

78 MALCOLM ROAD, PETERCULTER

PROPOSED ROOF ALTERATIONS, NEW
DORMERS TO FRONT AND REAR AND
SINGLE STOREY EXTENSION

For: Mr Brice Rea

Application Ref.	: P120022	Advert	:
Application Date	: 09/01/2012	Advertised on	:
Officer	: ALAN SIMPSON	Committee Date	: 8 March 2012
Ward: Lower Deeside (M Boulton/A Malone/A Milne)		Community Council	: Comments



RECOMMENDATION: Approve Unconditionally

DESCRIPTION

The application site is a single storey detached property on the north eastern corner of Malcolm Road and Johnston Gardens. It is a traditional granite built house with slate roof with small roof light at front south side and white uPVC windows. There is a white painted wooden porch with granite base to the front with decorative black painted trim above. The property has front and rear gardens and a driveway to the south side with wooden garage (5m by 2.5m), separated from the garden by a 1.8-2m wooden panel fence. Boundaries are a 1m stone wall to the front, a 1.5m hedge to the south and a 1m hedge/ fence combo to the north rising to 1.5m in the rear garden. The rear is bounded by a high, at least 4m, Leylandii hedge which wraps around to the top of the southern boundary. The rear garden also contains a shed of around 2 by 2.5m.

The only neighbour is the one to the north with road and amenity space to the south and east.

HISTORY

No other applications exist for this address.

PROPOSAL

It is proposed to form an upper storey in the roof space of the house and to construct a single storey rear extension.

For the upstairs extension two single dormer windows would be formed on the front elevation. These would be each be 1.9m wide with a pitched roof height of 1.8m. The roof and sides would be slated with white uPVC framed windows, soffits, fascias and facings. The current roof light would be removed with a new 780mm by 550mm conservation type velux installed between the two dormers, closer to the northern one. To the rear, a box dormer would be formed. This would be 850mm back from the rear elevation, 1m in from the sides and 8.1m wide by 1.8m tall. This would have three windows to the rear with slated haffit panels between, slated sides and a felt flat roof. Windows would be white uPVC framed with a small "dead panel" underneath.

On the north elevation of the current house, a new window would be cut towards the rear on the ground floor (0.6m by 1.1m tall) with white uPVC frame and granite cill and lintel. This would be covered by permitted development.

The rear single storey extension extend 5.9m into the rear garden and be 4.4m wide with a pitched roof height of 3.2m. The walls would be finished in Western Red Cedar cladding. The roof would be slated in blue/ grey second hand slates to match the existing with fireclay hip and ridge tiles. It would have glazing to the rear with windows and doors on the south elevation. These would all be white uPVC. no glazing to the north elevation The construct a small conservatory on the north east side of the rear extension. This would be predominantly glazed on all sides with a pitched roof height of 3.5m. There would be opening doors to the south east side. The roof windows and doors would be white uPVC framed.

REASON FOR REFERRAL TO SUB-COMMITTEE

The Community Council did not object to the application but wished to see a condition attached to have the rear extension either rendered or coloured to better match the existing house. The planning authority deemed this to be unnecessary.

CONSULTATIONS

ROADS SECTION – Commented and have no objections.

ENVIRONMENTAL HEALTH – No response received.

COMMUNITY COUNCIL – Would like to see a condition attached which allowed the extension to have a finish that was more sympathetic to the original grey granite building. They suggested this should be a matching granite dry dash or a Cedar wood with a grey finish.

WARD MEMBERS - M Boulton/A Malone/A Milne.

REPRESENTATIONS

One representation came from the neighbour to the north who objected to the new window in the north elevation of the existing house. However, given that this would be permitted development the objection could not be supported.

PLANNING POLICY

1) Aberdeen Local Development Plan (2012)

Aberdeen Local Development Plan Zoning H1: Residential Areas

Aberdeen Local Development Plan Policy H1: Residential Areas – Within existing residential areas proposals for new householder development will be approved in principle if they:

1. does not constitute over development;
2. does not have an unacceptable impact on the character or amenity of the surrounding area;
4. complies with Supplementary Guidance on Curtilage Splits; and
5. complies with Supplementary Guidance on House Extensions.

Policy D1 - Architecture and Placemaking – To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting.

2) Supplementary guidance

Dwelling extensions in Aberdeen City: Single storey extensions to detached dwellings – Proposals to be assessed on their own merits if large feus and traditional high interfeu boundary walls exist.

Dormer Windows and Roof Extensions Design Guide: Outlines the guidelines for dormers and roof alterations.

EVALUATION

Following a detailed assessment of the site and the amended plans, the subsequent conclusions have been reached.

Aberdeen Local Development Plan (2012)

Policy H1: Residential Areas

- The proposals will not have a detrimental affect on the character and amenity of the area. The dormers to the front will be very much in keeping with the traditional style of the cottage while the new rear dormer will be

largely hidden from public view. Materials will be a good match for the original house also.

- The rear extension will be situated on a non-public elevation and will be very well screened from public view to the north by the neighbouring property, the east by the hedge and the south by the existing wooden garage and fence. The fact that these two structures are already wooden will prevent the extension from looking out of place too.
- The applicant property is the only one of its type in a street of many different house types, so there is no uniform character to the appearance of the houses.
- The proposals do not constitute overdevelopment. They will result in a plot ratio of 17.1%, which is significantly below the recommended 33%, this is typical of the area. The other two houses in the terrace have ratios of 40% and 43% so the proposals are in keeping with this.
- When assessed using the “45 degree rule” as set out in the British Research Establishment’s Site Layout Planning for Daylight and Sunlight – a Guide to Good Practice, it is revealed that any overshadowing caused by the new extension would not affect the neighbouring house, therefore any impact on amenity would be minimal.

Policy D1: Architecture and Placemaking

- Although it will be finished in a different material to the rest of the house, the new single storey extension will be in keeping with the other structures to the rear of the house. The fences, the shed and the garage are already wooden structures and, given that this will be a building extending into the garden and opening onto it, the appearance akin to a garden building does not seem inappropriate. Thus, it will be designed with due consideration for its context and make a positive contribution to its setting.
- The dormers to the front will appear like an original part of the house, while the box dormer to the back will match the house for materials and be largely screened from public view. Thus it should not affect the character of the house detrimentally.

Dwelling extensions in Aberdeen City

- The supplementary guidance on house extensions only applies to construction along common boundaries. As the proposed extensions constitute roof alterations and are away from the boundary, they will therefore be assessed on their own merits.

Dormer Windows and Roof Extensions Design Guide

- At the front, the dormers do not dominate the roof slope, being single and not boxed and do not come off the wall head.
- At 1.8m and 1m in from each side respectively, the front and rear dormers are more than minimum recommended distance from the sides.
- Although the front dormers are less than 300mm from the roof ridge, given their style and the size of the roof planes, this does not cause the roof to appear unbalanced. Thus, in these circumstances it is considered acceptable.
- To the rear the flat roof is a reasonable distance below the ridge, the front face is more than 400mm back.
- Windows are located at the edges of the dormer and the solid panels between the windows do not dominate with more than 50% glazed.
- Although there will be a small panel below the windows, this, like an apron is seen acceptable for a rear elevation.

- The new roof light will be small and conservation type which is encouraged for this style of building. Nonetheless, this would be considered as permitted development.

With respect to the comments by the Community Council, although it will appear very different to the rest of the house, the fact that the single storey extension is largely hidden from public view, extends and opens into a garden where wooden structures are typical and is alongside other wooden structures means that it will not appear out of keeping with the area and is deemed acceptable.

Taking a collective account of policy, guidance and all material considerations, the planning merits of the proposal as a whole are considered acceptable, and in accordance with Local Development Plan Policy and related guidance., The front appearance of the cottage will still appear very traditional while the rear dormer will be well screened and will not dominate the structure.

RECOMMENDATION

Approve Unconditionally

REASONS FOR RECOMMENDATION

With respect to the comments by the Community Council, although it will appear very different to the rest of the house, the fact that the single storey extension is largely hidden from public view, extends and opens into a garden where wooden structures are typical and is alongside other wooden structures means that it will not appear out of keeping with the area and is deemed acceptable.

Taking a collective account of policy, guidance and all material considerations, the planning merits of the proposal as a whole are considered acceptable, and in accordance with Local Development Plan Policy and related guidance, The front appearance of the cottage will still appear very traditional while the rear dormer will be well screened and will not dominate the structure.

Dr Margaret Bochel

Head of Planning and Sustainable Development.