

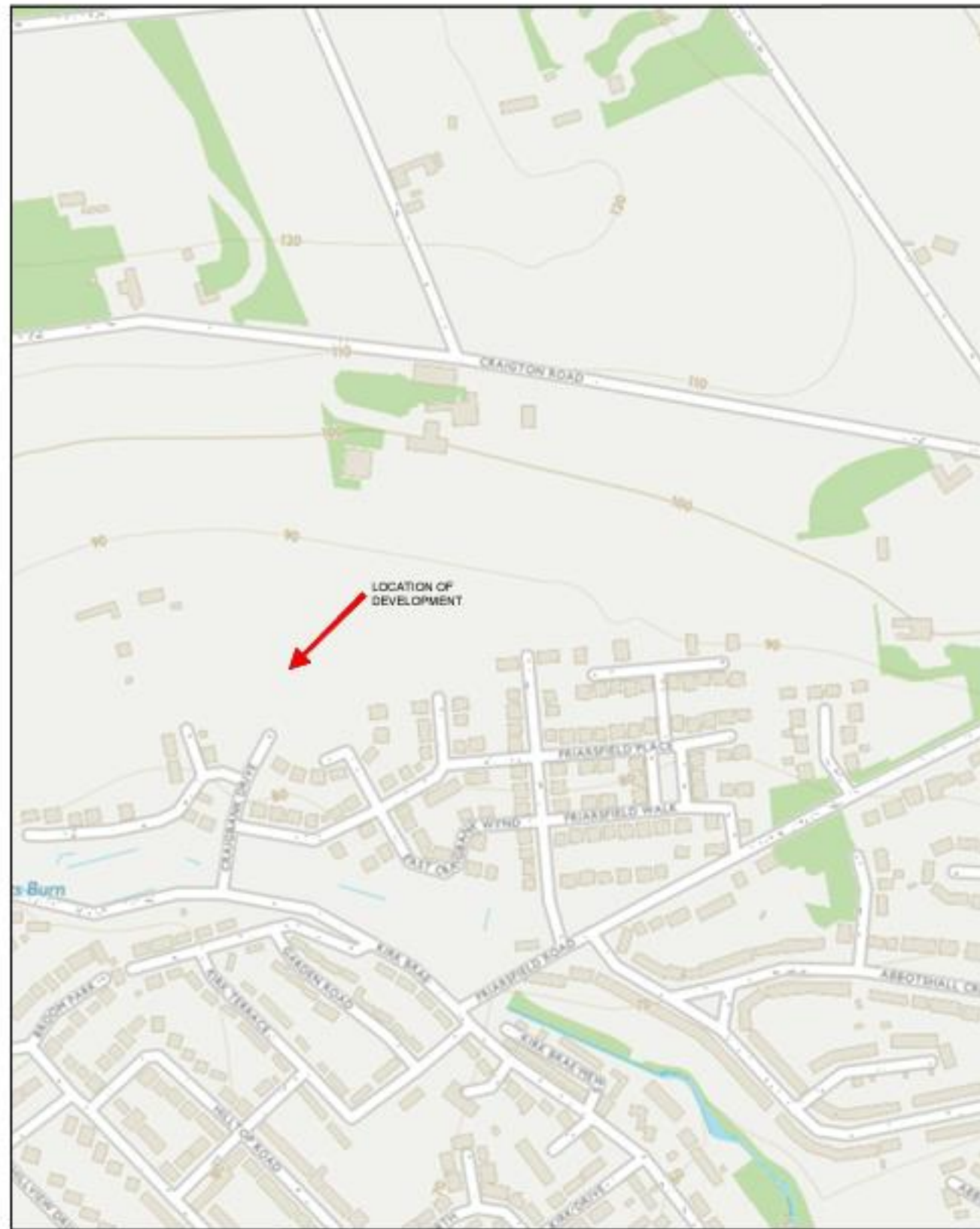


Local Review Body (LRB) 5th December 2022

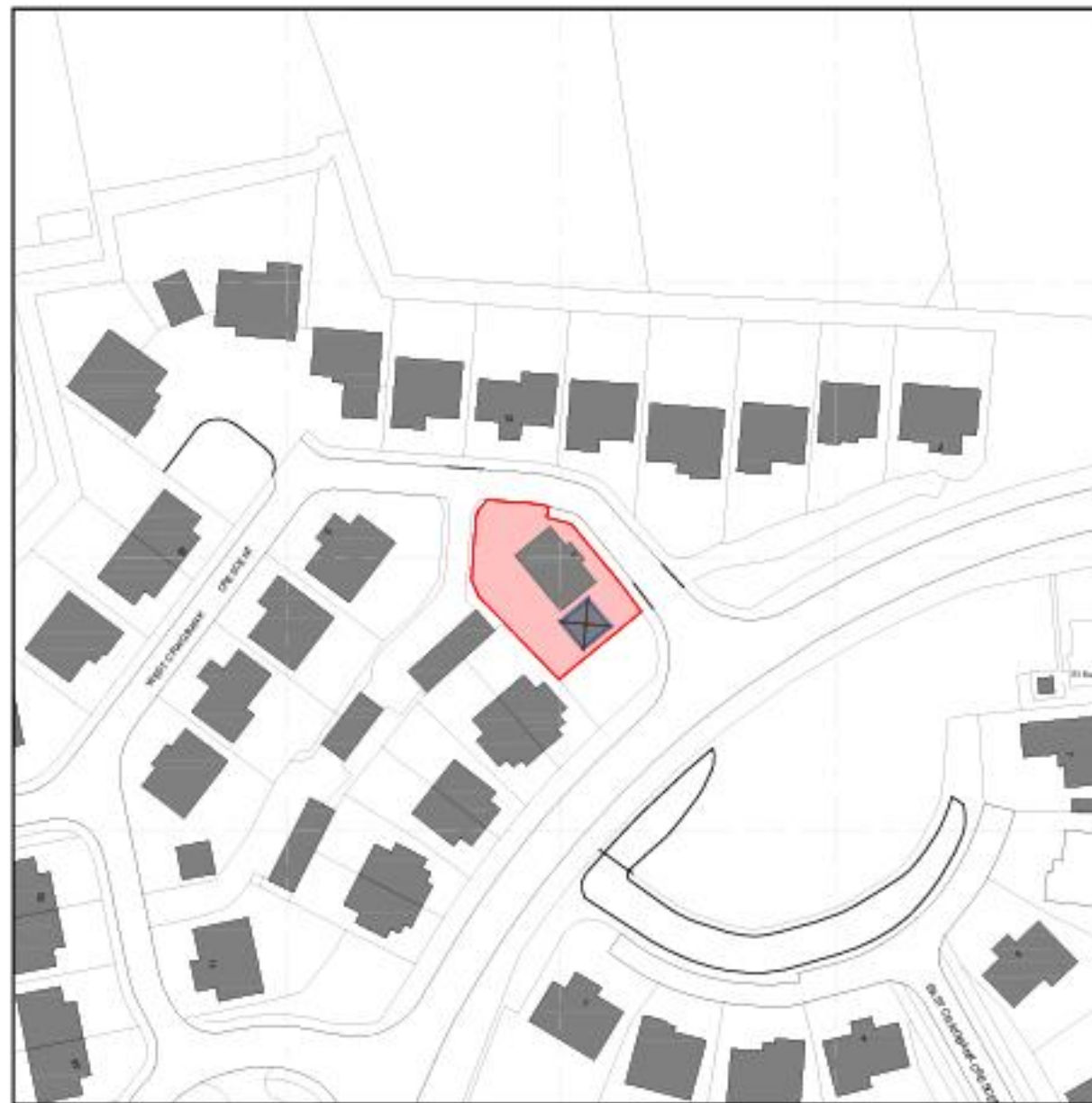
220358/DPP - 1 West Craigbank Crescent, Cults
Erection of first floor extension over existing garage to front

Lucy Greene, Planning Advisor

Location Plan



Supplementary Location Plan
Scale 1:5000 (on A3)



Location Plan
Scale 1:1250 (on A3)

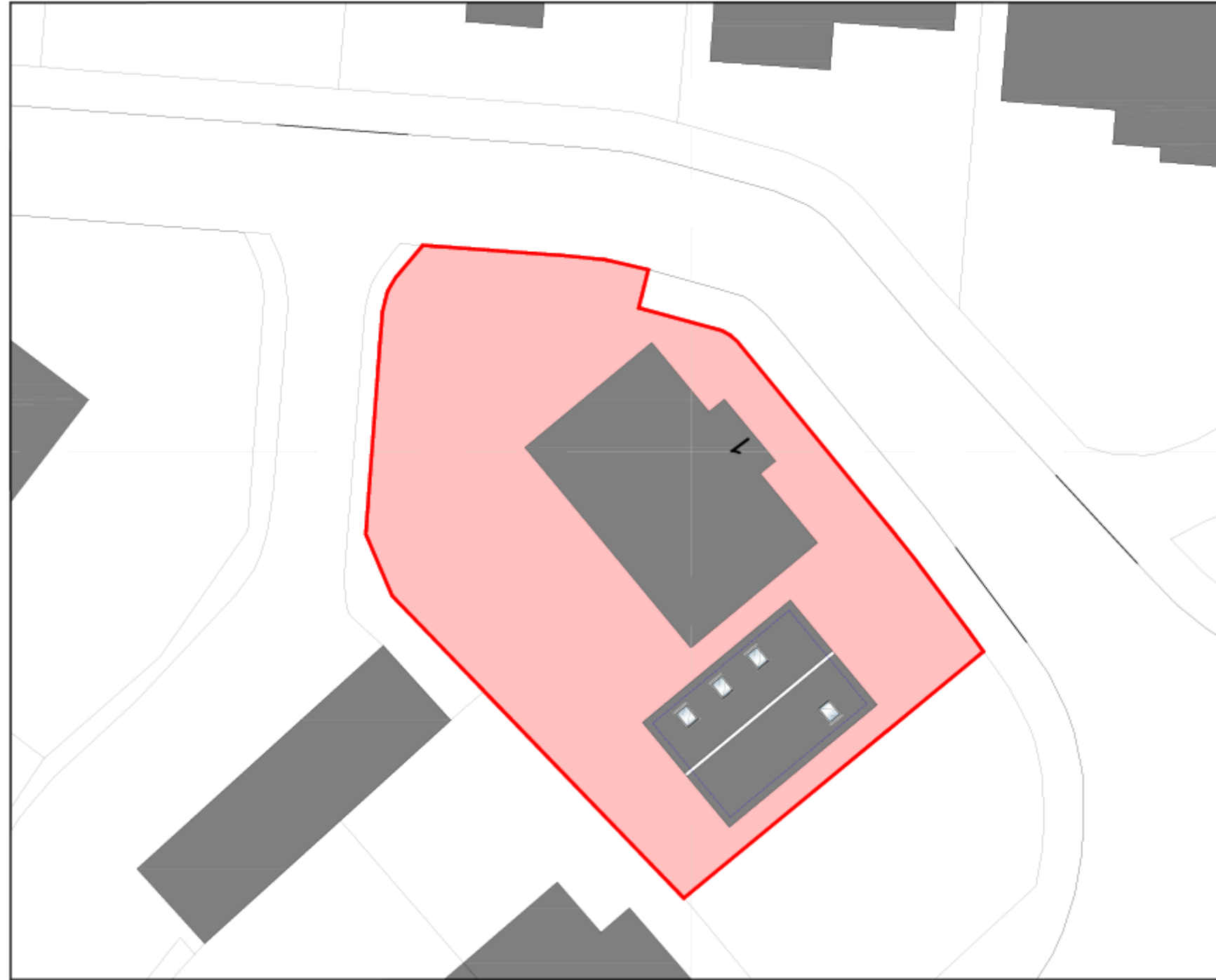
Streetview Google 2022



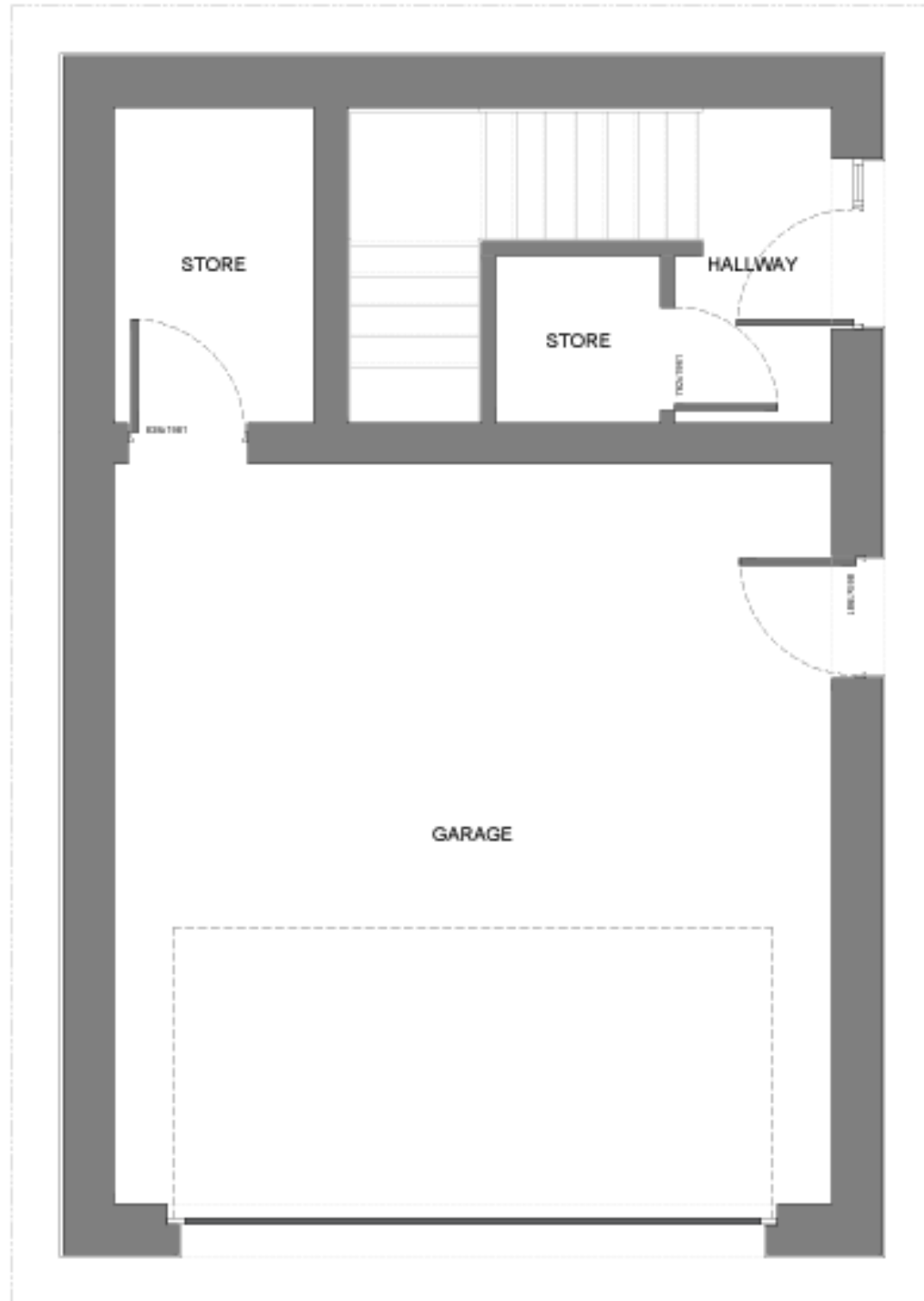
Streetview Google 2022



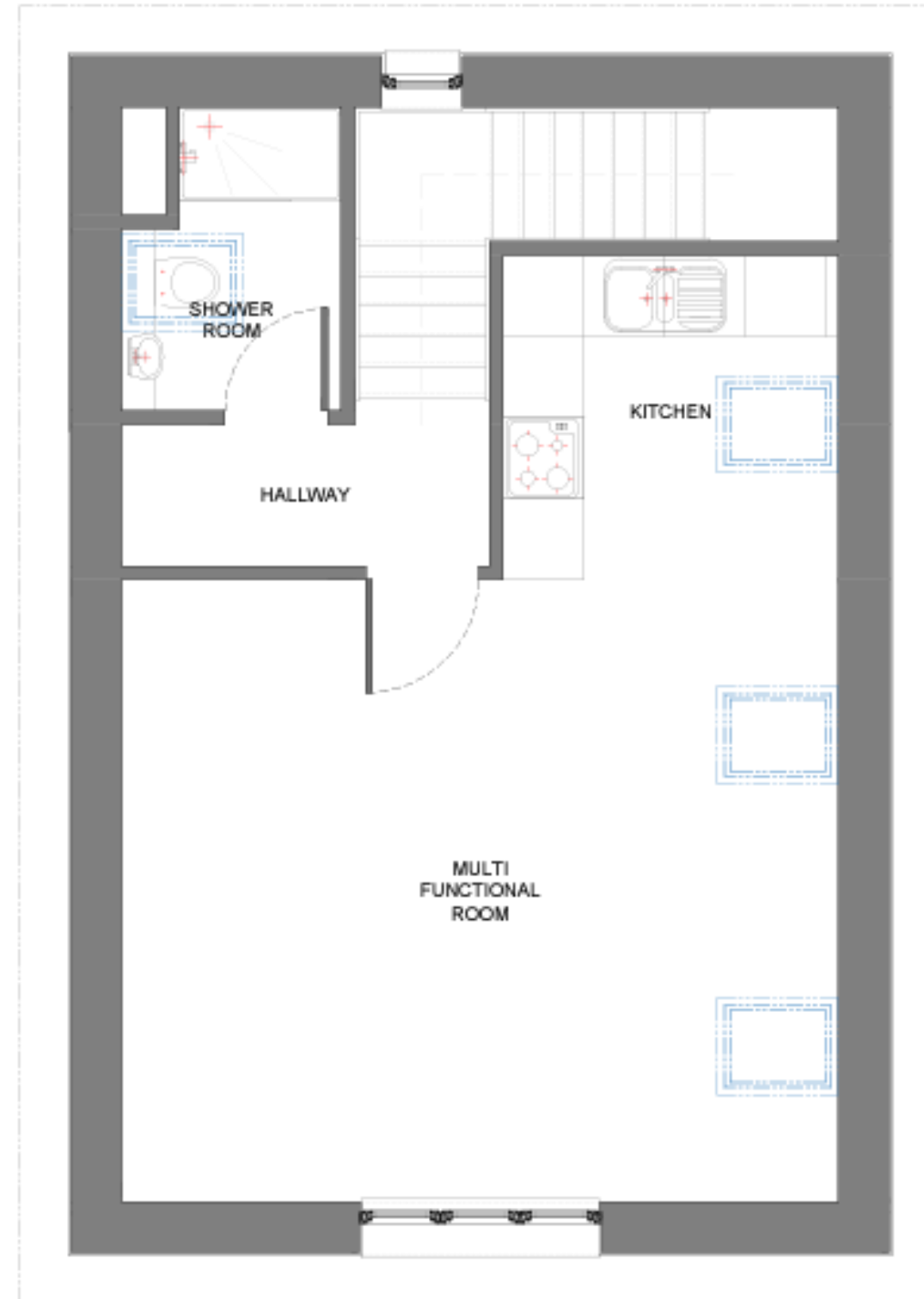
Plans as Proposed



Plans as Proposed

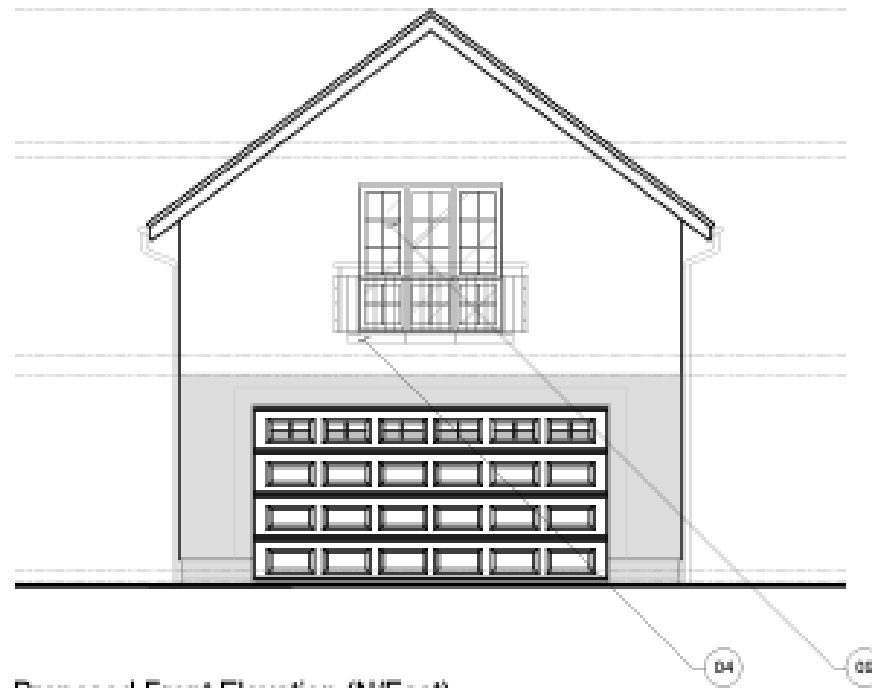


Proposed Ground Floor Plan
Scale 1:50 (on A3)

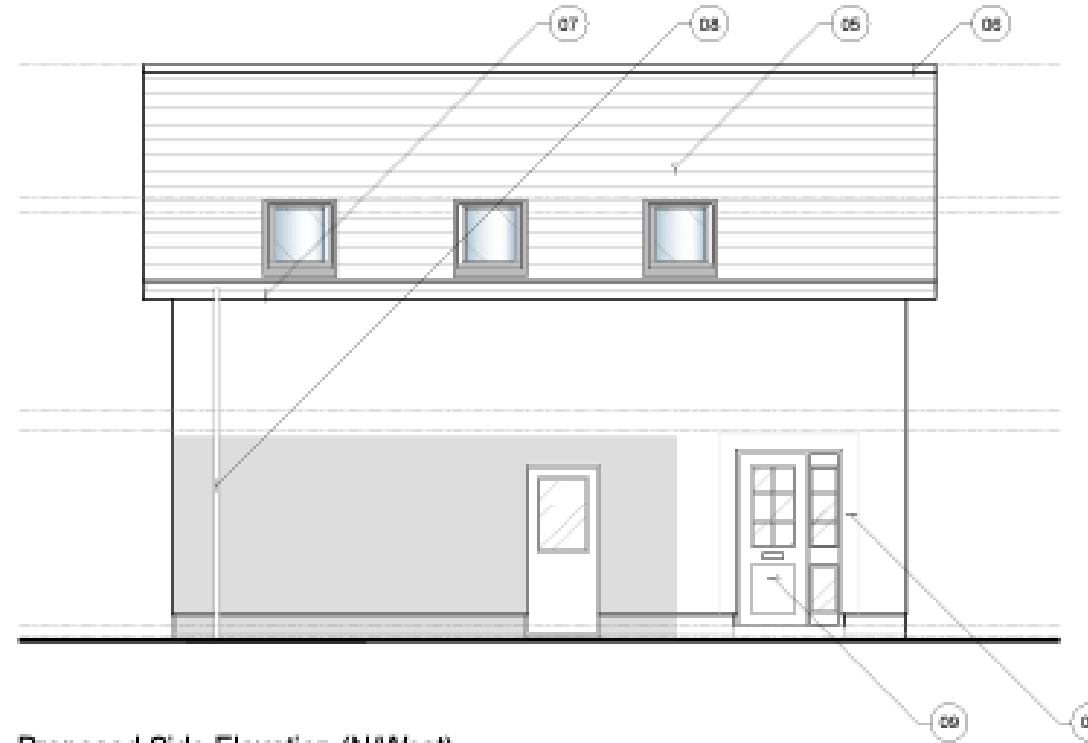


Proposed First Floor Plan
Scale 1:50 (on A3)

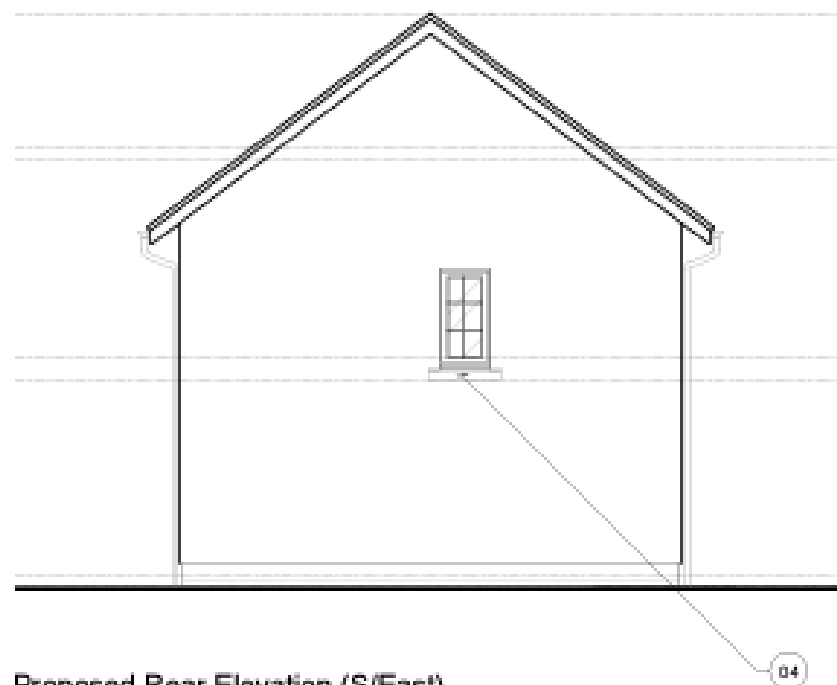
Proposed Elevations



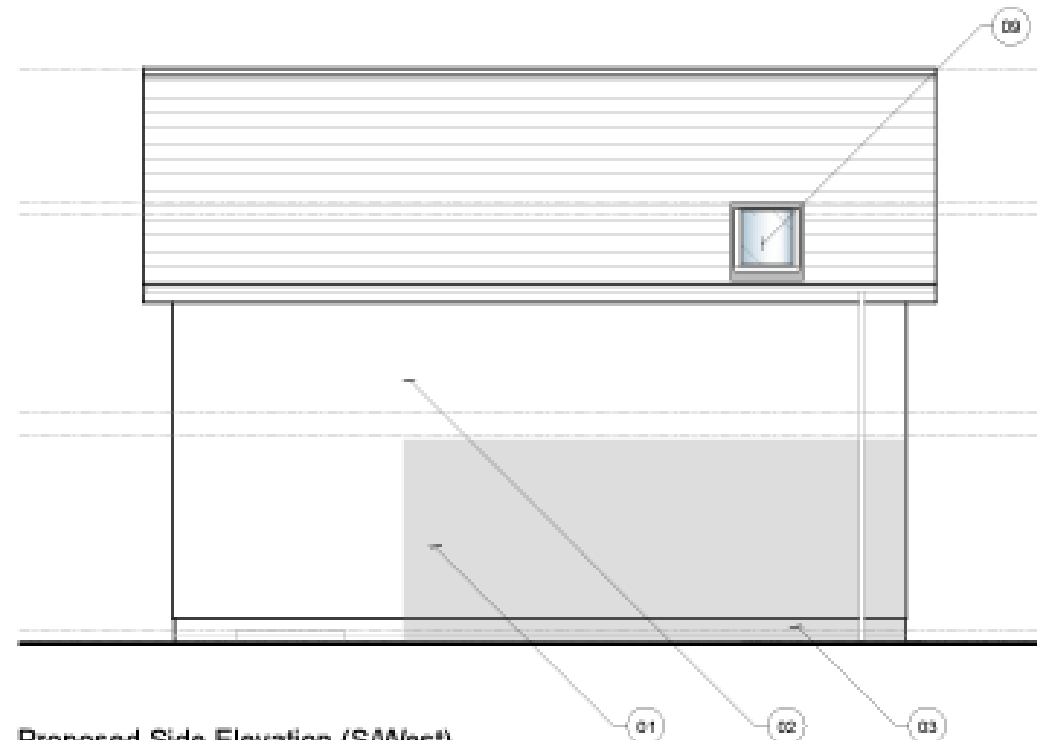
Proposed Front Elevation (N/East)
Scale 1:100 (on A3)



Proposed Side Elevation (N/West)
Scale 1:100 (on A3)



Proposed Rear Elevation (S/East)
Scale 1:100 (on A3)



Proposed Side Elevation (S/West)
Scale 1:100 (on A3)

PROPOSED MATERIALS

WALLS:

1. DENOTES EXTENT OF EXISTING WALLS, FULL ELEVATION TO BE RENDERED TO AVOID OBVIOUS JOINS.
2. PROPOSED EXTENSION WALLS TO BE FINISHED WITH A RENDER AND DRY STONE CHIPPING, COLOURS TO MATCH EXISTING DWELLING.

(ASSUMED CALEDONIAN HARVEST ON WHITE BY "STONE PACK")
3. PROPOSED EXTENSION WALLS BELOW DPC TO BE BUILT WITH PRECAST STONE BLOCKWORK, COLOUR TO MATCH EXISTING DWELLING.

(ASSUMED B8 SIENNA PINK)
4. PRE CAST STONE ELEMENTS SURROUNDING WINDOWS AND DOORS TO MATCH DPC BLOCKWORK COLOUR.

(ASSUMED B8 SIENNA PINK)

ROOF:

5. PROPOSED ROOF TO MATCH EXISTING DWELLING.

(ASSUMED MARLEY DUO EDGEMERE ROOF TILES SMOOTH GREY).
6. PROPOSED ROOF RIDGE TO MATCH EXISTING DWELLING.

(ASSUMED OLD ENGLISH DARK RED RIDGE).

FASCIAS / SOFFITS:

7. PROPOSED FASCIAS TO BE WHITE uPVC, TO MATCH EXISTING DWELLING.

GUTTERING:

8. PROPOSED RAINWATER GOODS - GUTTERING & DOWNPIPE TO BE BLACK uPVC. TO MATCH EXISTING DWELLING.

WINDOWS & DOORS:

9. PROPOSED WINDOW AND DOORS TO BE WHITE uPVC, TO MATCH EXISTING DWELLING.

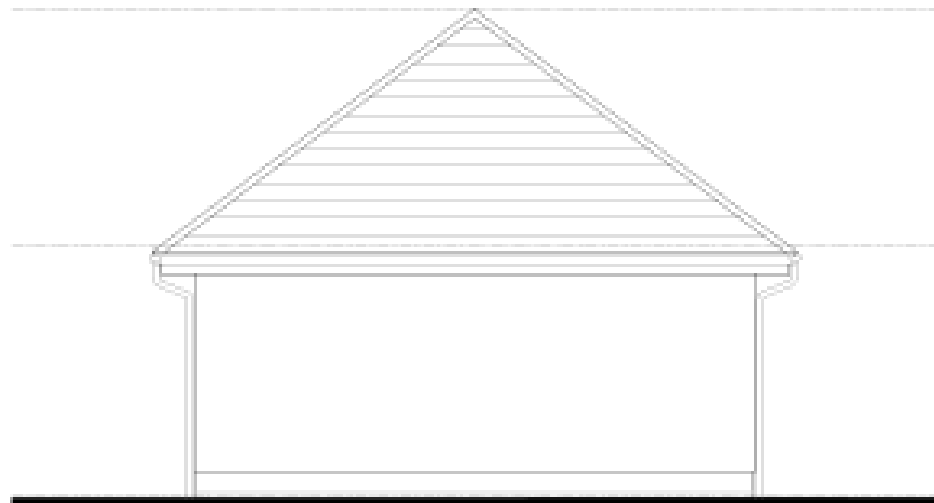
Existing Elevations



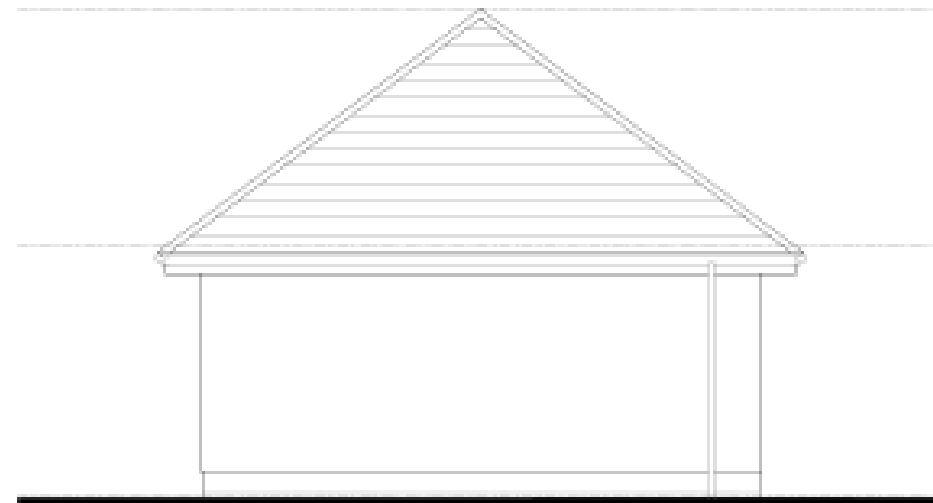
Existing Front Elevation (N/East)
Scale 1:100 (on A3)



Existing Side Elevation (N/West)
Scale 1:100 (on A3)



Existing Rear Elevation (S/East)
Scale 1:100 (on A3)



Existing Side Elevation (S/West)
Scale 1:100 (on A3)

Reasons for Refusal

- Stated in full in Report of Handling in Agenda. Key points:
 - Adverse impact on visual amenity of the surrounding area, due to layout, composition, size and scale, in this location
 - Not secondary to main house in terms of height, form or scale.
 - Contrary to Policy H1 and D1, and Householder Design Guide

Applicant's Case

- Corner plot set back from street with green space, young trees and shrubs, which will grow and together with fencing to provide screening from Craigbank Drive.
- That the design and scale match similar structures built by Cala elsewhere in the development (see applicant's statement for images and drawings). Design and materials will align.
- Personal reasons
- In terms of footprint and height increase, the proposal is secondary to the house.
- Alternative proposal would be a gable extension of more impact

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

Sets a number of general rules in respect of outbuildings, including garages, sheds and greenhouses:

- Outbuildings must always be subordinate in scale to the dwellinghouse and two storey outbuildings will generally not be permitted.
- Where a second storey is to be accommodated within a pitched roofspace, outbuildings should retain the impression of being single storey in height and dormers will not be permitted as a means of gaining additional headroom.
- Access to an upper floor should be situated internally.
- Outbuildings should not have a negative impact on the character of the surrounding area.
- Where highly visible and especially in conservation areas, detached garages should be of a scale and design that respects the prevalent context of the surrounding area.
- Proposals will be assessed on their impact on the amenity of the area (e.g. loss of daylight/privacy) in the same way as extensions (see 'Residential Amenity' section, below).
- Outbuildings will not usually be acceptable in front gardens because of the damaging impact development forward of a front building line can have on the visual character of an area.

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 ?

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