

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

**Application for Review Against the Refusal of Planning Permission for the Erection of a
Two Storey Extension to rear of house, 148 Victoria Street, Dyce AB21 7BE**

Application Reference 250366/DPP

For Mr. and Mrs. Sutherland (the appellants)

By Aberdeen City Council (The Council)

Karen Clark, Planning Consultancy, Mayriggs, Brechin Road, Kirriemuir DD8 4DE

Telephone 07930 566336 | Email: karen@ktclark.co.uk

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. Planning 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. Conclusion

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 is submitted on behalf of Mr. and Mrs. Sutherland (the appellants) in respect of the decision by Aberdeen City Council (The Council) to refuse an application for full planning permission at 148 Victoria Street, Aberdeen, AB21 7BE, application reference: 250366/DPP.

The application, lodged on 7th of April 2025 and refused under delegated powers on the 4th of September 2025, sought full planning permission for the erection of a two-storey extension to the rear of the house. The proposal will incorporate the following works:

- Removal of existing modern garage block
- Removal of 1 ½ storey rear block
- Erection of 2 storey extension to the rear

This Appeal Statement addresses in detail the reasons for refusal and demonstrates that the proposal is fully compliant with the policies of the National Planning Framework 4 (NPF4), the Aberdeen Local Development Plan 2023, and the associated Design Guidance.

For the reasons set out herein, the Local Review Body is respectfully requested to uphold this appeal and grant planning permission for the proposed development.

2. Reasons for Refusal

The decision notice dated the 4th of September 2025 provides the following statement on which the Council has based this decision.

“ 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.

3. Grounds of Appeal

It is submitted that the proposed extension has been designed to read as a distinct and separate element, ensuring a clear difference between the original dwelling and the new addition. While contemporary in character, the extension remains subordinate to the existing house and is sympathetic to the surrounding context, which currently comprises a varied mix of property styles and ages, including modern infill development and includes a range of alterations and extensions to traditional buildings.

The design carefully addresses residential amenity safeguarding privacy, preventing undue overshadowing, and maintaining appropriate separation distances. As such, the proposal will have no unacceptable impact on neighbouring residents. Further, the proposal supports sustainable development principles by improving the long-term adaptability and usability of the dwelling, consistent with the objectives of high-quality placemaking.

Accordingly, the development is considered to comply with the relevant provisions of National Planning Framework 4, the Aberdeen Local Development Plan 2023, and the associated Design Guidance.

4. Site Appraisal

4.1 Site Description

The appeal property comprises a 1 ½ storey dwelling dating from the 19th century, located within the centre of Dyce.

The existing property is a large, detached house constructed in granite ashlar with a slate roof. To the rear, there are two original dormer windows, while to the side there is an original single-storey element which has been altered over time and now presents a rendered elevation to Gladstone Place. A later modern garage extension also lies to the rear. A 1 ½ storey ancillary block occupies part of the rear, this is of limited scale, has restricted headroom, and provides only ancillary accommodation in the form of a ground floor utility room with an ensuite above.

The property occupies a corner plot at the junction of Victoria Street and Gladstone Place, with its principal elevation addressing Victoria Street. Side views are available from Gladstone Place, from which the house presents a series of different elements rather than a uniform architectural elevation. The dwelling sits on a large plot with generous garden areas to the front and rear.

The house is representative of many properties of its period and style found throughout Aberdeen, it is neither a listed building nor situated within a conservation area. As such, it is not subject to any heritage-related constraints.



View of appeal site from Victoria Street



View of appeal site viewed from Gladstone Place

4.2 Surrounding Area

The property lies within a mixed area, characterised by a variety of land uses and house types. The area has grown organically over time, which is evidenced by the diversity of house ages, forms, and architectural detailing. This variety of dwellings, alterations and extensions collectively contributes to the distinct character of the area.

Within the immediate area, there are a range of house types including:

- 1 ½ and 2 storey detached and semi-detached family homes from differing periods
- Variety of plot sizes
- Modern infill developments and redeveloped plots
- Bungalows and single-storey dwellings
- Flatted blocks
- Variety of extensions

This mix reflects the area's evolution and underpins its distinctive identity.

Examples of this are:



Examples of modern infill development Gladstone Place and Victoria Street



Infill development and town hall opposite the development on Victoria Street

There are also a range of extensions to properties within the surrounding area, examples can be seen at



3 and 14 Gladstone Place

5. The Appellants

The appellants, Mr. & Mrs. Sutherland, wish to extend the house to suit their family. The house at 148 Victoria Street has been owned by the appellants family for over 40 years, this is the second generation of the family to live in the home. The family have strong ties to the area and wish to remain in the area close to family and friends while making best use of the house creating an adaptable home allowing them to live in the house longer. The proposal aligns with NPF4 principles of making best use of existing housing stock.

6. Planning History

The house was previously operated as a bed and breakfast, planning consent was granted for this use in 2013 application ref 130689.

7. Design Process

7.1 Design Brief

The appellants seek to extend their home to better meet their family's needs. The proposed development will allow the appellants to make full and efficient use of their property, providing functional and comfortable living space without the need to relocate.

The extension has been designed to be cost-effective and sustainable while respecting the character of the property and its surroundings.

7.2 Development Proposals

The current application seeks full planning permission for alterations and extensions to the existing dwelling at 148 Victoria Street, Dyce, comprising:

- Removal of existing modern garage block
- Removal of 1 ½ storey ancillary block extension
- Erection of 2 storey extension to the rear

Design

The proposal requires the removal of the small 1 ½ storey ancillary block to the rear of the main house together with the demolition of the more modern garage extension. In their place, a two-storey extension is proposed, providing a ground floor area of approximately 78 sqm. The extension will integrate with the existing roof plane at a similar position to the current dormer windows.

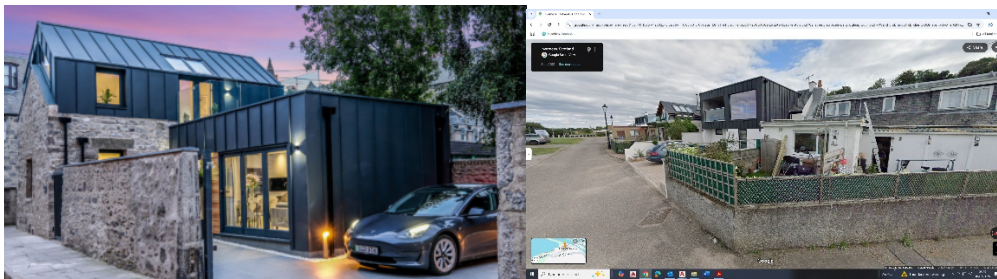
A deliberate design decision has been made to adopt a contemporary approach, with the extension finished in black aluminium and incorporating a flat roof. This ensures a clear visual distinction between the historic house and the new addition. The juxtaposition between the traditional granite dwelling and the contemporary extension has been purposefully created to allow the extension to

be read as a distinct, modern element, while remaining appropriate in both scale and form. The extension has been carefully designed to remain subordinate to the original dwelling. It is significantly smaller in scale than the existing house and will not exceed the main roof ridge at any point. The proposed extension will not impact on the principal elevation of the property and will be unseen from Victoria Street.

This is a common architectural practice and can be seen in high quality extensions throughout Scotland successful examples are provided below.



Side Extension to a semi-detached house, Edinburgh - Restoration project Glasgow



Extension to listed building in Crown Street, Aberdeen – Extension in Inverness



Extension to stone building – Extension to dwelling in Milltimber, Aberdeen

Streetscape Context

The Report of Handling expressed concern that the proposed extension would not appear subordinate to the existing house, resulting in a harmful impact on the character of both the dwelling and the surrounding area.

As demonstrated, the immediate surrounding area includes a wide variety of buildings, land uses, and house types of differing ages demonstrating the evolving nature of the area. The area does not exhibit a uniform architectural character but is instead defined by its mix of forms and various alterations and changes, including infill development and modern extensions to older properties.

The application site is located at the junction of Victoria Street and Gladstone Place. The property fronts onto Victoria Street, and as the proposed extension is wholly located to the rear, it will be entirely unseen from the principal (front) elevation. The visual impact from the main elevation will therefore remain unchanged, thereby safeguarding the established streetscape to Victoria Road.

The property presents a side elevation to Gladstone Place. This street contains a range of house types, including a modern infill development immediately opposite the application site access and a range of extensions in evidence to older properties. Current views of the house from this direction are limited in nature, being partially screened by the existing side and garage extension. At present, the primary impression from Gladstone Place is of the large garage extension and the rendered side addition.

While the proposed extension will be visible from Gladstone Place, such views will be fleeting for pedestrians and vehicles passing by. The design has been deliberately developed to read as a clear contemporary addition to the rear/secondary elevation, ensuring a clear difference between historic and the new build element.

Overall, given the mixed character of the surrounding area and the relatively modest scale of the proposal in its wider context, the extension will have little to no detrimental impact on the character of the house or the surrounding area. Instead, it will represent a respectful and contemporary addition that sits comfortably within its setting.

Proportion and Design

In terms of design, the Report of Handling expressed concern that the proposed rear extension was disproportionate in scale. It was noted that, being a two-storey addition to a 1½-storey dwelling, with a plain box form cutting into much of the roof along with the proposed elevational treatment that would exacerbate issues of scale and form, resulting in the extension dominating the existing house.

The existing property is a 1½-storey late Victorian dwelling, characterised by generous ceiling heights and a pitched slate roof of approximately 40 degrees. As demonstrated on Section Plan Ref. PL02, lodged in support of this submission, the proposed two-storey rear extension will adjoin the roof in

approximately the same position as the original dormers. Importantly, at no point does the proposed extension breach the roofline of the original house.

The extension is located entirely to the rear of the property and will be wholly unseen from the principal (front) elevation. It replaces the rear block and modern garage extension; as such, the net increase in footprint is only approximately 17sqm.

The design has been deliberately developed to read as a contemporary addition, with a clear distinction between old and new. It is intended to be recognised as a modern extension that respects the historic form of the original building while providing a high-quality and innovative design providing additional adaptable accommodation suited to modern living.

The proposal represents an efficient use of the property and garden, centrally located within Dyce, and will not dominate the original house. Instead, it will deliver a contemporary extension that responds positively to the mixed character of the surrounding area and makes a respectful contribution to the continually evolving streetscape.

Impact on a traditional granite house.

The Report of Handling raised concerns that the use of modern materials and design elements would not align with the historic character of the granite-built dwellinghouse, thereby undermining its architectural integrity. While the existing house is traditional in character and materials, it is neither listed nor located within a conservation area and therefore has no special historic designation. Nonetheless, it represents a good example of a late 19th-century home, a type which is common throughout Aberdeen and Scotland.

The proposed extension is located wholly to the rear of the property and will not be visible from Victoria Street. The principal elevation will remain unaltered, ensuring there is no impact on the public-facing aspect of the dwelling.

The new rear extension will replace an existing modern garage and a smaller 1½-storey ancillary block, both of which are of limited architectural value. A conscious design decision has been made, consistent with established architectural practice, to clearly distinguish between the historic fabric and the new addition. This approach maintains the character of the original dwelling while allowing for innovative and contemporary alterations. The deliberate contrast between old and new highlights the architectural heritage of the property while providing present-day accommodation needs.

Furthermore, the surrounding area contains a variety of house types, reflecting its ongoing evolution over time. The proposed extension will sit comfortably within this context and will contribute positively to the distinct character of the locality.

Amenity and Functionality

The existing rear block is of limited architectural value, modest in scale, and currently provides only ancillary accommodation. The proposed extension will deliver modern and adaptable living space,

making efficient use of both land and existing buildings. This approach fully accords with the principles of NPF4, which promote the sustainable use of land and buildings within urban areas.

The design has been carefully developed to ensure that it has no adverse impact on neighbouring amenity. In particular, the form and layout of the extension have been designed to avoid any loss of privacy or overlooking to the neighbouring property to the rear/east. This is evidenced by the absence of any neighbour objections to the proposals.

7.3 Sustainability

The applicant is committed ensuring their homes is sustainable. It is submitted that maximising the opportunities within the existing house is sustainable in itself. The proposed alterations include high levels of insulation to comply with current building regulations. Further, the alteration works will allow the installation of an electric charging point.

8. Development Plan Policy

8.1 National Planning Framework 4

NPF4 was adopted on the 13th of February 2023 and now forms part of the development plan. 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, allowing the appellants to stay in their home, close to their work and family commitments and by providing highly insulated, adaptable accommodation fulfils the policy intents of minimising waste and emissions while making best use of existing buildings in an urban setting.

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 there is a mix of house types and examples of homes which have been altered and extended, these differences contribute to the distinct character of the area. 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 extension has been designed to complement the immediate area while providing adaptable accommodation allowing residents to live long term in the properties.

The proposed development therefore reflects and responds positively to this established character and is compatible with the surrounding townscape while making efficient use of land and buildings. Therefore, it is submitted that the proposal complies with Policy 14 Livable Spaces.

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 has been specifically designed to provide additional accommodation while not having a detrimental impact on the character or environmental quality of the home. 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. This is evidenced by the fact that there were no neighbour representations to the proposal.

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

Therefore, overall, it is submitted the proposal complies with the Policies of NPF4. Further, the scheme supports the spatial principle of local living and compact urban growth, making best use of existing land and buildings within existing settlements supporting local livability.

8.2 Aberdeen Local Development Plan 2023 (ALDP)

The ALDP is the extant plan and is therefore the primary consideration in determining this appeal. The following policies and guidance are relevant:

- Policy D1 – Quality Placemaking
- Policy D2 – Amenity
- Policy D7 Our Granite Heritage
- Policy H1 – Residential Areas

In addition, the following Aberdeen Planning Guidance documents are relevant:

- Householder Development Guide (HDG)
- Materials Guidance

Considering the policies of relevance:

Policy D1 – Quality Placemaking by Design

Policy Requirement: Policy D1 requires development to achieve high standards of design, contributing to distinctive, sustainable, and successful places, assessed against six essential qualities (distinctive, welcoming, safe and pleasant, easy to move around, adaptable, resource efficient).

Response: The proposed extension and alterations have been carefully designed in response to their context. The proposal will deliver a high-quality and adaptable home, enabling the appellants to

continue living in the community where they are well established while meeting their changing accommodation needs.

The granite frontage will be untouched. A deliberate and well-established architectural approach has been adopted, whereby the proposed rear extension is contemporary in form and finished in appropriate modern materials ensuring a clear distinction between old and new, maintaining the integrity of the historic character while allowing for innovative and considered alterations. The extension will be wholly to the rear, leaving the principal elevation unaltered.

Although two storey in height, the extension will not breach the existing roof ridge, with the new roof tying into the roof plane at approximately the same level as the existing dormers. Following removal of the existing ancillary block and garage, the net increase in floor area is 17 sqm with the floor area of the extension approximately 78sqm. This is proportionate within the generous plot and does not constitute overdevelopment.

The extension will not be visible from Victoria Street. Side and rear views from Gladstone Place will be seen against the backdrop of the original house, ensuring that the new addition remains clearly subordinate.

Accordingly, the proposal responds positively to Policy D1 by:

- Delivering a contemporary yet sustainable and high-quality design solution;
- Providing adaptable accommodation that makes efficient use of the plot within an established residential area supporting local living;
- Reflecting the evolving and varied character of the locality, thereby contributing positively to the distinctive nature of the area.

The proposal therefore complies with Policy D1.

Policy D2 – Amenity

Policy Requirement: Policy D2 seeks to ensure that new development delivers adequate amenity for occupiers and neighbours, including privacy, sunlight, daylight, and outlook.

Response: The proposed extension has been carefully designed to avoid adverse amenity impacts. The nearest neighbour at No.4 Gladstone Place is positioned perpendicular to the appeal site, with its side (west) elevation facing towards the proposed extension. Importantly, this elevation contains no windows. In addition, existing ancillary structures substantially screen views of the garden.

The rear wall of the extension will be located approximately 23 metres from the garden of No.4 Gladstone Place, ensuring no impact on privacy, daylight, or outlook. The Report of Handling confirms that there would be no loss of sunlight, daylight, or privacy to neighbouring properties.

For the appellants, the proposal will significantly improve amenity by providing light, modern, and well-insulated accommodation.

The proposal therefore complies with Policy D2.

Policy D7 – Our Granite Heritage

Policy Requirement: Policy D7 requires the retention and appropriate re-use, conversion, and adaptation of historic granite buildings, structures, and features.

Response: The proposal involves removal of a small, ancillary block of limited architectural value. The granite from this structure will be carefully salvaged and reused in the construction of a new boundary wall.

The proposal therefore aligns with, and does not conflict with, Policy D7.

Policy H1 – Residential Areas

Policy Requirement: Policy H1 supports householder development where it:

1. Does not constitute overdevelopment;
2. Does not adversely impact residential amenity or the character and appearance of the area; and
3. Does not result in the loss of open space.

Response:

- **Overdevelopment:** The Householder Development Guide (HDG) confirms that the footprint of a dwelling, as extended, should not exceed twice that of the original dwelling, nor more than 50% of the rear curtilage.

The rear curtilage of the appeal site extends to approximately 832sqm. The proposed extension adds 78sqm, with a net increase offset by removal of the existing garage and rear block of 17 sqm. The overall site coverage remains well within guideline limits, with around 75% of the rear garden left unbuilt. The Report of Handling confirms the proposal does not constitute to overdevelopment.

- **Loss of Open Space:** The development is wholly contained within the residential curtilage and will not result in any loss of open space.
- **Amenity Impacts:** There will be no adverse impact on neighbouring properties in terms of privacy, overshadowing, or sunlight/daylight, this is confirmed by the Planning Service in the Report of Handling.
- **Design and Materials:** As addressed under Policy D1, the design approach is both acceptable and consistent with good practice, ensuring compatibility with the existing dwelling while maintaining architectural integrity.

The proposal therefore complies with Policy H1.

Householder Development Guide (HDG)

- **Design Compatibility:** The extension is contemporary in design, providing a carefully proportioned, visually subservient extension that is respectful of the main house. It provides

high-quality, sustainable, and adaptable accommodation that makes efficient use of the plot.

- **Amenity:** As confirmed in the Report of Handling, there are no adverse impacts on neighbouring privacy, daylight, or amenity.
- **Precedent:** While past approvals do not establish precedent, they demonstrate the evolving and varied character of the area, as evident from the range of house types, designs, and extensions present.
- **Site Coverage:** The Report of Handling confirmed there is no issue of overdevelopment, with the site coverage remaining well within HDG thresholds.

The proposal therefore fully complies with the HDG.

9. Conclusion

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.

This Appeal Statement has set out a clear response to Aberdeen City Council's refusal of planning application Ref: 250366 for the erection of a two-storey rear extension at 148 Victoria Street, Dyce.

The Council's Report of Handling confirmed that the proposal would not constitute overdevelopment, would not result in the loss of open space, and would not give rise to unacceptable impacts on neighbouring amenity, including privacy, daylight, or sunlight. The sole area of concern related to the design of the proposed extension and its relationship with the traditional dwelling.

This Statement has demonstrated that:

- The contemporary design provides a deliberate distinction between old and new, providing a high-quality and sustainable architectural solution.
- The principal front elevation on to Victoria Street will remain unaltered, ensuring the public-facing character of the property is unaffected.
- The surrounding area is varied in architectural character, comprising a mix of house types and extensions, the proposed extension will sit comfortably within this evolving context.
- The extension will provide functional and adaptable accommodation, enhancing the living conditions of the appellants.
- The proposal represents sustainable development by making efficient use of existing land and buildings, supporting compact urban living.
- The proposal is in line with the development plan in that it:
 - Complies with **Policy D1**, by achieving a high standard of design which is distinctive, sustainable, and adaptable, while responding positively to its context.
 - Complies with **Policy D2**, by safeguarding the amenity of neighbouring properties and significantly improving amenity for the appellants.

- Complies with **Policy D7**, through the careful retention and re-use of granite, ensuring the city's granite heritage is respected.
- Complies with **Policy H1** and the **Householder Development Guide**, by avoiding overdevelopment, retaining private garden space, and respecting the residential character of the area.
- Accords with the wider principles of **NPF4**, by making sustainable use of land and existing buildings within an established urban location close to services and facilities supporting compact urban growth and local living.

The proposal represents a sensitive and sustainable adaptation of an existing dwelling which safeguards the amenity of the immediate neighbours, respects the mixed local character while delivering adaptable modern accommodation. For these reasons, the Local Review Body is respectfully requested to uphold this appeal and grant planning permission for the proposed development.

November 2025.