

**Town and Country Planning (Scotland) Act 1997 as amended.**

**Application for Review Against the Refusal of Planning Permission for the Erection of 2.5 storey extension to side/rear; formation of dormers to front and rear 21 Balgownie Crescent Aberdeen AB23 8EJ**

**Application Reference 231558/DPP**

**For Mr. and Mrs. Craig (The appellant)**

**By Aberdeen City Council (The Council)**

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- 1. Executive Summary**
- 2. Reasons for refusal**
- 3. Grounds of Appeal**
- 4. Site Appraisal**

- 4.1 Site Description**

- 4.2 Surrounding Area**

- 5. Appellants**

- 6. Site History**

- 7. Design Process**

- 7.1 Design Brief**

- 7.2 Response to Site and Context**

- 7.3 Development Proposals**

- 7.4 Sustainability**

- 8. Development Plan**

- 8.1 National Planning Framework 4**

- 8.2 Aberdeen Local Development Plan 2023**

- 9. Discussion**

## **Appendices**

- Appendix 1 Application Forms
- Appendix 2 Plans and Location Plan
- Appendix 3 Refusal Notice
- Appendix 4 Report of Handling

## 1. Executive Summary

This appeal statement has been prepared on behalf of Mr. and Mrs. Craig (the appellant) in respect of the decision of Aberdeen City Council (the Council) to refuse an application for full planning permission for the Erection of 2.5 storey extension to side/rear; formation of a new dormer to front, 21 Balgownie Crescent Aberdeen AB23 application Ref 231558/DPP. The application was lodged on the 11<sup>th</sup> of December 2023 and refused under delegated powers on the 14<sup>th</sup> of February 2024.

The appeal statement considers in detail the reasons for refusal and demonstrates that the proposal complies with the policies of National Planning Framework 4 and the Aberdeen Local Development Plan 2023. There is some conflict with the Householder Design Guide, however justification is provided to set aside strict adherence to this guidance.

The Local Review Board is respectfully requested to uphold the review and grant planning permission.

## 2. Reasons for Refusal

The decision notice dated the 14<sup>th</sup> of February 2024 provides the following statement on which the Council has based this decision.

“The proposal would result in overdevelopment of the site, resulting in the built footprint of the dwellinghouse, as extended, being three times the size of the original dwelling. The scale and design of the proposed rear extension would not be subordinate or compatible with the original dwelling and would conflict with the Householder Development Guide Aberdeen Planning Guidance due to its projection which extends by more than 4m, resulting in adverse overshadowing to the neighbouring site. The combination of this overdevelopment, introducing a 2.5-storey extension, with the appearance of a 3-storey rear elevation, to a 1.5-storey dwelling and the non-complaint projection would present excessive development on the site, diverging from the character and appearance of the original dwelling and surrounding area. The design of the rear extension, spanning the width of the dwelling and side extension and extending the proposed gable end up to the ridge of the original dwelling further adds to the visual dominance of the proposal, presenting an overbearing second floor element above the two lower floor levels, which appear misaligned and too short in comparison. The proposal therefore does not complement the form or design of the original dwelling and would present visual harm to the character and appearance of the surrounding area. The proposal is therefore not compliant with Policy 14 (Design, Quality and Place) and Policy 16 (Quality Homes) of National Planning Framework 4 (NPF4) and Policy H1 (Residential Areas), Policy D1 (Quality Placemaking) and Policy D2 (Amenity) of the Aberdeen Local Development Plan (ALDP) 2023 and there is significant conflict with the Householder Development Guide Aberdeen Planning Guidance.

## 3. Grounds of Appeal

It is submitted that the proposed alterations reflect the scale and design of the existing house while making best use of the site. The surrounding area includes a range of house types the majority of which have been altered and extended over time with variety of designs and finishes in evidence and as such there is no consistency in the design or appearance of the area. The proposal must be viewed as part of this overall streetscape which is defined by the mix of house types and the various

alterations and extensions which have occurred over the years, all of which do not detract from the character of the area.

The proposed alterations to the public frontage is consistent with the design of the original house and the many examples of alterations and extension which have occurred over time in the surrounding streets. The rear extension, which is unseen from surrounding public view, makes maximum use of the generous plot and the site levels creating a high quality and innovative design solution finished in appropriate materials which does not detract from the amenity of the surrounding residents by virtue of overshadowing, loss of privacy or overlooking.

It is submitted that the proposal complies with the policies of National Planning Framework 4 and the Aberdeen Local Development Plan 2023. There is some conflict with the Householder Design guidance, however this is "guidance" only. It is clear the generous plot can easily accommodate the proposed alterations making maximum use of an existing house site within an established residential area, supporting compact urban growth and local living, two of the main planks of current Scottish Government policy.

#### **4. Site Appraisal**

##### **4.1 Site Description**

The property subject of the current appeal comprises a semi-detached 1.5 storey house built around the late 1930s with hipped roof and dormers to the front and rear. The site includes significant land variation with the front/north elevation appearing as 1.5 storey while the rear elevation includes an existing basement area and therefore is currently 2.5 storey to the rear. The property includes a single garage to the side/east and a small garden room extension, which is now beyond viable repair, to the rear. The house benefits from a generous plot with a long rear garden approx. 35m deep and a smaller front garden. The house is not in a conservation area.

The house, which sits on a generous plot, provides limited living space with 2 bedrooms on the upper floor, both of which are restricted by the sloped ceilings. On the ground floor, is a kitchen and living room and an existing extension in the form of a garden room which is now in a poor state of repair. Finally, due to the existing level difference the house includes a large basement space, as a result the house, and the adjoining neighbour, sits at a higher position than the rear garden area.

The adjoining house at 23 Balgownie Crescent has been extended to the side and rear with the rear extension extending 5.96 meters from the rear wall of the property.



View of appeal site No.21 Balgownie Crescent and adjoining house at 23 Balgownie Crescent, previously extended to front and rear.



Rear view of appeal site, existing small garden room extension. Adjoining property at 23 Balgownie Crescent includes large rear extension and side extension.



Rear view, house sits at a higher level than the rear garden allowing for basement area.



Long narrow rear garden approx.35 m.

#### 4.2 Surrounding Area

The property is located within an established residential area. The area includes a range of house types, with semi-detached and some detached in evidence, all built around the same time. Most of the houses within the street, including the adjoining house at 23 Balgownie Crescent, have been altered and extended, with a range of designs and finishes in evidence. The existing variety of alterations and extensions have not impacted on the character or appearance of the area.

The following examples are provided, the purposes of providing these examples is to demonstrate the range and of alterations and extensions. (all properties can be viewed on a site visit which we would recommend)



32 Balgownie Crescent 220809/DPP Erection of single storey extension. The Report of Handling confirms the extension is not out of character from the surrounding residential area and would be of an acceptable scale in the context of the site.



8 Mount Pleasant Aberdeen front view, rear view as seen from 33 and 35 Ellon Road.

In considering the application the Report of Handling confirms “The extension has been designed with due consideration to the unique shape of the plot and as such provides an architecturally interesting design” going on “Properties within the immediate vicinity feature many different extensions and alterations and those on the west side of the circle are sat higher on a bank than properties on the east side, making the application property less prominent. Therefore, the area does not possess a sense of uniformity and the principle of a distinctive, modern extension is welcomed.”



11 and 9 Balgownie Crescent Bridge of Don. The Report of Handling for the extension at 11 Balgownie Crescent confirmed the proposal would have no adverse impact on the residential character and amenity of the area, and minimal impact on neighboring properties.

There are many other examples of alterations an extension to the front, rear and side of houses in the immediate area and, while it is recognised that these may have been approved under a different policy context, the previous alterations and extensions demonstrate the wide variety of alterations and extensions, none of which have altered the character or appearance of the immediate area. It is submitted that the various changes made by householders has added to the character of the area,

allowing individual householders to develop and extend their homes to meet their individual needs without impact on the immediate area.

## 5. The Appellants

The appellants Mr. & Mrs. Craig are looking to modernise this small, dated property to provide a home more fitting for the 21<sup>st</sup> century including a range of sustainable energy elements, including making the most of the south facing aspect and the solar gain opportunities.

The appellants are committed to the area which is close to their work minimising their commuting time and energy and close to local facilities and services.

## 6. Planning History

There is no planning history of relevance to the current house.

## 7. Design Process

### 7.1 Design Brief

The appellants wish to extend the house to suit their needs. The existing first floor accommodation is restricted by sloped ceilings, while the ground floor accommodation is small and lacks natural daylight. The appellants are looking to make maximum use of their property and the generous plot while creating a sustainable and innovative design which contributes to the wider area while not detracting from the amenity of the area or the immediate neighbours.

### 7.2 Development Proposals

The current proposal seeks full planning permission for alterations and extension to the existing property. The design creates a cohesive and considered extension which from the north/front reflects the existing pattern of development and recently permitted extensions and alterations. The rear extension creates an innovative design solution which takes advantage of the level difference creating a sustainable design which takes advantage of the south facing aspect and the solar gain opportunities while respecting the amenity of the near neighbours. Considering the different elements:

**Side Extension-** The house will be extended to the side/east with a new pitched roof to match the adjoining house. This will allow 2 additional bedrooms on the upper floor with a kitchen and garage on the ground floor. To the front elevation one additional dormer will be installed in line with the existing dormer window.

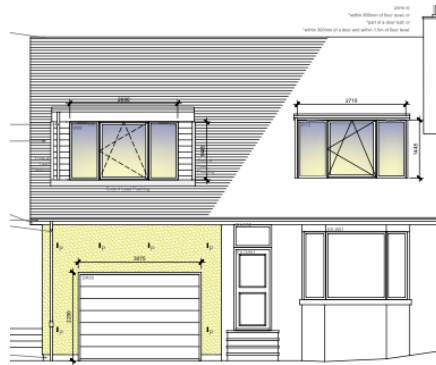
**Rear extension-** to the rear the extension will extend 5.90 metres beyond the existing rear wall, extending the width of the property, replacing the existing semi derelict garden room. The rear wall of the extension will approximately 400mm behind the existing extension at No. 23. At first-floor level the pitched roof is extended towards the rear over the extended area to form an apex extension.

**Basement- Garden room-** as a result of the level difference the existing property includes a basement area. This space will be opened making the best use of the space as a result of the existing under build provided by the proposed rear extension.

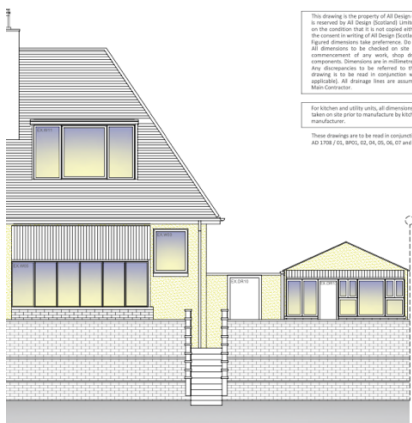




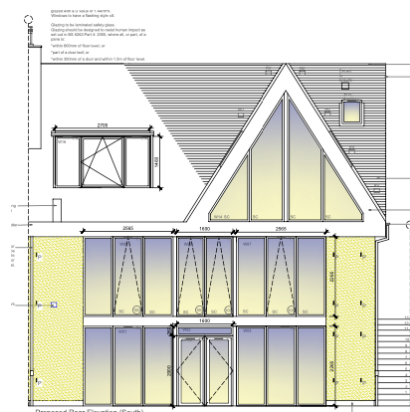
Existing front elevation



Proposed front elevation.



Existing rear elevation



Proposed rear elevation.

In terms of proposed finishing materials for the extensions these are natural slate tiles with roughcast to match the existing property and new aluminum windows.

### 7.3 Sustainability

The appellants are committed to ensure that their home is sustainable. It is submitted that maximising the opportunities of the existing house and large plot within an established residential area is sustainable in itself. The proposed alterations include high levels of insulation to comply with current building regulations, triple glazed rooflights, and the extensive south facing glazing will provide excellent solar gain. The new drainage system will in part be a SUDS (Sustainable Urban Drainage System), in that the rainwater will discharge to a soakaway in the rear garden.

## 8. Development Plan Policy

### 8.1 National Planning Framework 4

NPF4 was adopted on the 13<sup>th</sup> of February 2023 and now forms part of the development plan. NPF4 is guided by spatial principles, of relevance in the determination of the current application are:

- Conserving and recycling assets. making productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.
- Local living. supporting local livability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.
- Compact urban growth. limiting urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.

The current proposal fully aligns with these spatial principles as it will make best use of an existing house and the associated generous plot supporting local living and compact urban growth by optimising the use of land in an established residential area with excellent connections to existing services and facilities including public transport links.

Considering the policies of relevance to the current application:

#### Policy 1 (Tackling the Climate and Nature Crises)

**Policy Intent:** To encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

When considering all development proposals significant weight will be given to the global climate and nature crises.

#### Policy 2 Climate Mitigation and Adaptation

**Policy Intent:** To encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

Response to Policies 1 and 2, while the current proposal is small scale, it is considered that by maximising the opportunities of this existing house and large plot, allowing the appellants to stay in their home, close to their work and family commitments, providing highly insulated adaptable accommodation fulfils the policy intents of making best use of existing assets, minimising waste and emissions.

## Policy 14 Liveable Places Design, quality and place

**Policy Intent:** To encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

**Healthy:** Supporting the prioritisation of women's safety and improving physical and mental health.

**Pleasant:** Supporting attractive natural and built spaces.

**Connected:** Supporting well connected networks that make moving around easy and reduce car dependency

**Distinctive:** Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

**Sustainable:** Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

**Adaptable:** Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Response: The proposal seeks to maximise the opportunities of the existing home. The house is located within an established residential area, where examples of a range of alterations and extensions are evident. The house benefits from easy access to local facilities and services and therefore adheres to the principles of local living. The extension and alterations will allow the family to continue to live in the area where they are well established with work and family commitments close by. The house benefits from easy and convenient access to the local roads and well-lit footpath network which connects the safely to the wider area. The proposed house has been designed to complement the immediate area while providing adaptable accommodation allowing residents to live long term in the property.

Therefore, it is submitted that the proposal complies with Policy 14 Liveable Space.

## Policy 16 Quality homes

**Policy Intent:** To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

g) Householder development proposals will be supported where they:

i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and

ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

Response: The design of the alterations and extension have been specifically designed to provide additional accommodation while not having a detrimental impact on the character or environmental quality of the house or the immediate surrounding area. The alterations reflect similar extensions in the immediate area which have been undertaken with the appropriate consent. The proposed alterations will not have a detrimental impact on the amenity of the neighbouring properties by virtue of the physical impact, overshadowing or overlooking. No representations have been received from any local resident.

Therefore, it is submitted that the development accords with NPF4 policy 16-part g.

### [8.2 Aberdeen Local Development Plan 2023](#)

The Aberdeen Local Development Plan 2023 is the extant plan in the determination of the current proposal, considering the policies of relevance:

- Policy H1 Residential Areas
- Policy D1 Quality Placemaking
- Policy D2 Amenity

Further the Householder Development is also of relevance.

Considering the relevant Local Development Plan policies in detail:

Policy H1 – Residential Areas, states

“Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new residential and householder development will be approved in principle if it:

1. does not constitute over-development; and
2. does not have an adverse impact to residential amenity and the character and appearance of an area; and
3. does not result in the loss of open space.”

Response: The current proposal seeks to extend an existing property making maximum use of the basement, ground and first floor levels. Overall, the house will be extended by 97m<sup>2</sup>. However, the existing house includes a detached garage and a conservatory. The garage is integral with the new design and the conservatory is built over. The existing garage has a footprint of 24m<sup>2</sup>, and the conservatory has a footprint of 10m<sup>2</sup>. Therefore, the ground floor increase is actually 63m<sup>2</sup> in the ground floor footprint. The proposal leaves the existing front and rear garden substantially untouched. The proposed extended house will cover 24% of the total plot area. Therefore, it is clear that the development does not constitute overdevelopment of the curtilage, this is accepted in the Report of Handling.

The issue highlighted by the Council is that the overall increase in floor area is larger than the existing house. However, and as indicated, the proposed extension will not impact on the overall garden area, it is acknowledged that the extension will exceed the existing house area, however the existing property consists of a small house on a large plot within an established residential area. All Scottish Government policy encourages making best use of land as a scarce resource.

The current proposal will result in an innovative and sustainable extension, which makes best use of this generous plot within an existing residential area which benefits from excellent connections to local services and amenities. The design has been carefully developed, and as confirmed by the Report of Handling, will not have an impact on the near neighbours by virtue of loss of privacy or overlooking.

The alterations to the front/main elevation replicates many of the extensions within the immediate area. The alterations to the rear of the property, which are unseen from public view due to the size of the garden, level distances and existing properties on Balgownie Road, provide an innovative and sustainable design which makes best use of both the generous plot and the south facing aspect. Innovative design has been welcomed within the area previously, this is apparent at 8 Mount Pleasant when, the Report of Handling in approving an architecturally interesting design, confirmed "the area does not possess a sense of uniformity and the principle of a distinctive, modern extension is welcomed."

With regard to the impact on the character and appearance of the immediate area. As has been demonstrated and is self-evident at a site visit, the wider area includes a range of house types the majority of many have been altered and extended over time with the necessary consents in place and therefore were considered appropriate in terms of design and impact on the character of the area at that time. It is clear that despite the many alterations and extensions the prevailing character of the area has remain unaltered as an attractive, low density residential area. The various altered and extended houses have not in any way detracted from the character or appearance of the area. As such the current proposal, will not in any way detract from the character or residential amenity and the character and appearance of an area.

There have been no representations from local residents. The Report of Handling confirms that the proposal will not block any daylight, will not result in overlooking or harm the privacy of the neighbouring property.

Finally, the development, which is for a householder extension and alteration, will not result in the loss of any open space.

Therefore, it is considered that the current proposal complies with Policy H1.

Policy D1 - Quality Placemaking by Design, states

All development must ensure high standards of design, create sustainable and successful places and have a strong and distinctive sense of place which is a result of detailed contextual appraisal.

Proposals are required to ensure:

- quality architecture, craftsmanship and materials;
- a well-considered layout, including biodiverse open space, high quality public realm and landscape design.
- a range of sustainable transportation opportunities ensuring connectivity commensurate with the scale and character of the development.

Successful places will sustain and enhance the social, economic, environmental, wellbeing and cultural attractiveness of the city. Proposals will be considered against the following six essential qualities.

- distinctive
- welcoming
- safe and pleasant
- easy to move around
- adaptable
- resource efficient

Response – The proposed design has been carefully considered taking account of the context of the site and the surrounding properties. The proposed house represents an innovative and sustainable design providing additional accommodation for the residents, allowing this well-established family to continue to live in the area maintaining their ties to the local community. It is submitted that the proposed house responds positively to the six qualities by making best use of the opportunities, providing a welcoming and resource efficient solution, providing adaptable accommodation which is well located to existing services and facilities.

Therefore, it is submitted that the alterations and extension to this existing house comply with Policy D1.

## Policy D2 – Amenity

In order to ensure provision of amenity the following principles will be applied. Development will be designed to:

- make the most of any opportunities offered by the site to optimise views and sunlight through appropriate siting, layout and orientation;
- ensure that occupiers are afforded adequate levels of amenity in relation to daylight, sunlight, noise, air quality and immediate outlook;
- ensure that occupiers are afforded adequate levels of amenity in relation to daylight, sunlight, noise, air quality and immediate outlook;
- have a public face to the street to ensure natural surveillance, and active street frontages;
- ensure that refuse and recycling facilities, cycle storage, low and zero carbon technology, plant and services are sensitively integrated into the design;
- ensure that external lighting minimises light spillage into adjoining areas and the sky.

Residential developments will also:

- ensure that occupiers are afforded adequate levels of privacy;
- ensure minimum standards for internal floor space and private external amenity space in terms of quantity and quality;
- provide no less than 50% usable amenity space where it is necessary to provide car-parking within a private court. Underground and/or decked parking will be expected in higher density schemes;
- ensure minimal shading of external private and public spaces;
- ensure all residents have access to usable private/ semi-private open spaces and sitting-out areas provided by way of balconies, terraces, private or communal gardens;
- have a private face to an enclosed garden or court to ensure a sense of safety and enclosure.

Response – the proposed development seeks to maximise the opportunities of this existing home while creating a high-quality living environment for the residents which complies with all necessary building standards. The design has been carefully developed to complement and continue the development pattern which, to a great extent, is characterised by the various alterations and extensions which have been undertaken in the surrounding streets without resulting in a detriment to the amenity of the residents or the character of the area. The proposed alterations will not result in any loss of amenity for the existing neighbours in terms of daylight, sunlight, noise, air quality, privacy and ensure that occupiers are afforded adequate levels of privacy.

The existing large garden area will be unaffected by the development. Finally, off street parking has been provided which meets the required standards of ACC.

Therefore, it is submitted the proposals comply with Policy D2 Amenity.

## Householder Design Guidance

The HDG provides guidance and supports the Development Plan and is a material consideration in the determination of planning applications. Considering the various elements of the proposal

### **General Principles**

1. Proposals for extensions, dormers and other alterations should be architecturally compatible in design and scale with the original house and its surrounding area. Materials used should be complementary to the original building. Any extension or alteration proposed should not serve to overwhelm or dominate the original form or appearance of the dwelling and should be visually subservient in terms of height, mass and scale.

Response: The current proposal seeks an innovative and sustainable design solution providing additional accommodation for an existing house. The existing property comprises a small house on a large plot and therefore the proposal seeks to make best use of the large plot and existing level difference resulting in a carefully considered development. From the main/front elevation, the extension reflects the street scene and the previously extended adjoining property. To the rear, the extension provides a modern and innovative solution making best use of the south facing aspect and the solar gain opportunities. The adjoining property to the west, 23 Balgownie Crescent, has previously been extended, as have the properties to the east at 19 and 17 Balgownie Crescent. The proposed rear extension reflects these existing extensions, providing a rear extension which extends 5.9 metres from the rear wall which 400mm shorter than the existing extension on the adjoining property at No.23. The two-storey element extends only partially over the rear extension. The proposed rear extension provides a creative response to the rear elevation with an innovative design solution creating interest and additional light to the proposed fourth bedroom.

2. No extension or alteration should result in a situation where the amenity of any neighbouring properties would be adversely affected. Significant adverse impact on privacy, daylight and general amenity will count against a development proposal.

Response: The Report of Handling confirms no loss of sunlight, daylight, privacy or any overlooking for the neighbouring properties.

3. No existing extensions, dormers or other alterations which were approved prior to the introduction of this planning guidance will be considered by the planning authority to provide justification for a development proposal which would otherwise fail to comply with the guidance set out in this document.

Response: The immediate area includes a range of alterations and extensions with the majority of the houses in the street altered. While it is understood these modifications occurred under a different policy context, the principles remain. At the time of these earlier applications the impact of the alterations and extensions were considered in the context of the surrounding development pattern and street scene and were considered appropriate.



4. The built footprint of a dwelling house as extended should not exceed twice that of the original dwelling.

Response: It is accepted that the proposed development exceeds the recommended guidance. However, it is clear that this the existing house currently comprises a small house on a large plot as a result the plot can accommodate the proposed extension. The extended house covers only 24% of the plot and cannot be considered overdevelopment of the site. Planning by proportions in instances such as these can be unhelpful as they do not allow for best use of land. All current Scottish Government policy supports productive use of existing buildings, places, infrastructure and services, local livability and compact urban growth. The current proposal, although small scale, supports these spatial principles, in that it makes best use of this existing house and the associated generous plot within an established residential area close to all local services and facilities.

5. No more than 50% of the front or rear curtilage shall be covered by development.

Response: The proposal will not impact on the large rear garden enjoyed by the existing house.

#### **Rear House Extensions Semi-Detached Dwellings**

b) On properties of 2 or more storeys, two storey extensions maybe possible, subject to the design considerations set out in the 'General Principles' section above. The projection of such extensions will generally be restricted to 3m along the boundary shared with the other half of the semi-detached property.

Response: In the current circumstances the proposed extension extends 5.9 metres from the rear wall of the house. However, the neighbouring property has an existing rear extension which currently extends 5.96 metres from the rear wall. Therefore, the proposed extension is in line with the existing development pattern. Indeed, to insist upon the suggested guideline would result in the appeal property being overshadowed by existing extension on the adjoining property.

#### **Dormer extensions**

- The dormer extension should not appear to dominate the original roof space;
- The dormer extension should not be built directly off the front of the wall head as the roof will then have the appearance of a full storey. On public elevations there should be no apron below the window, although a small apron may be acceptable on the rear or non-public elevations. Such an apron would be no more than three slates high or 300mm, whichever is the lesser;
- The roof of the proposed extension should not extend to, or beyond the ridge of the existing roof, nor should it breach any hip. Dormer extensions cannot easily be formed in hipped roofs. Flat roofed extensions should generally be a minimum of 600mm below the existing ridge;
- The dormer extension should be a minimum of 600mm in from the gable. The dormer haffit should never be built off the gable or party walls, except perhaps in the situation of a small semi-

detached house where the dormer extension may sometimes be built off the common boundary.

- The outermost windows in dormer extensions should be positioned at the extremities of the dormer. Slated or other forms of solid panel will not normally be acceptable in these locations. here should be more glazing than solid on the face of any dormer extension;
- Box dormer extensions should generally have a horizontal proportion. This need not apply however, to flat roofed individual dormers which are fully glazed on the front;
- Finishes should match those of the original building and wherever possible the window proportion and arrangement should echo those on the floor below; and
- The design of any new dormer extension should take account of the design and scale of the existing dormer

In the current circumstances, the proposed dormers have been designed to sit at the same height as the existing dormers, the dormers are suitably positioned, do not extend above the ridge, there is no apron, and the materials are acceptable. The Report of Handling has expressed concern with regard to the proposed front/north dormer being slightly off centre, this can be rectified, and a condition imposed ensuring the dormer window to the front elevation is centred with the garage door. Similarly, a condition can be employed to ensure the windows match the existing dormers.

## 9. Discussion

The Town and Country Planning (Scotland) Act 1997 as amended requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

The current appeal seeks planning permission for alterations and extension to an existing house allowing the family to continue to live and work in the area where they maintain strong ties to the local community. It has been demonstrated within this statement that the proposal complies with the policies of National Planning Framework 4 and the Aberdeen Local Development. Plan 2023. There is some conflict in terms of the Householder Design Guide however, it has been established, and will be apparent at a site visit, that the area has changed over time with many of the homes undergoing alteration and extension none of which have had a detrimental impact on the character and appearance of the area. Indeed, at the time of previous planning consents for similar alterations and extensions the Planning Service determined that the area does not possess a sense of uniformity and that alterations would not impact on the residential amenity or character of the area.

It is submitted that the current proposal will continue the established pattern of development which, as with all residential areas, is constantly evolving. Overall, the proposed extension offers a front/street elevation which reflects other properties in the area. To the rear, which is unseen from the surrounding streets, a contemporary design is proposed which makes best use of an existing generous residential plot, while not impacting upon the residential amenity of neighbours.

We would respectfully request that the planning refusal decision be overturned to allow the appellants to extend their house to give them much needed additional space for their family allowing them to remain in the area.

April 2024.