



Strategic Place Planning

Report of Handling

Site Address:	56 Hilton Place, Aberdeen, AB24 4QY
Application Description:	Formation of dormer to rear
Application Ref:	221331/DPP
Application Type:	Detailed Planning Permission
Application Date:	4 November 2022
Applicant:	Mr K Brownlie
Ward:	Hilton/Woodside/Stockethill
Community Council:	Rosehill And Stockethill
Case Officer:	Roy Brown

DECISION

Refuse

APPLICATION BACKGROUND

Site Description

The application site comprises a first floor residential flat within a two-storey granite-built terraced building of two flats in a residential area. The dwelling has a southwest facing principal elevation that fronts Hilton Place; adjoins 58-60 Hilton Place to the northwest and 52-54 Hilton Place to the southeast. The rear curtilage of the property bounds Hilton Lane to the northeast (rear).

The rear roofslope of the property has not been extended and excluding the dwellings of a different building type in the terrace to the southeast of the site, the vast majority of the rear roofslopes along the terrace have also not been extended, except for three existing substantial dormers, one of which is located on 58-60 Hilton Place to the northwest.

Relevant Planning History

None.

APPLICATION DESCRIPTION

Description of Proposal

Planning permission is sought for the erection of a horizontally proportioned dormer roof extension on the rear of the dwelling. The dormer would rise a total of c.2.2m above the roof and would be c.5.9m in width. It would be set c.500mm to the southeast of the northwest tabling; set c.400mm in from the southeast tabling; c.70mm below the roof ridge; and it would be set c.590mm back from

the wallhead. It would have a c.560mm high apron, white uPVC framed windows and its solid walls would be finished in slate.

Amendments

The application has been revised since submission in that the window design has been altered to have vertical glazing bars.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RKU1XVBZL4O00>

Supporting Statement (Prepared by Cooper & MacGregor Ltd)

Appraisal of the development against various aspects of policies of the Aberdeen Local Development Plan, the Supplementary Guidance and National Planning Framework 4.

Design Statement (Prepared by Cooper & MacGregor Ltd)

Overview of the proposal, compares the development with the adjacent dormer and notes building standards constraints.

CONSULTATIONS

Rosehill and Stockethill Community Council – No response received.

REPRESENTATIONS

None.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where making any determination under the planning acts, regard is to be had to the provisions of the Development Plan; and, that any determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

Development Plan

National Planning Framework 4

National Planning Framework 4 (NPF4) is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan. The relevant provisions of NPF4 that require consideration in terms of this application are –

- Policy 1 (Tackling the Climate and Nature Crises)
- Policy 2 (Climate Mitigation and Adaptation)
- Policy 14 (Design, Quality and Place)

- Policy 16 (Quality Homes)

Aberdeen Local Development Plan 2017 (ALDP)

Section 16 (1)(a)(ii) of the Town and Country Planning (Scotland) Act 1997 requires that, where there is a current local development plan, a proposed local development plan must be submitted to Scottish Ministers within five years after the date on which the current plan was approved. The ALDP is beyond this five-year period.

The following policies are relevant –

- Policy H1 (Residential Areas)
- Policy D1 (Quality Placemaking by Design)

Proposed Aberdeen Local Development Plan 2020

The Report of Examination on the Proposed Aberdeen Local Development Plan 2020 (PALDP) was received by the Council on 20 September 2022. All the recommendations within the Report have been accepted and the modifications made to the PALDP were agreed by Full Council on 14 December 2022. The PALDP constitutes the Council's settled view as to the content of the final adopted ALDP and is now a material consideration in the determination of planning applications. The exact weight to be given to matters contained in the PALDP (including individual policies) in relation to specific applications will depend on the relevance of these matters to the application under consideration.

The following policies are relevant –

- Policy H1 (Residential Areas)
- Policy D1 (Quality Placemaking)

Supplementary Guidance

- The Householder Development Guide

EVALUATION

Principle of Development

The application site is located in a residential area, under Policy H1 of the ALDP, and the proposal relates to householder development. Householder development would accord with this policy in principle if it does not constitute over development, adversely affect the character and amenity of the surrounding area, does not result in the loss of valued open space, and it complies with the Supplementary Guidance, in this case the Householder Development Guide.

As this proposal would concern development that would be located in the existing private residential curtilage of the application site, it would not result in the loss of publicly valued open space. The other issues are assessed in the below evaluation.

Design and Scale

To determine the effect of the proposal on the character of the area it is necessary to assess it in the context of Policy 14 of NPF4 and Policy D1 of the ALDP. Policy 14 states that development proposals will be designed to improve the quality of an area whether in urban or rural locations

and regardless of scale. Policy D1 of the ALDP recognises that not all development will be of a scale that makes a significant placemaking impact but recognises that good design and detail adds to the attractiveness of the built environment.

The general principles for dormer design set out in the Supplementary Guidance: The Householder Development Guide state that new dormers or roof extensions should respect the scale of the building and they should not dominate, overwhelm or unbalance the original roof.

By way of its scale, width, height and proportion of solid walls, the proposed dormer would conflict with this as it would dominate and overwhelm the roof slope, resulting in the loss of the historic pitched slate roof form, to the detriment of the architectural integrity of the original building and the overall terrace. It would cover more than c.70% of the area of the roof slope on both the floor plan and the rear elevation.

In conflict with the Householder Development Guide, which requires flat roofs on box dormers to be a 'reasonable distance' below roof ridges, the dormer would be set just c.70mm below the roof ridge of the building. Whilst this would ensure that the dormer would not interfere with the principal elevation, in the wider context of the significant scale of the dormer and its projection beyond the roof slope, the dormer would nevertheless broadly have the appearance, particularly from publicly visible areas, of being built directly off the ridge and it not being a 'reasonable distance' below the ridge. By way of its significant width and height, the dormer would dominate and overwhelm the original roof, to the detriment of the architectural integrity of the original building and the overall terrace.

In terms of its design, whilst windows would be located at both ends of the dormer, the proportion of glazing on the rear elevation would be insufficient. The Householder Development Guide allows for 'small aprons below a rear window' on traditional properties, however, in this instance the significant c.560mm high apron would serve to increase the overall massing of the dormer on the roof slope.

In considering the impact of the proposal on the visual amenity and character of the streetscape, the Householder Development Guide states:

'The guidelines for older properties may be relaxed where a property is situated between two properties which have existing box dormer extensions, or in a street where many such extensions have already been constructed. They may also be relaxed on the non-public (rear) side of a property.'

Whilst it is recognised that the proposed dormer would be constructed adjacent to the large dormer on 58-60 Hilton Place, that dormer is one of just three dormers across the thirteen main rear roof planes of this terrace and therefore the vast majority of the rear elevation of this terrace as a whole retains its original unaltered roof slope.

The development would be visible from the publicly accessible Hilton Lane directly to the northeast and east and from Clifton Place to the north. Due to its excessive scale and massing, the proposal would therefore be to the detrimental to the character and visual amenity of the surrounding area.

It is acknowledged that there are aspects of the dormer that would comply with the Householder Development Guide in that the dormer eaves would be more than 400mm in from the inside face of the tabling, it would be more than 400mm back from the front edge of the roof and its windows would be located at both ends. Nevertheless, the dormer would fundamentally be of such a scale that it would dominate the roof slope, to the detriment of the architectural integrity of the original building and the character and visual amenity of the surrounding area, in conflict with Policies 14 (Design, Quality and Place) and 16 (Quality Homes) of NPF4; Policies D1 (Quality Placemaking by

Design) and H1 (Residential Areas) of the ALDP; and the Supplementary Guidance: The Householder Development Guide.

Precedent

The Householder Development Guide states that no existing dormers which were approved prior to the introduction of that supplementary guidance will be considered by the planning authority to provide justification for a development proposal which would otherwise fail to comply with that guidance.

As set out above, there are very few dormers on the rear elevation of this terrace and there are no records of any dormers having been granted planning permission on this rear terrace under current policies and guidance. The three existing unsympathetic examples therefore do not justify this proposal, which would be in such clear conflict with the Householder Development Guide and have a such a detrimental impact on the architectural integrity of the original dwelling.

Notwithstanding every planning application is assessed on its own merits, given these reasons, it is likely that the grant of planning permission for this dormer could set an unwelcome precedent for similarly scaled dormers on this terrace, which would be to the significant detriment of the character and visual amenity of the surrounding area, in conflict with Policies 14 (Design, Quality and Place) and 16 (Quality Homes) of NPF4; Policies D1 (Quality Placemaking by Design) and H1 (Residential Areas) of the ALDP; and the Supplementary Guidance: The Householder Development Guide.

Residential Amenity

The proposal would have a negligible impact on the existing levels of residential amenity afforded to the neighbouring residential properties given that its glazing would face over the curtilage of the site as with the existing windows on the rear elevation and the dormer would not impact the level of sunlight and background daylight afforded to the neighbouring residential dwellings. The proposal would therefore partially accord with Policy 16 (Quality Homes) of NPF4; Policies D1 (Quality Placemaking by Design) and H1 (Residential Areas) of the ALDP; and the Supplementary Guidance: The Householder Development Guide specifically with respect to residential amenity.

Climate Change

Given the minor scale and nature of this development as an extension to an existing dwellinghouse, the proposal would have no significant impact on, or be at significant risk from climate change. No significant natural features or species would be affected by this proposal. Commensurate with the scale of the development proposed, and notwithstanding the adverse impact this proposal would have on the surrounding area in terms of its impact on its character and visual amenity, the proposal would however accord with the aims of Policies 1 (Tackling the Climate and Nature Crises) and 2 (Climate Mitigation and Adaptation) of NPF4.

Proposed Aberdeen Local Development Plan

The relevant PALDP policies substantively reiterate those in the adopted ALDP and therefore the proposal is acceptable in terms of both plans for the reasons previously given.

Other Considerations Raised in the Supporting Statement

It is implied in the Supporting Statement that Hilton Lane is for private access, that it is private property and that views from private property are not a material planning consideration. It must be highlighted that whilst this road is unadopted, it is nevertheless part of a lane that is c.480m long

and connects to several streets in the area. For clarity, this is a publicly accessible space and the visual impact that this development would have on the streetscape from the lane is a material planning consideration.

It is raised in the supporting statement that a reduction in the scale of the dormer would not be feasible as it would not comply with building regulations. It must be highlighted that this is not itself a material planning consideration that would justify a dormer of the proposed scale and design, which would have an adverse impact on the architectural integrity of the original building, the terrace and the character and visual amenity of the surrounding area, in conflict with the aims of Policies 14 (Design, Quality and Place) and 16 (Quality Homes) of NPF4; Policies D1 (Quality Placemaking by Design) and H1 (Residential Areas) of the ALDP; and the Supplementary Guidance: The Householder Development Guide.

DECISION

Refuse

REASON FOR DECISION

In direct conflict with the Supplementary Guidance: The Householder Development Guide, the proposed dormer would be of scale, massing and design, whereby it would dominate and overwhelm the original roof. Relative to its overall size and projection, it would not be located a reasonable distance below the roof ridge, it would have an excessively large apron and it would have an insufficient proportion of glazing. The proposal would therefore result in the loss of the original slated roof form of the rear roofslope to the detriment of the architectural integrity of the original building, the terrace and the character and visual amenity of the surrounding area.

Notwithstanding every planning application is assessed on its own merits, given these reasons, it is likely that the grant of planning permission for this dormer could set an unwelcome precedent for similarly scaled dormers on this terrace, which would be to the significant detriment of the character and visual amenity of the surrounding area.

The proposal would therefore conflict with the aims of Policies 14 (Design, Quality and Place) and 16 (Quality Homes) of National Planning Framework 4; Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan 2017; the Supplementary Guidance: The Householder Development Guide; and Policies H1 (Residential Areas), D1 (Quality Placemaking) and D2 (Amenity) of the Proposed Aberdeen Local Development Plan 2020.