

Local Review Body (LRB)

1 December 2025

250366/DPP – 148 Victoria Street, Dyce
Erection of two storey extension to rear

Lucy Greene, Planning Advisor



Site Location Plan Scale 1:1250 @ A1

Location Plan

Existing House Site Footprint = 265.2/sq

Proposed House Site Footprint = 282.2m/sq

Site Area = 1442.6m/sq



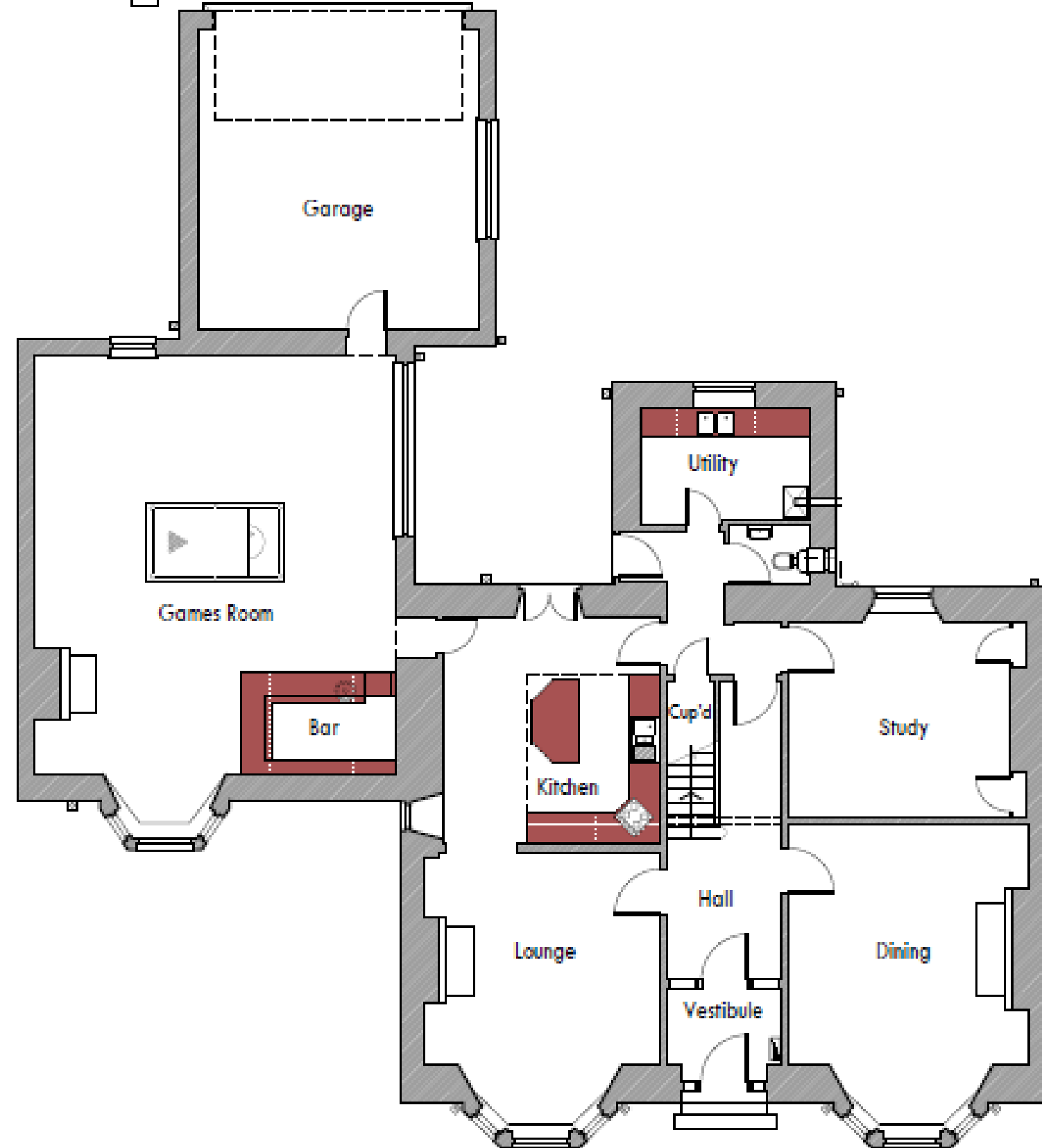
Existing Site Layout Plan

Scale 1:200 @ A1



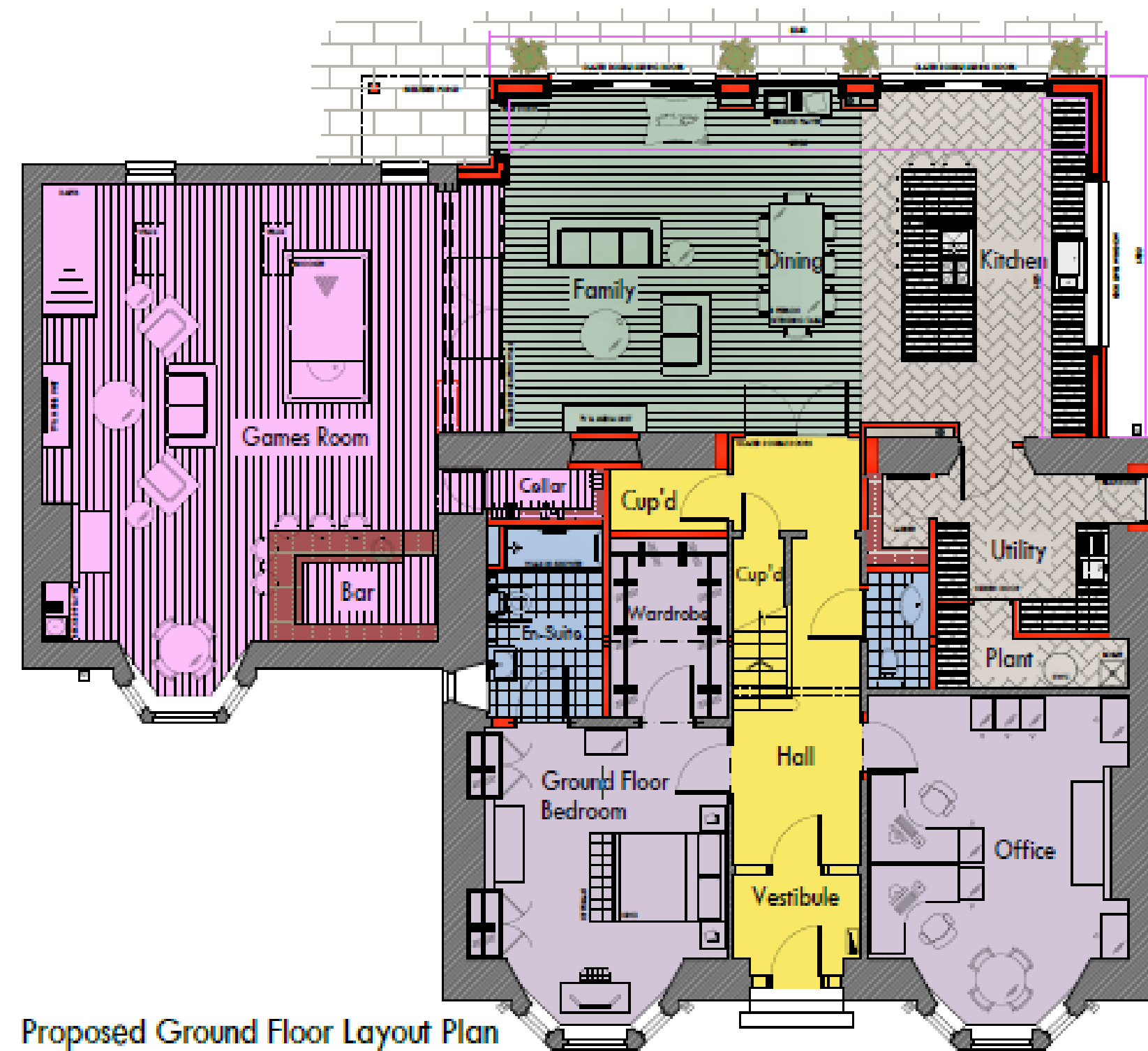
Proposed Site Layout Plan

Scale 1:200 @ A1



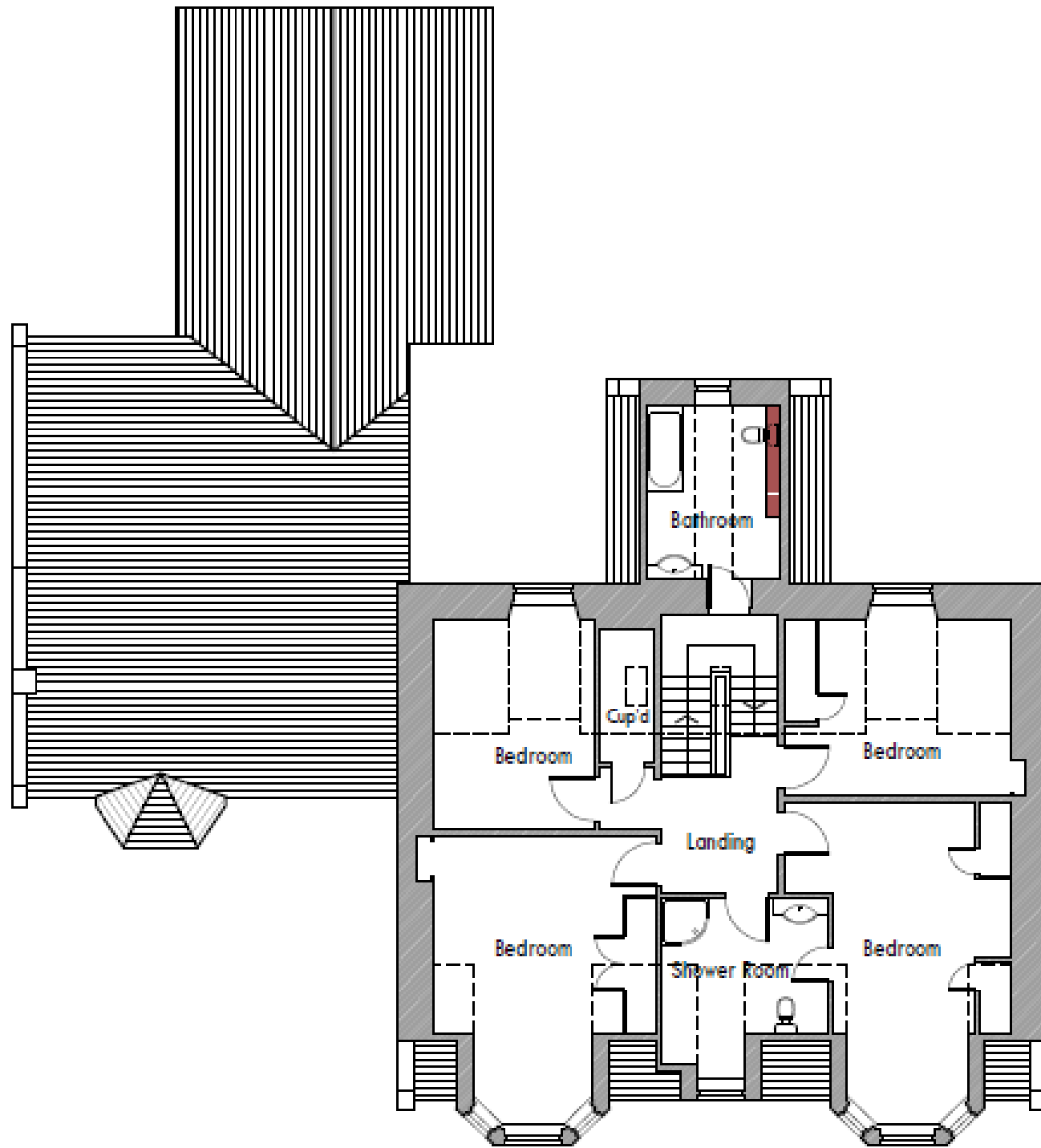
Existing Ground Floor Layout Plan

Scale 1:100 @ A1



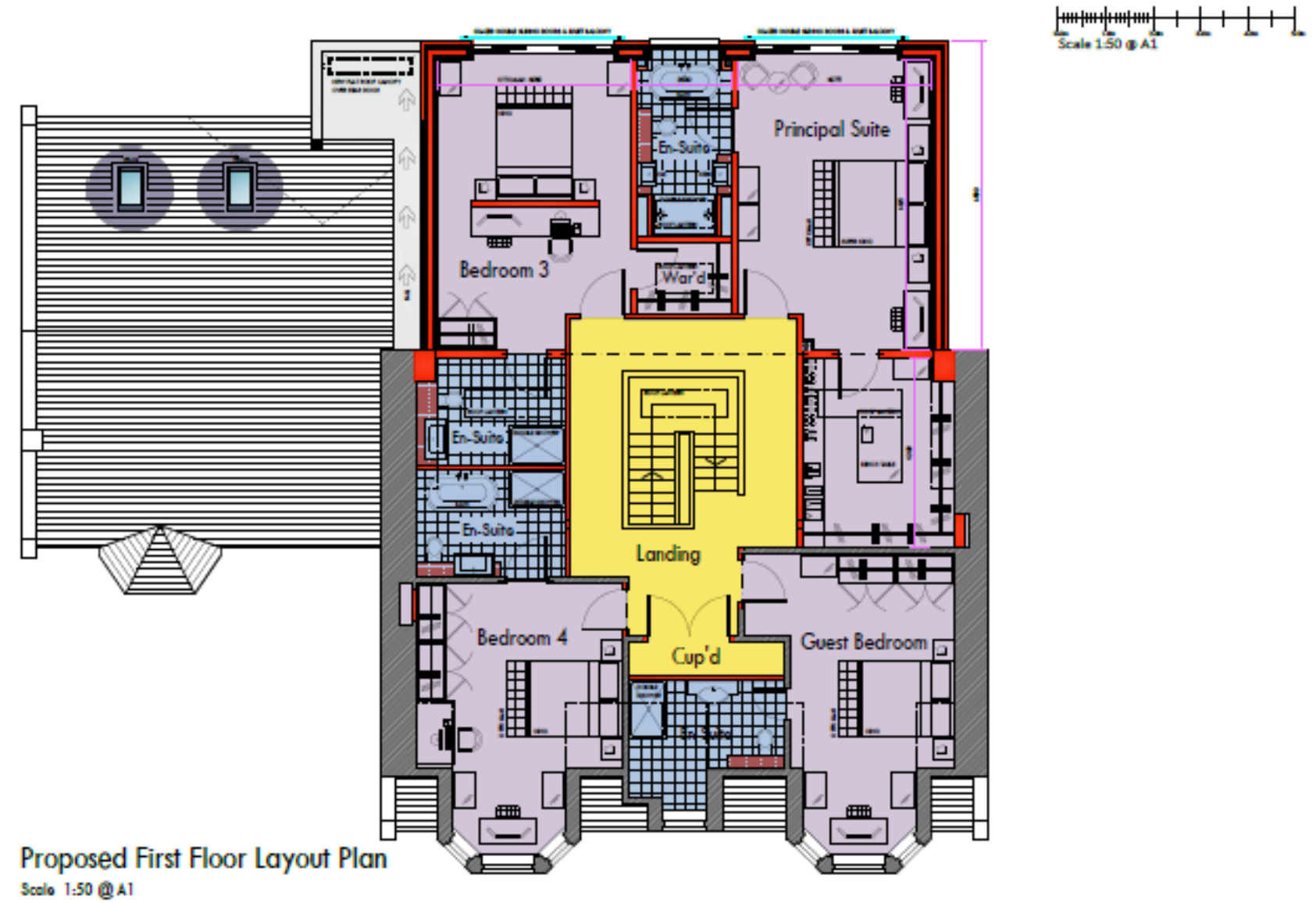
Proposed Ground Floor Layout Plan

Scale 1:50 @ A1



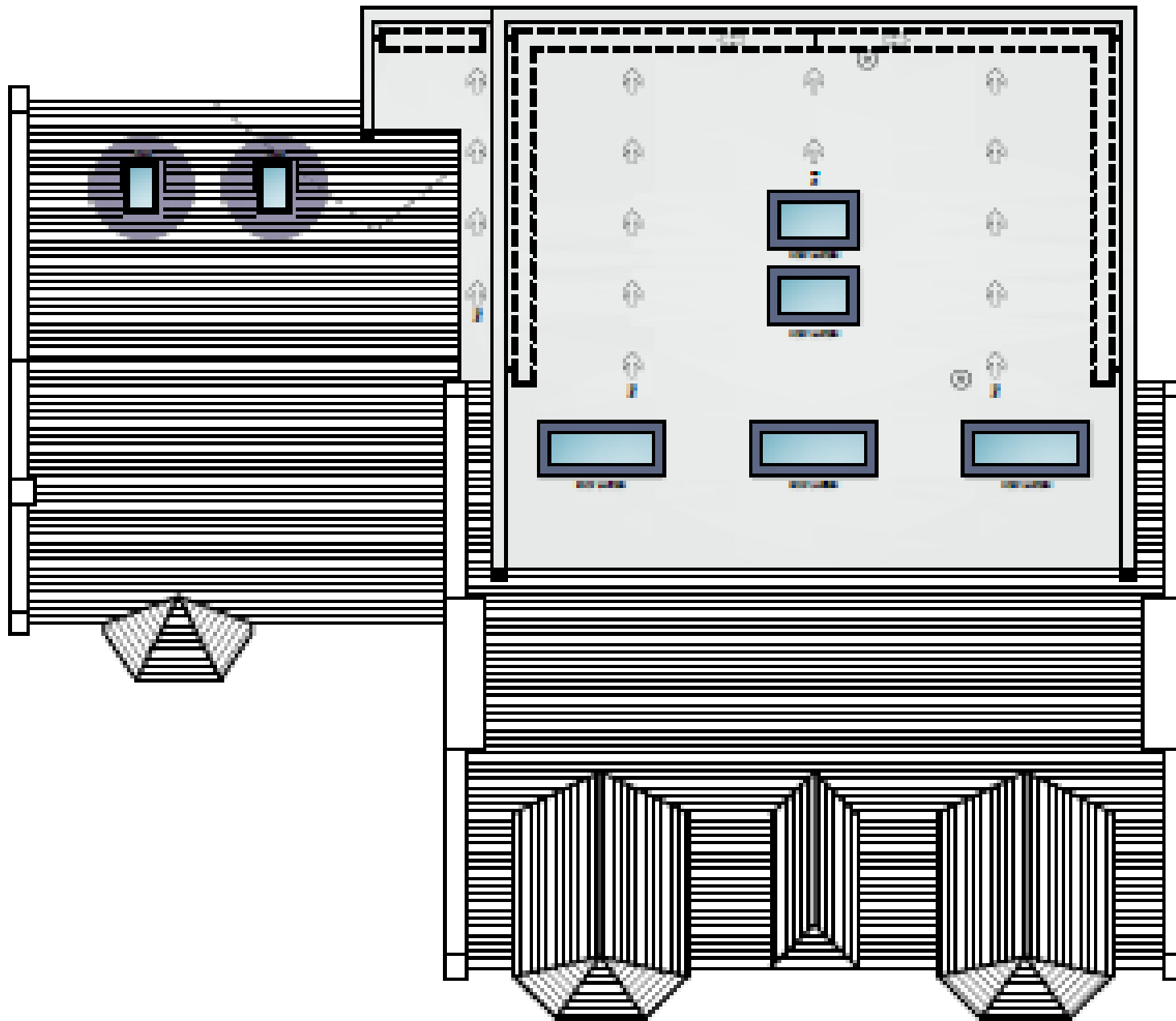
Existing First Floor Layout Plan

Scale 1:100 @ A1

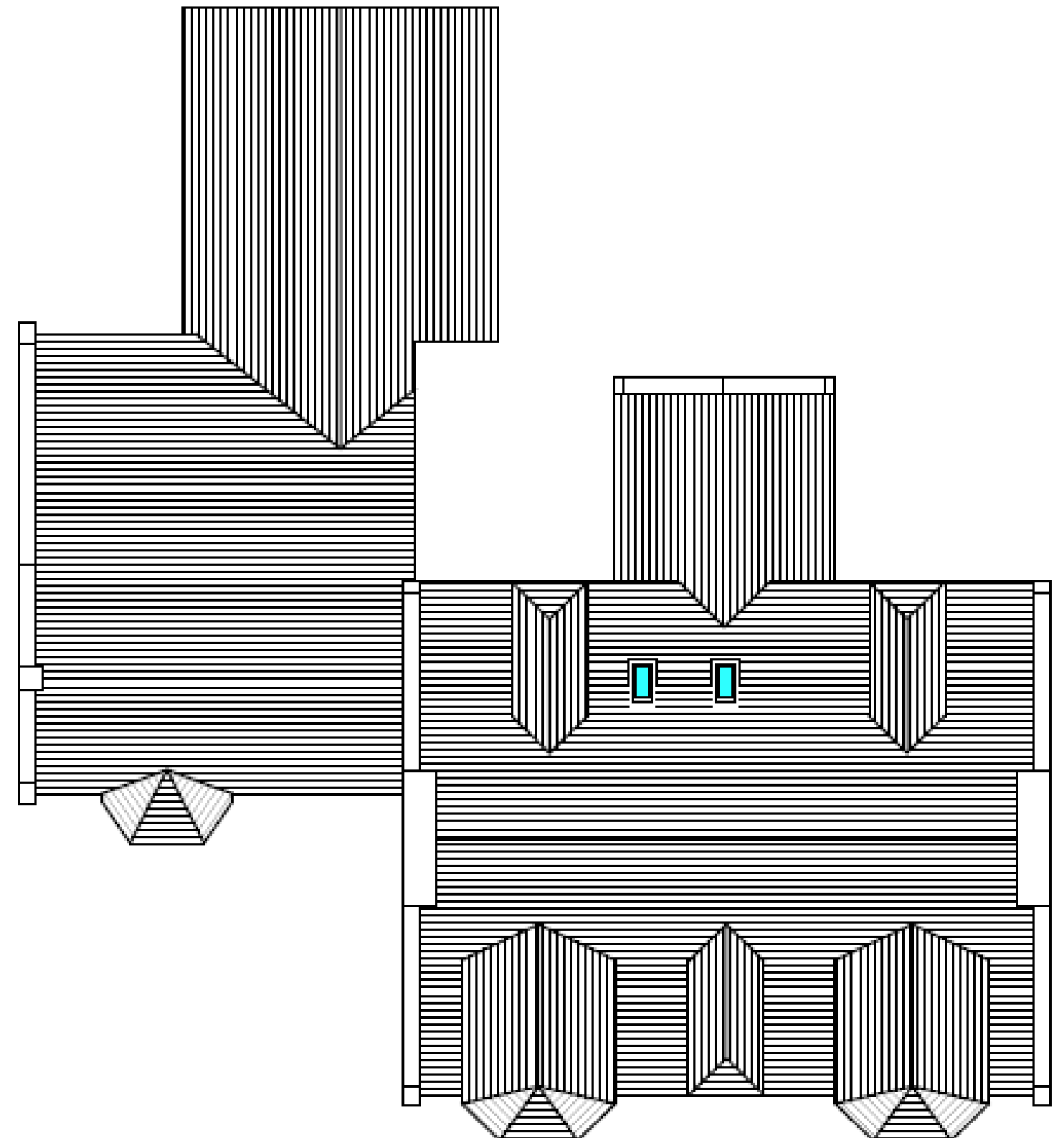


Proposed First Floor Layout Plan

Scale 1:50 @ A1

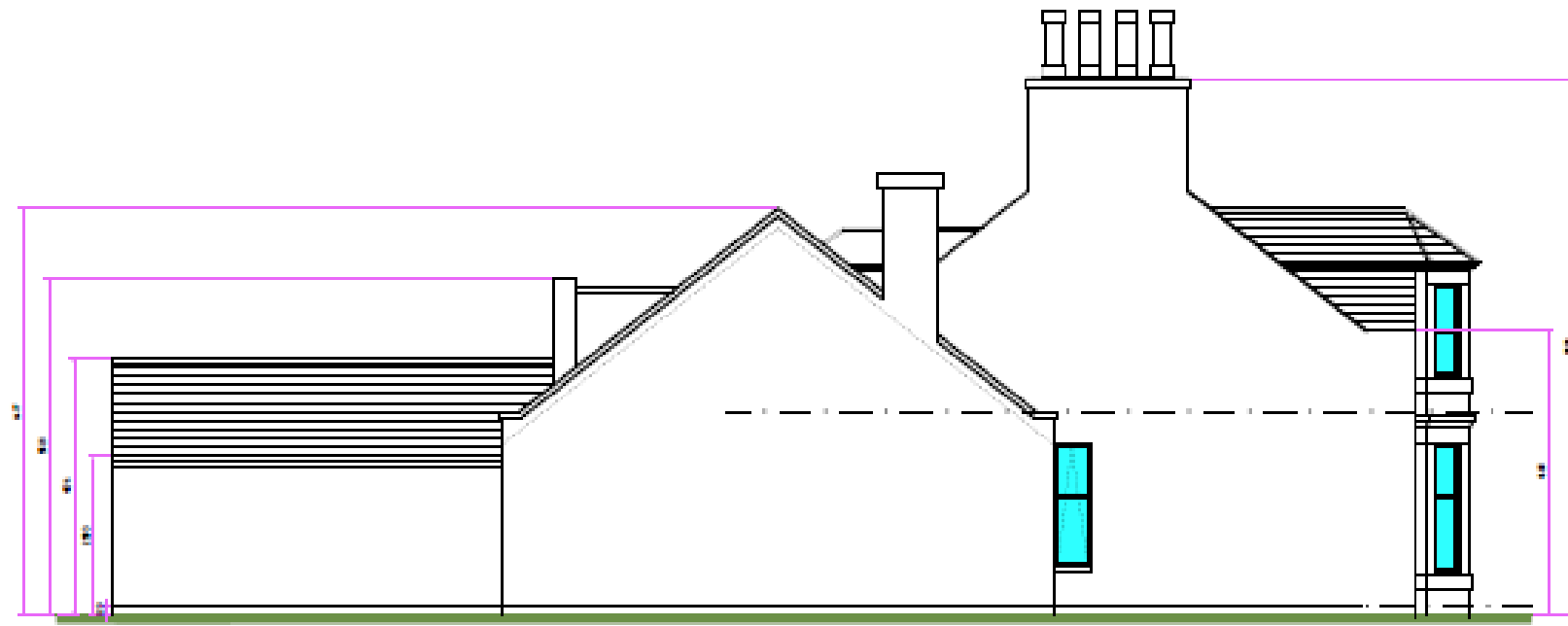


Proposed Roof Plan 1:100



Existing Roof Plan

Scale 1:100 @ A1

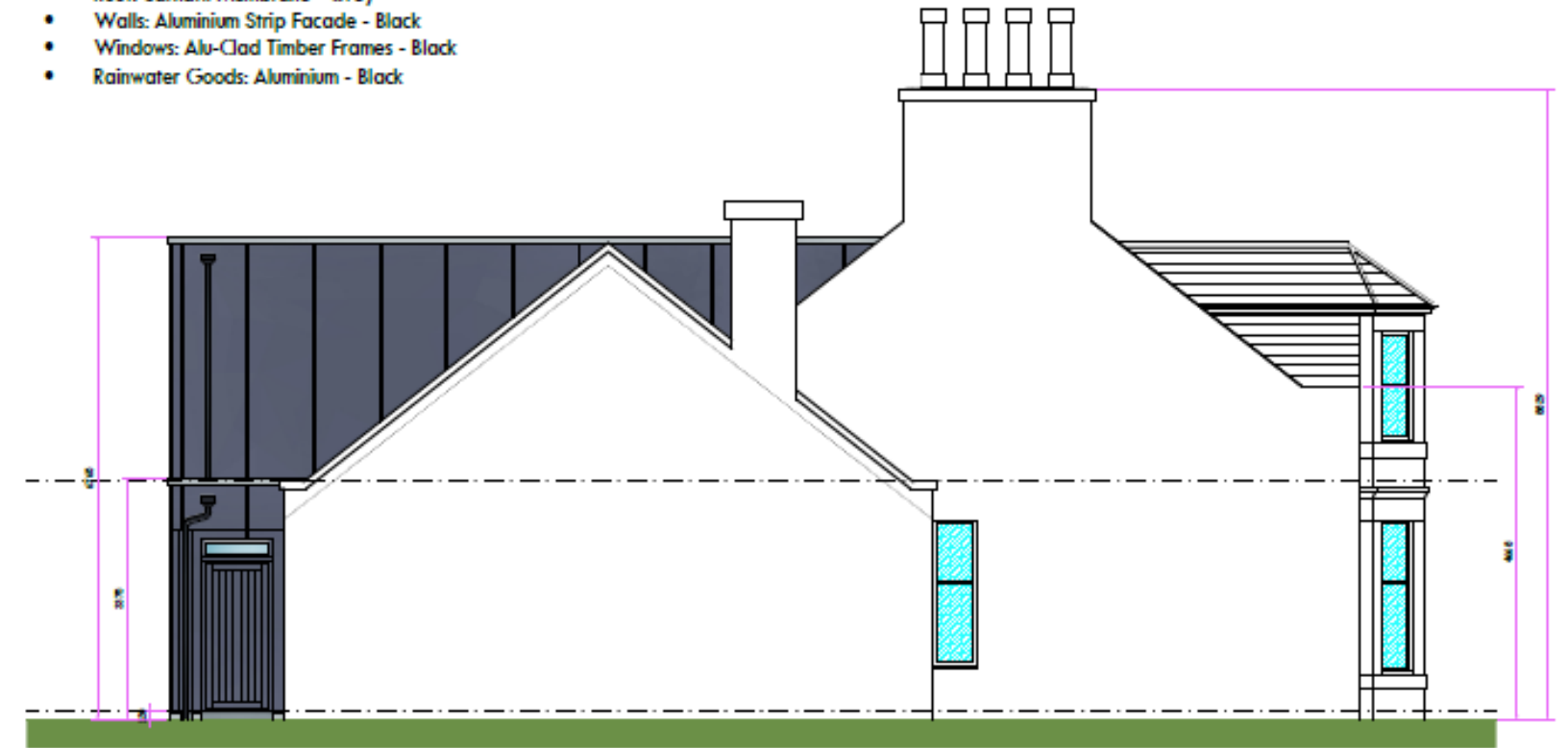


Existing Side Elevation (North) Scale 1:100 @ A1

Proposed External Finishes:-

Proposed Extension

- Roof: Samafil Membrane - Grey
- Walls: Aluminium Strip Facade - Black
- Windows: Alu-Clad Timber Frames - Black
- Rainwater Goods: Aluminium - Black



Proposed Side Elevation (North)

Scale 1:50 @ A1

Existing External Finishes:-

Victorian Building

- Roof: Natural Slate
- Walls: Granite Stone - Grey
- Windows: uPVC Frames - White
- Rainwater Goods: uPVC - Grey

20th Century Extension

- Roof: Natural Slate
- Walls: Roughcast - Buff
- Windows: uPVC Frames - Brown
- Rainwater Goods: uPVC - Grey



Proposed Rear Elevation (East)

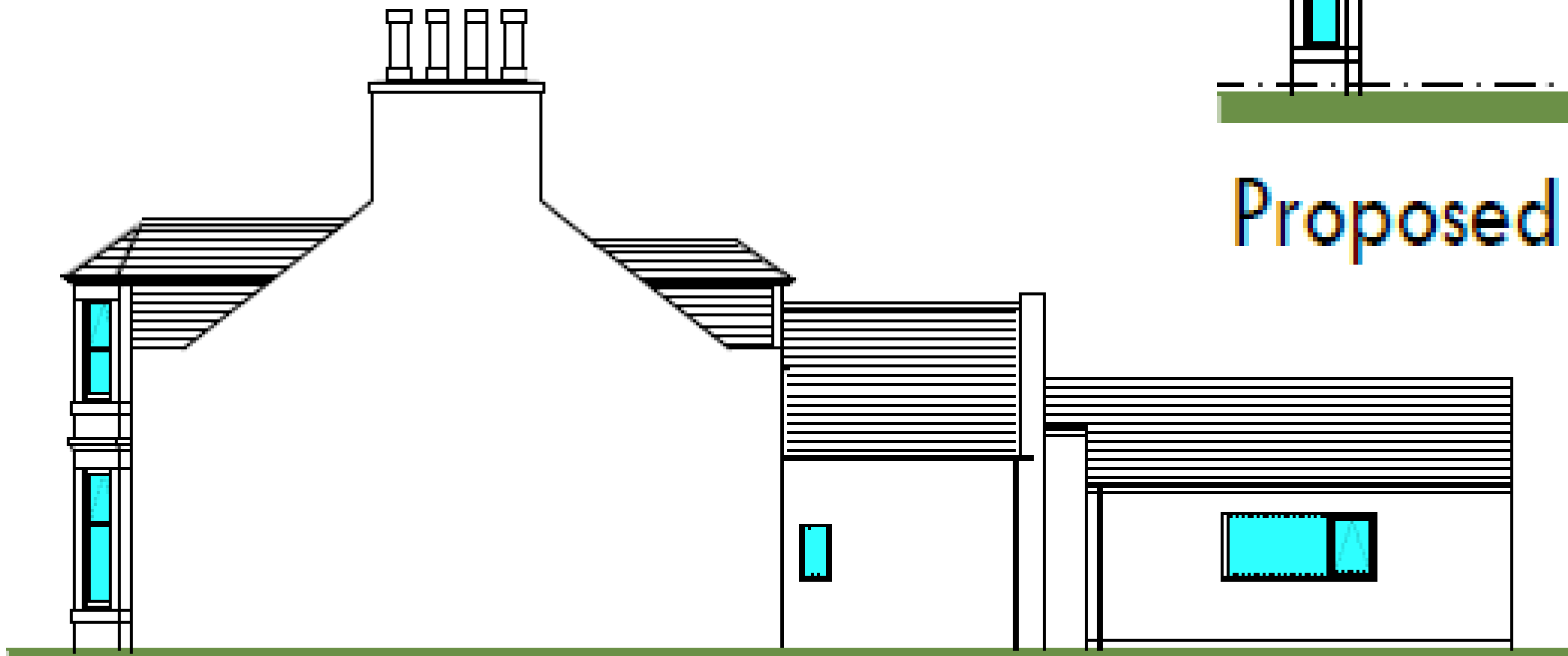
Scale 1:50 @ A1



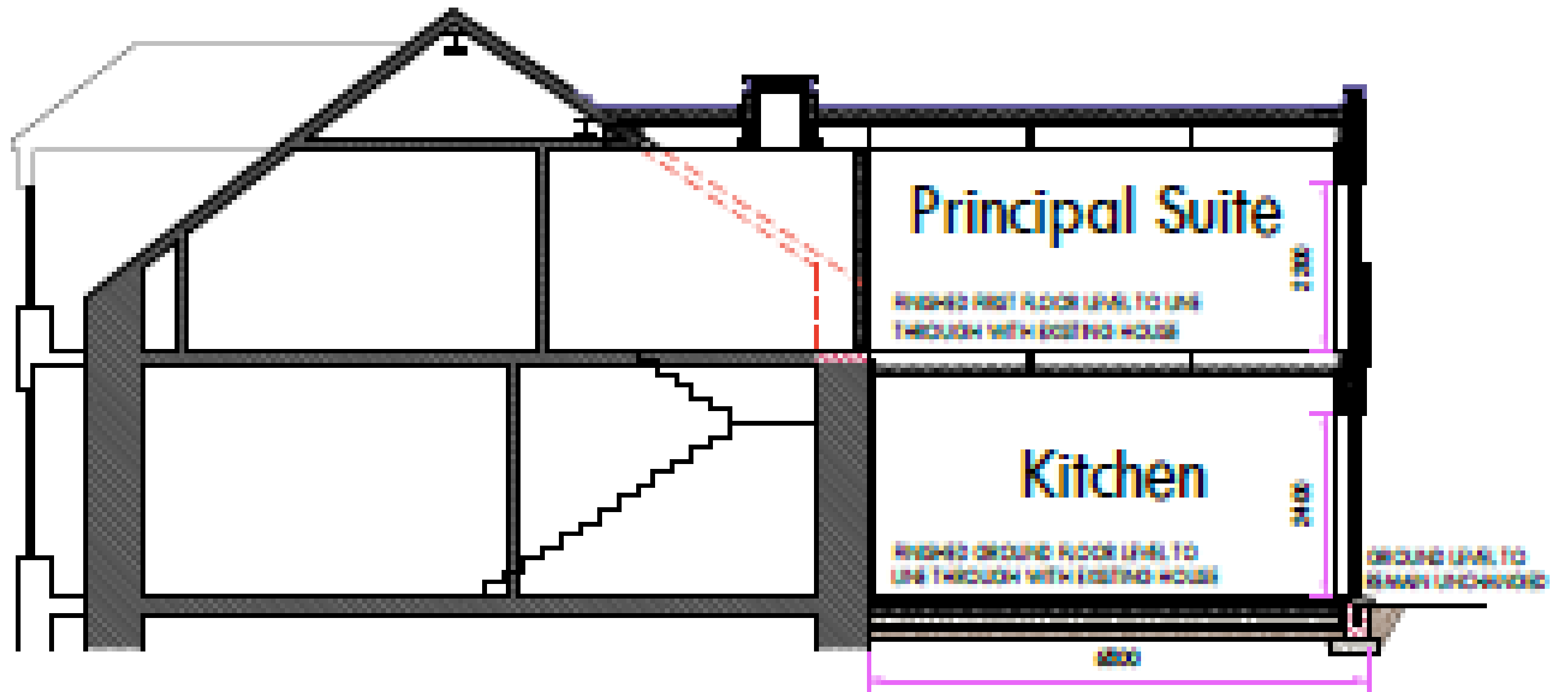
Existing Rear Elevation (East) Scale 1:100 @ A1



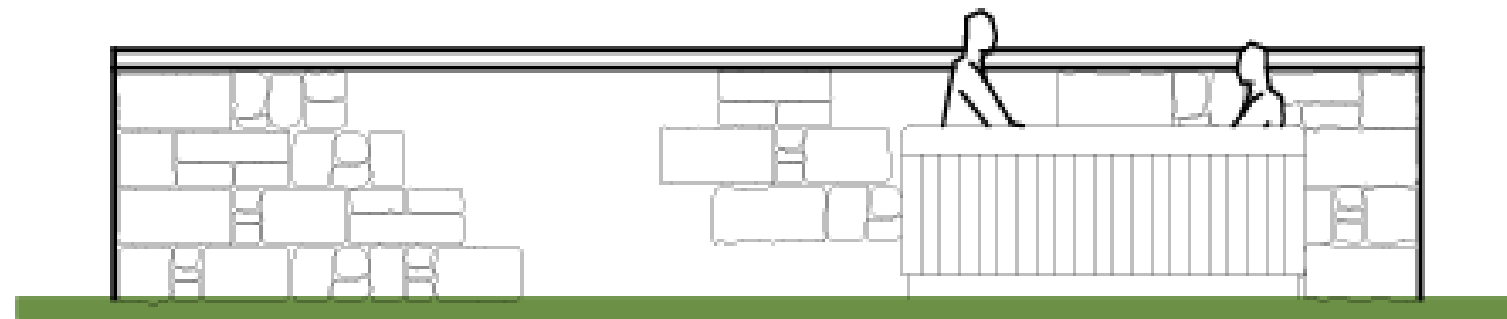
Proposed Side Elevation (South) 1:100



Existing Side Elevation (South) Scale 1:100 @ A1



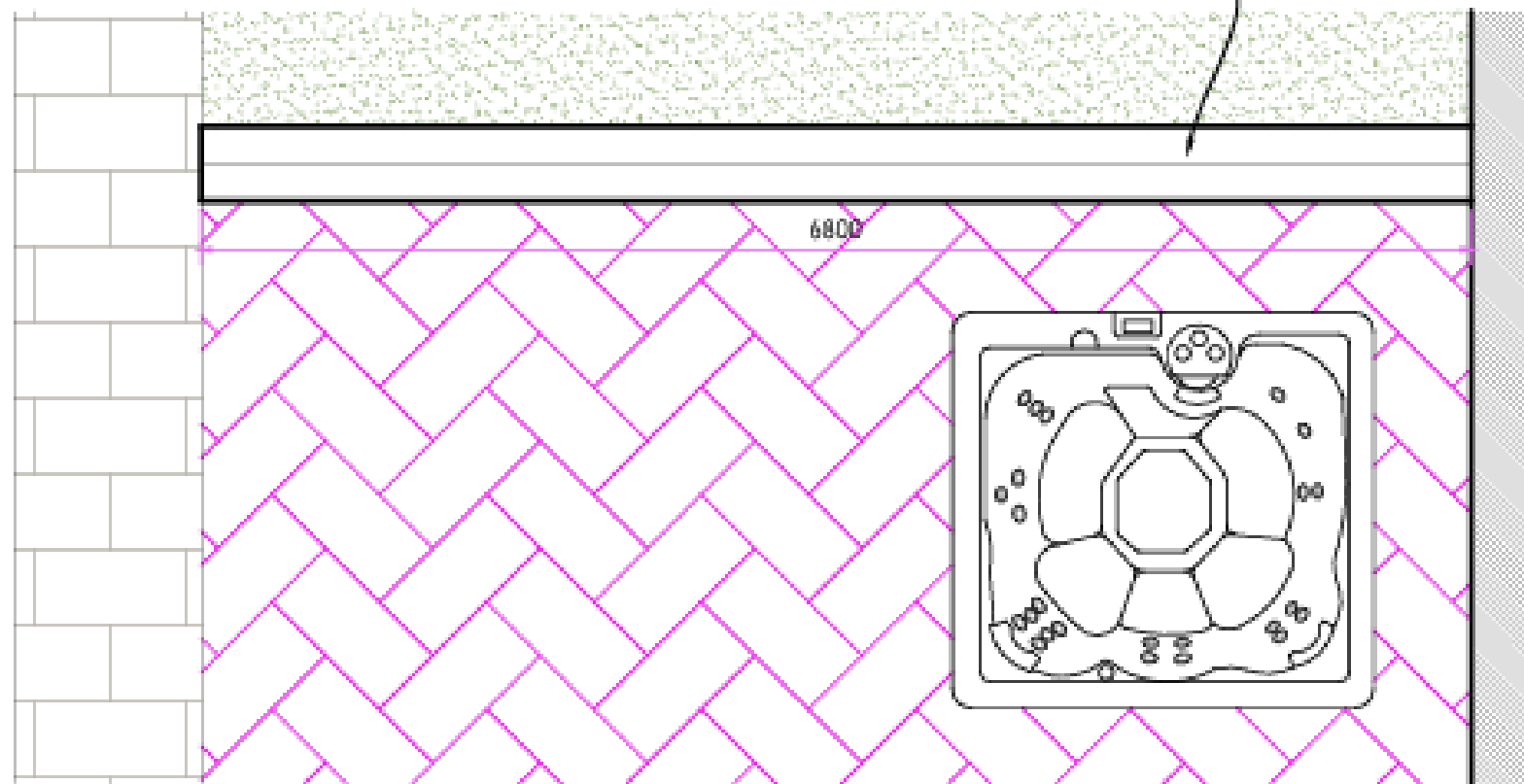
Proposed Cross Section 1:100



Proposed West Elevation

Scale 1:50 @ A3

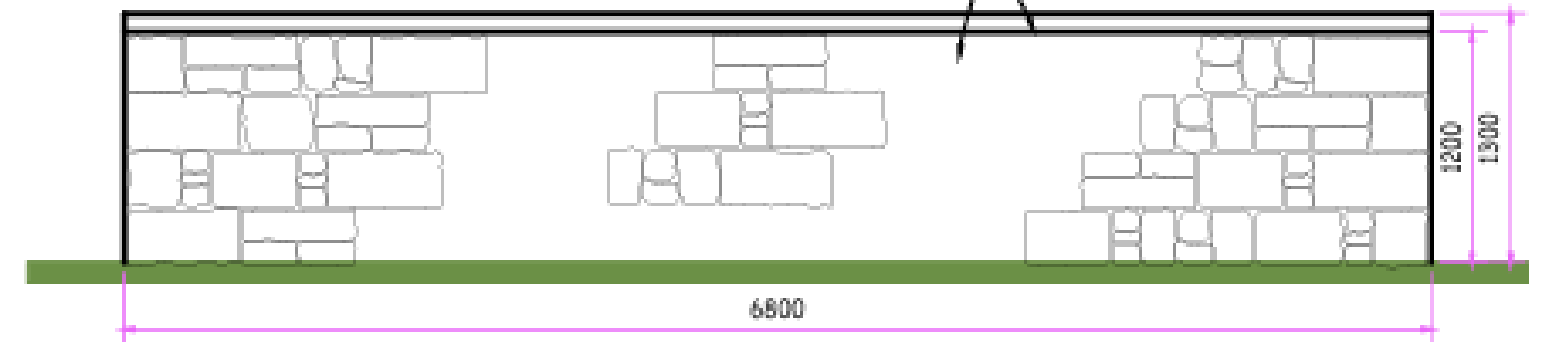
WALL CONSTRUCTED FROM GRANITE TAKEN FROM EXISTING BUILDING
DOWN TAKINGS - GRANITE WILL ONLY LEAVE SITE TO BE CUT AS REQUIRED



Proposed Layout Plan

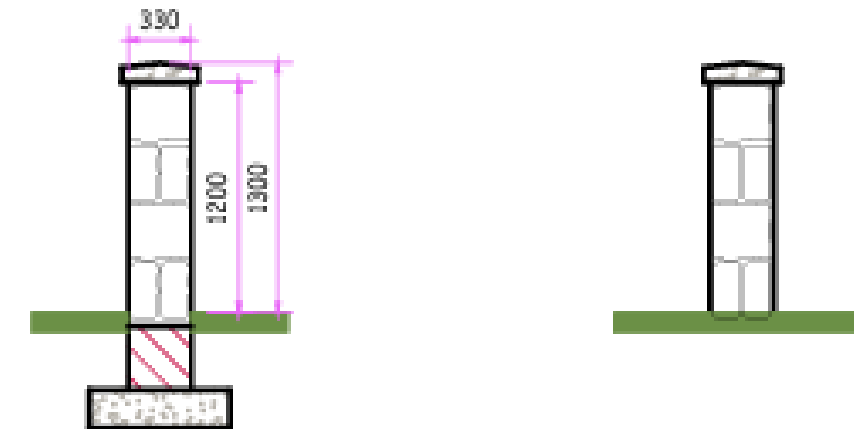
Scale 1:50 @ A3

WALL CONSTRUCTED FROM GRANITE TAKEN FROM EXISTING BUILDING
DOWN TAKINGS - GRANITE WILL ONLY LEAVE SITE TO BE CUT AS REQUIRED



Proposed East Elevation

Scale 1:50 @ A3



Pro. Section & North Elevation

Scale 1:50 @ A3

Reasons for Refusal

Due primarily to its disproportionate scale as a 2-storey extension on a 1½-storey dwellinghouse, the proposed plain box form cutting into most of the roof, and the elevational treatment which would exaggerate the harmful effects of scale and form, the proposed extension would dominate the existing dwellinghouse at its prominent corner site when viewed from Gladstone Place, failing to be subordinate to it and harming its character and that of the surrounding area. This is particularly given the architectural merit of the traditional dwellinghouse and its rear elevation, which currently make a positive contribution to the character of the area.

The development would therefore be contrary to the first General Principle of Aberdeen Planning Guidance: Householder Development Guide and against the design principles of Policies 14 (Design Quality and Place) of National Planning Framework 4 (NPF4) and D1 (Quality Placemaking) of the Aberdeen Local Development Plan 2023 (ALDP), in particular the requirements to be distinctive and welcoming. Likewise, the development would be contrary to Policy 16 (Quality Homes) of NPF4, which supports householder development only where it does not have a detrimental impact on the character of the home in terms of size, design and materials, and Policy H1 (Residential Areas) of the ALDP, which does not support development which would have an adverse impact on the character and appearance of an area.

National Planning Framework 4

Policy 1 (Tackling the Climate and Nature Crises)

Policy 2 (Climate Mitigation and Adaption)

Policy 14 (Design, Quality and Place)

Policy 16 – Quality Homes

Local Development Plan 2023

Policy D1 (Quality Placemaking)

Policy D7 (Our Granite Heritage)

Policy H1 (Residential Areas)

APG : [Householder Design Guide](#)
[Materials](#)

Managing Change in Historic Environment: Extensions

NPF4 – Policy 1

Tackling the climate and nature crises

Policy Principles

Policy Intent:

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

Policy Outcomes:

- Zero carbon, nature positive places.

Policy 1

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

NPF4 – Policy 2

Policy Principles

Policy Intent:

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

Policy Outcomes:

- Emissions from development are minimised; and
- Our places are more resilient to climate change impacts.

Policy 2

- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

National Planning Framework 4

Policy 16 – Quality Homes

- 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.

Design

Six Qualities of Successful Places (Policy 14, Annex D NPF4)

1. Healthy: Supporting the prioritisation of women's safety & improving physical and mental health
2. Pleasant: Supporting attractive natural and built spaces, designing for: social interactions, protection, variety and quality of recreation space, connecting with nature and enjoyment of outdoor spaces
3. Connected: Supporting well connected networks that make moving around easy and reduce car dependency
4. Distinctive: Supporting attention to detail of local architectural styles and natural
5. 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
6. Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can meet the changing needs and accommodate different uses over time

Policies – LDP 2023

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.

Policies – LDP 2023

Policy D7 – Our Granite Heritage

The Council seeks the retention and appropriate re-use, conversion and adaption of all historic granite buildings, structures and features, including setted streets, granite kerbs and granite boundary walls.

Proposals to demolish any granite building, structure or feature, partially or completely, will not normally be granted planning permission, conservation area consent or listed building consent.

Householder Design Guide

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.

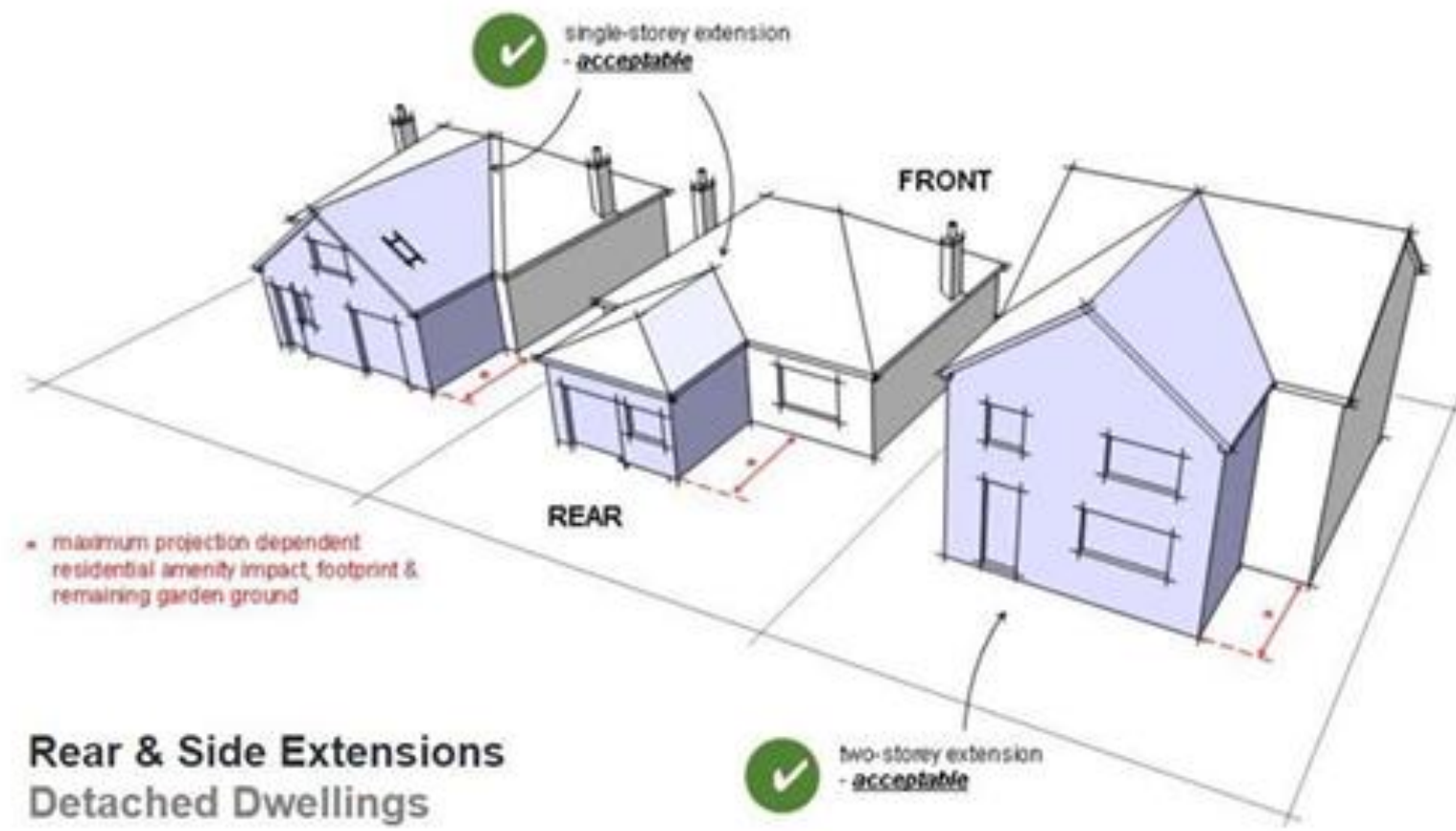
2.3 Rear House Extensions

Where planning permission is required, the following general rules will apply:

REAR AND SIDE EXTENSIONS

Detached Dwellings

- The maximum dimensions of any single-storey extension will be determined on a site-specific basis.
- On properties of 2 or more storeys, two storey extensions will generally be possible, subject to the considerations set out in the 'General Principles' section above.



Materials

6.4 Technical Considerations

- If detailed correctly, metal cladding can be an attractive, contrasting material for external walls in new buildings and in contemporary extensions to existing (including historic) buildings.
- Careful consideration requires to be given to the colour, surface finish, module size and jointing, which should all be chosen based on a site-specific analysis of the context.
- The jointing used in 'standing-seam' metal cladding can add visual interest to otherwise featureless walls, replicating the raised- batten jointing seen in traditional lead roofs.
- Variations in colour between cladding panels can help to break up large blank elevations, such as that seen in the Residence Inn Marriott hotel at Marischal Square.
- Metal cladding can be used to good effect in reducing the massing of medium-height, flat-roofed buildings by imitating the appearance of a roofscape.

HES Managing Change Guidance: Extensions

3. CONTEXTUAL DESIGN

3.1 New work must acknowledge the old in every case, whether that work will be:

- a restoration
- a replication
- a complementary addition
- a deferential contrast
- an assertive contrast

Assertive contrast

3.8 Assertive contrast means affirmation of the new as a more or less equal partner to the old. New and old combined should be of greater lasting value than either on its own. This demands higher-quality new work than would often be found in an isolated new building. The presence of the existing building 'raises the game' for the new build.

4. GENERAL PRINCIPLES

4.1 It is difficult to lay down hard and fast rules for new work when much will depend upon the site, the landscape, the scale and form both of the existing building and of the addition or extension proposed. The following basic principles will, however, apply:

- An addition or extension should play a subordinate role. It should not dominate the original building as a result of its scale, materials or location, and should not overlay principal elevations.
- Where an extension is built beside a principal elevation it should generally be lower than, and set back behind, that facade.
- An extension that would unbalance a symmetrical elevation and threaten the original design concept should be avoided.
- An extension should be modestly scaled and skillfully sited.
- Fire escape routes may be internal wherever space can be created without damaging important interior work. Where an external escape stair is necessary, it should be located as reversibly and inconspicuously as possible, and not on principal elevations.

Evaluation

- Primacy of Development Plan – NPF4 and LDP 2023
- 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 the extension would affect character and amenity of the historic granite building and surrounding area ?

- 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