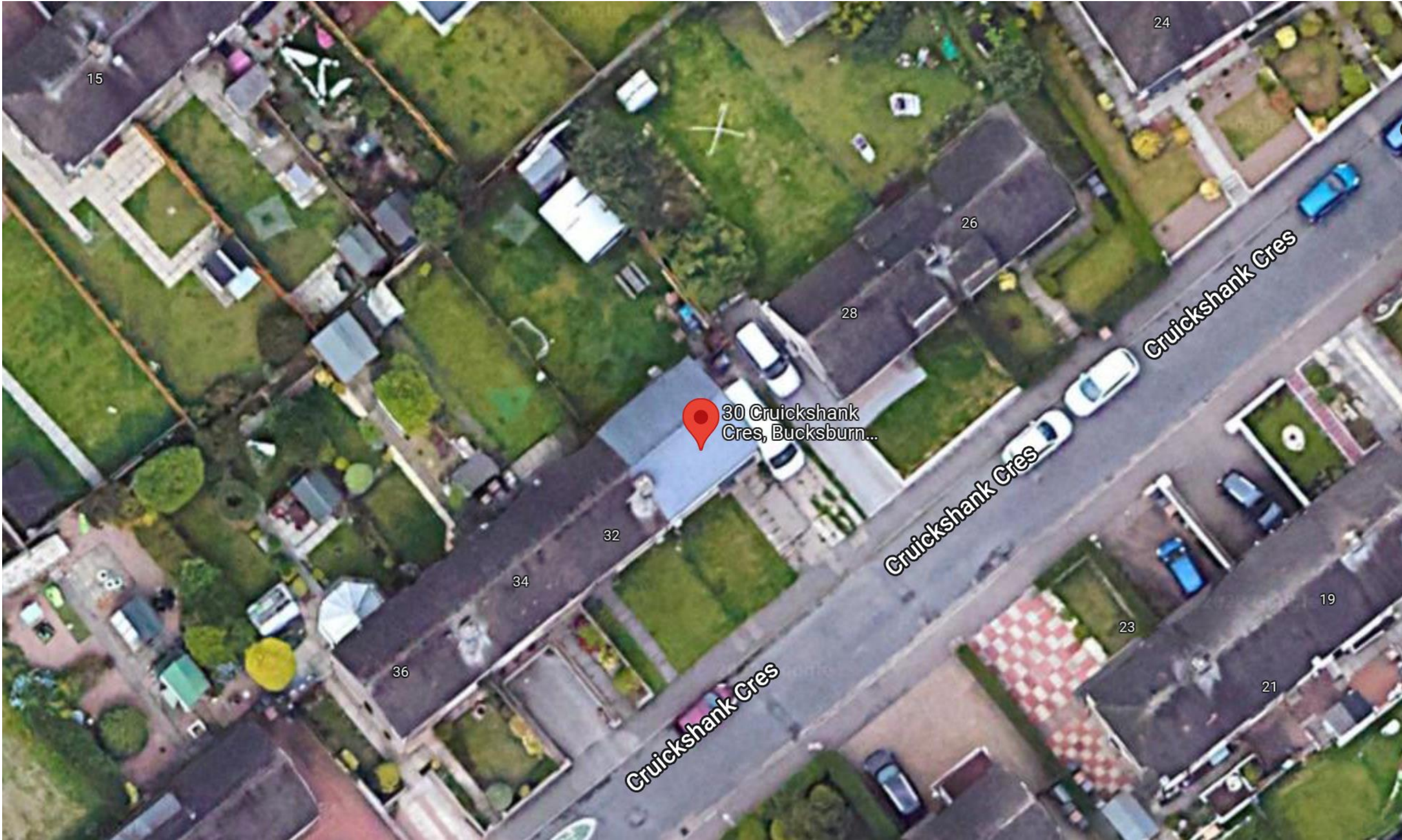
Lucy Greene, Planning Advisor

# Location Plan





# Aerial Photograph





# Google 3D 2022





# Google 3D 2022

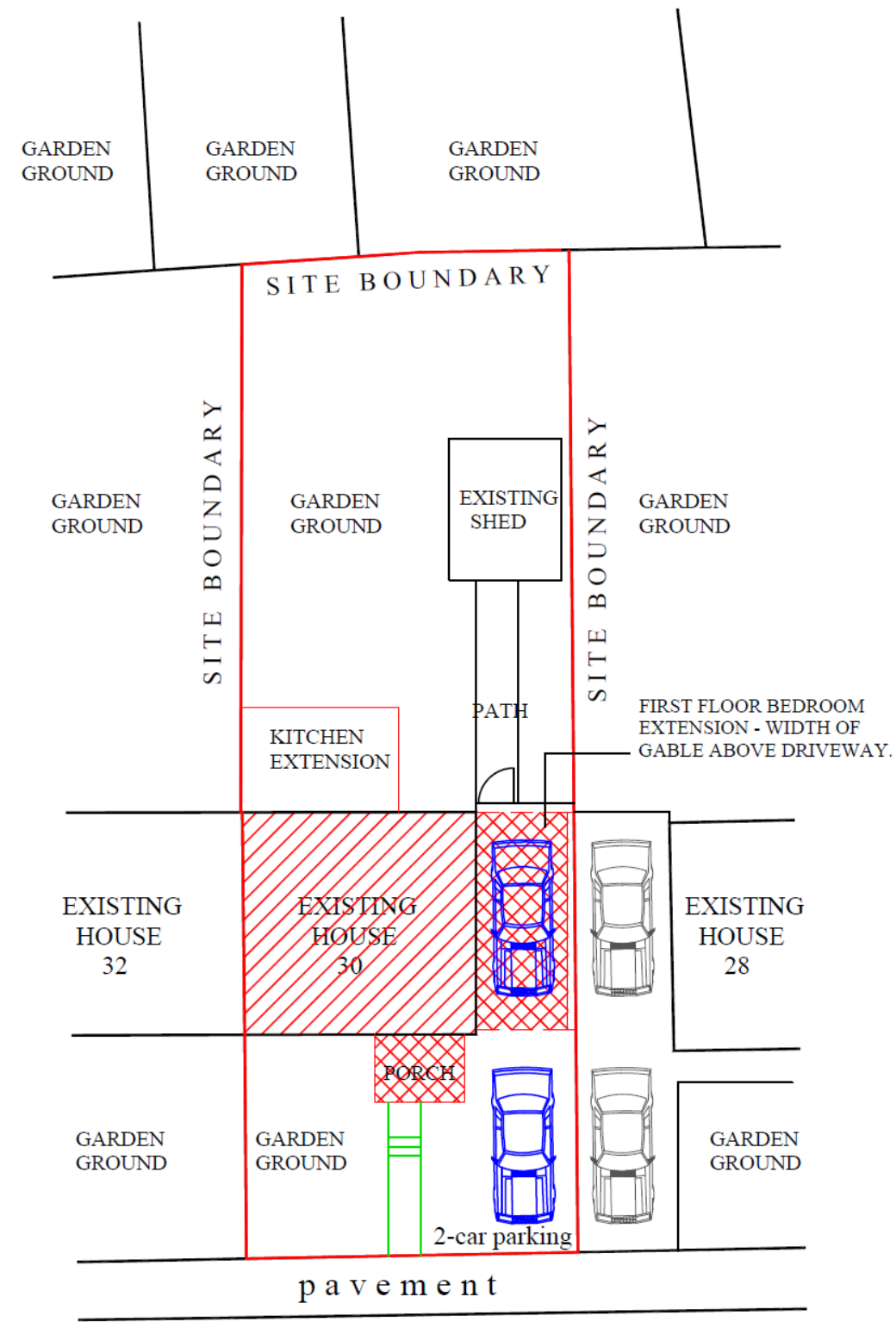




# Google Streetview 2022

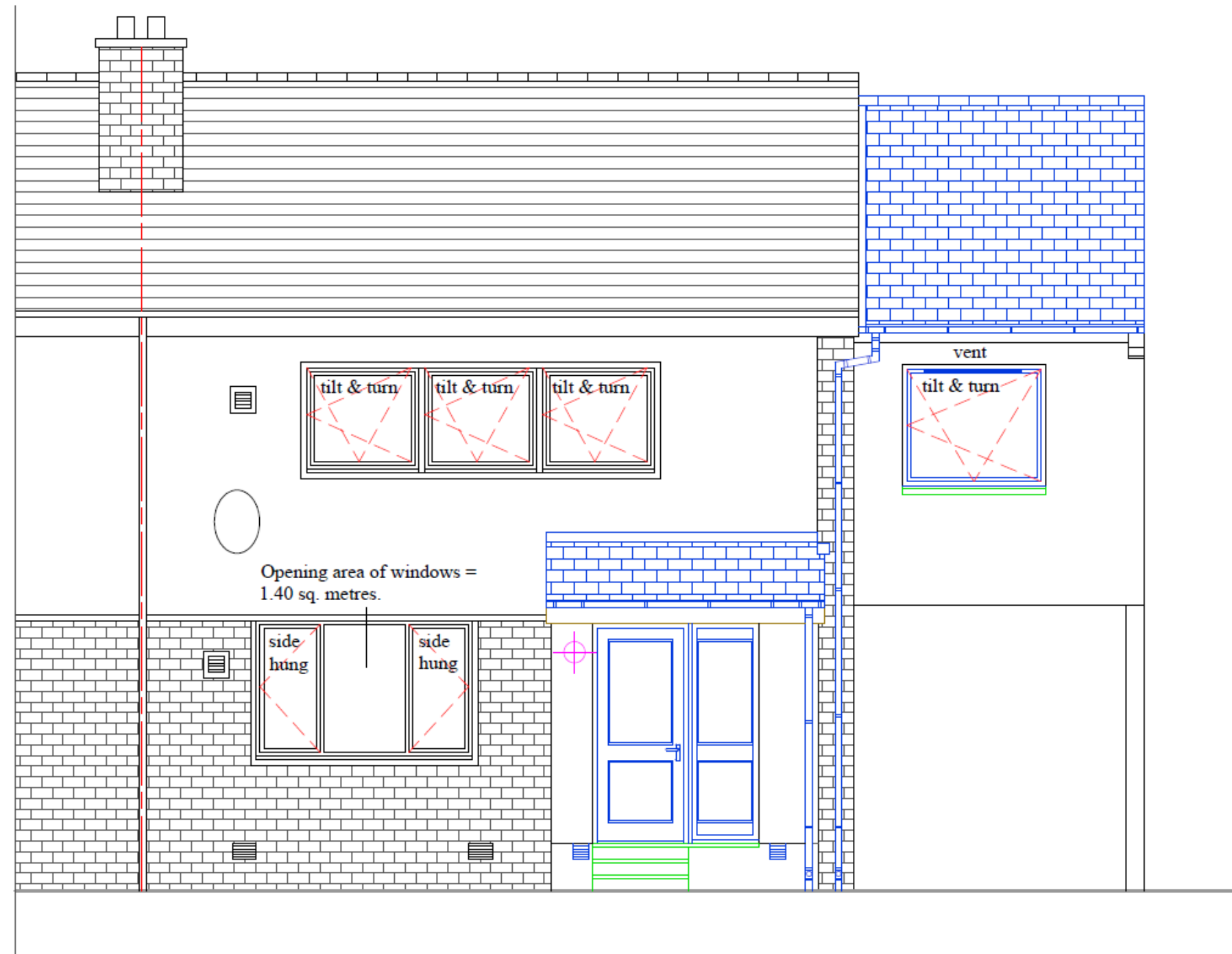


# Plans as Proposed



CRUICKSHANK CRESCENT

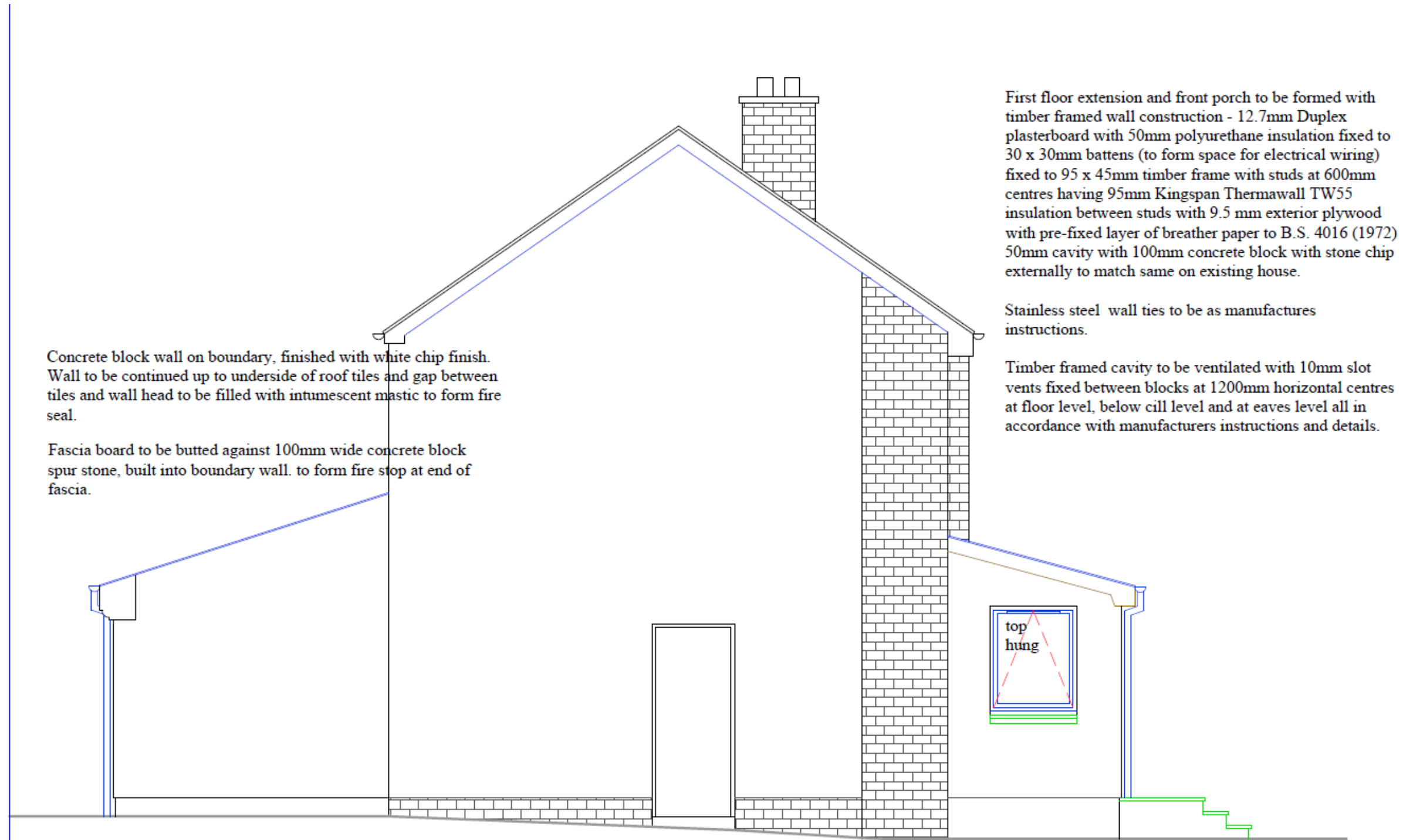
# Proposed Elevation front



**PROPOSED SOUTH EAST ELEVATION.**



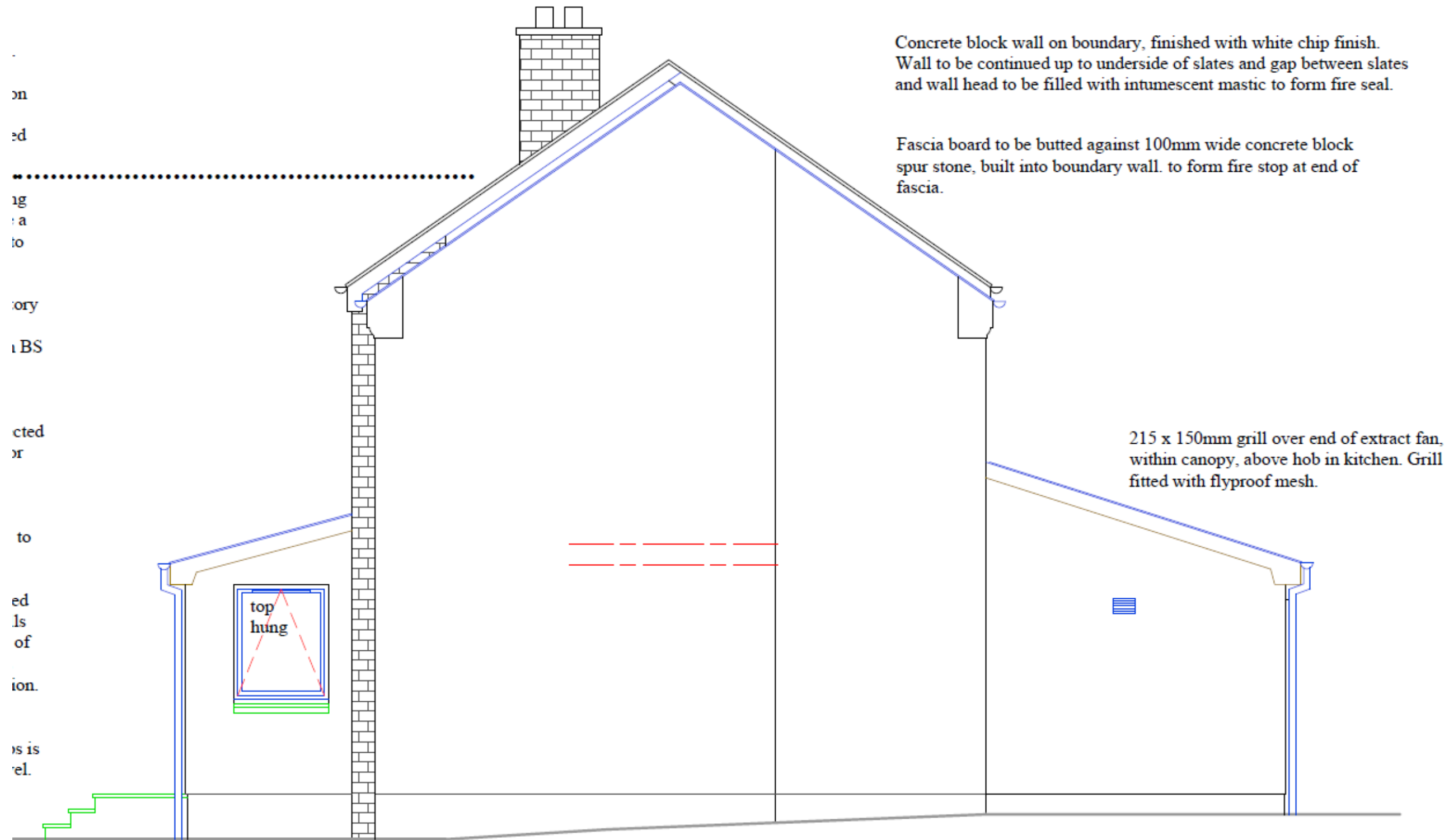
# Proposed Elevation (sides)



**PROPOSED SOUTH WEST ELEVATION.**



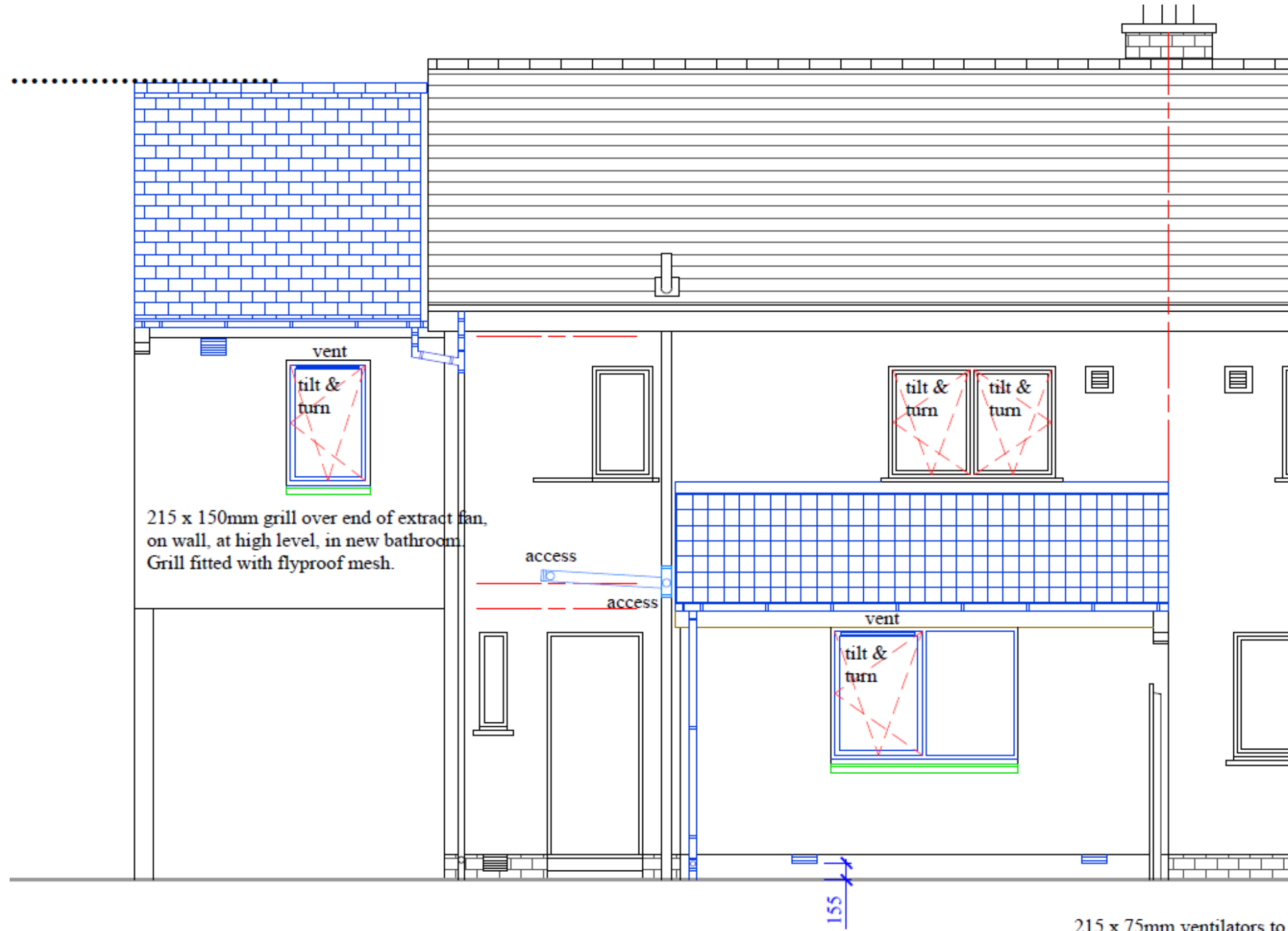
# Proposed Elevation (sides)



**PROPOSED NORTH EAST ELEVATION.**



# Proposed Elevation to rear



## PROPOSED NORTH WEST ELEVATION.

Scale : 1/50.

0m

1.0m

3.0m

5.0m

215 x 75mm ventilators to be fixed in external wall to ventilate sub floor areas, in existing timber floor of existing house as shown. Ducts to be laid in concrete slab.



# Reasons for Refusal

- Stated in full in Report of Handling in Agenda. Key points:
  - Impact on neighbour to side at no. 28
  - Extension not complementary to the existing dwelling and out of character with the area
  - Contrary to Policy H1 and D1, and Householder Design Guide

# Applicant's Case

## Summary:

- Proposal is same as those approved at Marischal Gardens, which were approved and are under construction.
- Gable window in neighbours house used to be a bedroom but is now a small store and is to be converted to shower room; neighbour has confirmed no objection.



# 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 and occupiers of neighbouring properties 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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