

NOTICE OF REVIEW STATEMENT

HILLVIEW

Skene Road, Kingwells, Aberdeen, AB15 8SL

Alterations and extension to dwellinghouse

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RWA

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INTRODUCTION

This document has been prepared to accompany the notice of review application submitted for the alteration and extension of an existing dwellinghouse 'Hillview'.

DETAILS

Applicant: Mr Kenneth Sutherland

Application description: Erection of single storey link extension and 1.5 storey extension with integrated garage to front

Application address: Hillview, Skene Road, Kingswells, Aberdeen, AB15 8SL

Application Reference: 230723/DPP

We seek a review on the above noted application as we do not agree with the reasons for refusal and believe the proposals for extending Hillview fully comply with the policies / policy outcomes as stated by Aberdeen City Council.

REASONS FOR REFUSAL

1. The application has been refused on the basis that the proposed extension to Hillview is *"not small-scale or subordinate to the existing dwellinghouse, and that its footprint and orientation is such that it dominates the house in scale and massing"*. As a result, the proposals are deemed to be contrary to **NE1 (Green Belt)** of the **Aberdeen Local Development Plan 2023 (ALDP 2023)** and the policy outcome of **Policy 8 (Green Belts)** of **National Planning Framework 4 (NPF4)** as *"the proposals diminish the character, landscape, natural setting and identity of settlements which should be protected and enhanced"*.

CASE

The proposed extension to Hillview has been designed to be an appropriate and contextual addition to an existing cottage in the green belt, and we consider the proposals to be small scale and subordinate to the existing cottage. How this has been achieved is listed below;

- The design purposefully opts to **remove the poor-quality extensions** and buildings which have accumulated over the years around the cottage. These poor-quality extensions only serve to engulf the existing cottage and in their removal ensures that **the existing cottage can be re-instated as the main focal point and dominant building on arrival to the site**, with the extension being subservient through careful use of form and materials. The removal of the poor-quality extensions actually aims to **enhance the character of the site and the wider landscape of the green belt**.
- The design of the extension takes inspiration from the pitched roof form of the existing cottage and reinterprets this in a contemporary twin gable design. In doing this, it ensures that **the overall scale and massing of the extension is sufficiently divided up** so that the extension is clearly subservient and does not in any way over dominant or overwhelm the existing cottage.
- The proposed ridge heights of the proposed extension sit **lower than the existing cottage**. In doing so, the new extension does not overwhelm or dominate the original form or appearance of the existing cottage.
- The proposed design introduces a **'link'** between old and new, which further supports the concept that the extension is **separated, divided and subservient** to the existing cottage.
- The existing floor area (including the dwelling, garage, and outbuildings) equate to **121m²**. The proposed floor area (including garage) adds only **32m²** of necessary and valuable floor area, to ensure the refurbished cottage is suitable for modern day living whilst still being modest in scale. For clarity, the proposed floor area created is significantly under the maximum permitted in the Supplementary Guidance – Householder Development Guide. ***"The built footprint of a dwelling house as extended should not exceed twice that of the original dwelling."***

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CONT.

- The materials of the proposed extension have been carefully selected to contrast the existing cottage and to also minimise visual impact of the extension within the green belt. The **vertical and horizontal timber cladding are subsidiary materials which contrast with the dominant harled masonry of the cottage** - further supporting the notion that the extension is separate and subsidiary to the existing cottage. The metal roof also acts as a contrast to the natural slate of the existing cottage, and takes its' inspiration from the **local vernacular of agricultural metal roofs in the green belt**.

REASONS FOR REFUSAL

2. The application has been refused on the basis that the proposals “*diminish the amenity of the dwellinghouse by building over a substantial part of the dwellinghouse's rear curtilage.*” As a result, the proposals are deemed to be contrary to Householder development in **Policy 16** (Quality Homes) of **NPF4** and the proposals are considered to also be contrary to the requirement of being welcoming, safe and pleasant as set out in **Policy D1** (Quality Placemaking) and **Policy D2** (Amenity) of the **ALDP** and **Policy 14** (Design, Quality and Place) of **NPF4**.

CASE

- The boundaries to the site lie immediately adjacent to the existing cottage at the North and West, with vehicle access provided to the immediate East. As a result, the only possibility to refurbish and extend Hillview (and **secure its future as an efficient, modern family home**) is to utilise the available ground to the South.

- The site layout (with the removal of the poor-quality extensions) provides new opportunities to make the most of the opportunities offered by the site. As set out in **Policy D2**, amenity spaces around buildings should be “**useable, and be designed to include a range of functions appropriate to the building use**”. Amenity to the North - the proposed patio - provides an opportunity to experience the best views from the site and enjoy evening sun. Garden ground proposed to the West and South optimises the views and sunlight throughout the day for leisure and/or for drying laundry.

- It is acknowledged that the proposals do extend into the rear curtilage of the dwellinghouse, however **the proposals are well within the limits of the area permitted to be developed** and we do not consider the proposals diminish the amenity of the existing cottage to an unacceptable size - as outlined below;

The overall existing site area is **764m²**. The cottage footprint (as proposed) equates to **200m²**, which leaves an unbuilt curtilage area of **564m²**. Specifically looking at the dwellinghouse's rear curtilage, this area equates to **418m²**. The proposed extension footprint would only occupy **118m²** of this area, leaving an unbuilt amenity area of **300m²**. For clarity, this is well within the limit which dictates, “**No more than 50% of the front or rear curtilage shall be covered by development.**”

- The proposals have been designed to be **welcoming, safe and pleasant**. The design of the extension, with its orientation North-South provides a linear design that is well ordered and easily navigated on arrival.

- New and altered window and door openings to the existing cottage will not only allow for **natural surveillance of visitors arriving to the site**, but also provide new opportunities for daylight into the existing cottage and to take advantage of the fantastic views.

- The existing hipped-roof extension will be altered to remove the roof and create a new flat roof entrance 'link'. As previously noted, the 'link' literally acts to separate the existing cottage and the subservient extension, but **the 'link' also provides an attractive and defined entrance to the property**. Previously, entrance to the existing cottage was through a poor-quality glazed conservatory. The introduction of a new entrance which is located central in the floorplan and the site will make it both easy to find for visitors and will also make the building easy to read with the entrance to the property clearly defined. The use of a soft, tactile material such as timber, the paved pathway and the external lighting proposed all ensure **a safe and pleasant transition between outside and inside**.

CONCLUSION

The reasons set out in this statement clearly indicate how the proposals to extend Hillview are in compliance with the relevant policies / policy outcomes outlined in NP4, ADLP 2023 and other supporting guidance. As such we advocate for the application to be fully reviewed and seek that **the application is granted permission**.

NOTICE OF REVIEW STATEMENT

APPENDIX ONE - LIST OF DOCUMENT

A - Application Documents

1. Application form
2. Existing Location & Site Plan
3. Existing Site Plan & Site Sections
4. Existing House & Garage
5. Existing Elevations & Section AA
6. Proposed Site Plan
7. Proposed Plans
8. Proposed Elevations & Sections
9. Proposed 3D Renders
10. Design Statement
11. Cameron+Ross Drainage Statement
12. Black Hill Ecology Bat Statement

B - Delegated Reports and Decision Notices

1. Report of Handling
2. Decision Notice

C - Policy Documents

1. National Planning Framework 4
2. Aberdeen Local Development Plan 2023
3. Supplementary Guidance: Householder Development Guide