

10 NEWLANDS CRESCENT, ABERDEEN

PROPOSED ROOF ALTERATIONS, DRIVEWAY AND REAR EXTENSION

For: Mr Alexander Eyres

Application Ref. : P120042
Application Date : 10/01/2012
Officer : ALAN SIMPSON
Ward: Airyhall/Broomhill/Garthdee (J Wisely/I
Yuill/G Townson)

Advert :
Advertised on :
Committee Date : 9 March 2012
Community Council : Comments.



RECOMMENDATION: Approve Unconditionally

DESCRIPTION

The application site is a one and a half storey granite built semi-detached property on the east side of Newlands Crescent. It is built in granite with a slate roof, lead flashings and silver coloured framed windows. There is a single, pitched roof dormer to the rear with slated roof and walls and a brown surrounding fascia. A small lean-to porch is built against the back door. There are gardens to the front and rear.

Rear boundaries are a 1.9m fence to the north, a 1.5m fence with trees in the garden behind up to 3m in height and, to the south, a 1.7m wall followed by a 2m hedge. In the front garden the boundaries are hedges, just over a metre to the north and west and a wall of similar height to the south with a small gate in the western one. The applicant property sits slightly above the neighbour to the south.

HISTORY

No other applications exist for this address.

PROPOSAL

It is proposed to alter the roof of the property, form a driveway in the front garden and construct a one and a half storey extension to the rear.

The front garden would be replaced with a driveway to accommodate two cars. This would see the front gate and hedge removed and an opening of 3.8m wide cut in the western boundary with associated dropped kerb and pavement modifications.

The rear extension would be stepped in 1.4m from the communal boundary to the north and would extend for 5.5m (including the bay window) into the rear garden and be 5.4m wide. It would have an eaves height of 3.6m and a pitched roofheight of 6.7m. On the ground floor the extension would have two windows looking south and a bay window facing east with windows on the cheeks and double doors to the east. On the upper level three rooflights (Velux GGL M04 850mm by 750mm) would face south with two GPL M06 roof lights facing east (1000mm by 700m). In order to facilitate this rear extension the existing rear dormer would be removed along with the rear "lean-to" porch.

The roof alterations would see the gable straightened, extending 3m above the current gable end with a half hip to the top on the south side of the house. An upper storey side window would also be formed in the new straightened gable. In addition, with the rear dormer now removed, a rooflight (Velux GGL M04 850mm by 750mm) would be formed in the rear roof plane of the existing house. However, this would be classed as permitted development.

All new windows would be white uPVC framed, the roof would be finished in slate to match the existing with code 5 lead flashings at junctions. Walls would be finished in a grey granite chip dry dash.

REASON FOR REFERRAL TO SUB-COMMITTEE

Two neighbours have already objected to the application and the community council has been in contact, forwarding on one of the objection letters. As the community council have not confirmed whether or not their representation is an objection, but have stated that they would appreciate comments to their letter that might influence the committee's decision on the build, it was decided to refer the application to the sub-committee.

CONSULTATIONS

ROADS SECTION – Have made comments regarding parking, the footway crossing, drainage, materials and gradient. They have no objections to the proposal providing their comments are met.

ENVIRONMENTAL HEALTH – No response received.

COMMUNITY COUNCIL – The community council have forwarded on an objection that was sent to them by one of the neighbours which was also sent to the Planning Authority. Although the Community Council advised that this type of extension could be permitted, they did comment on the size in comparison with other buildings on the street and, although they did not state an objection, they stated that they would appreciate comments to the letter that might influence the committee's decision on the build.

REPRESENTATIONS

Four representations have been received for this application, two of which are from the same person.

The material planning considerations raised in objection are summarised as

- A two storey extension is not in keeping with the character of this style of house in the area and a single storey extension would be better.
- The size of the extension
- The extension will block light to the rear upstairs of the house and the ground floor extension.
- Concerns about overshadowing.
- Concerns over the affect on the amenity of the area.

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: Two storey extensions to semi-detached dwellings – A restriction on extensions along a common boundary to 4 metres. Extensions are normally permitted where it is possible to achieve a satisfactory result in terms of design and site coverage.

EVALUATION

Policy H1: Residential Areas

- The proposal does not constitute overdevelopment. The plot ratio with the proposed works would be 29.9% which is less than the maximum advised 33%.
- A 5.5m projection, given that it is not along a common boundary, is not deemed excessive.
- The proposal would not have a detrimental effect on the character and amenity of the area. Other properties in the street have driveways and have had one hip straightened so these proposals will not seem out of place. Although two storey extensions are less common in this street, they do exist. The proposed extension is an exact copy of the one which was approved and has now been constructed at number 23.

Policy D1 - Architecture and Placemaking

- The proposals have been assessed against British Research Establishment's Site Layout Planning for Daylight and Sunlight. Using the 45 degree rule, it is found that, for the northern neighbour, a small amount of overshadowing will occur as the sun moves to the south in the late morning. However, measurements reveal that the shadowing will pass below the midpoint of the downstairs rear window, meaning that the majority of the glazed area remains unaffected, while it would not affect the dormer. The 45 degree line also does not affect any windows for the southern neighbour.
- Given that there are no windows in the main southern neighbour's dwelling house which face it, the proposed gable extension will not cause any detrimental overshadowing.
- When assessed using the 25 degree method, the windows on the single storey extensions for the neighbours to the north and south which look onto the proposed extension will be affected. For the southern neighbour, the fact that these are north facing windows which already receive the least light and their extension has windows on other elevations, means that this impact is deemed acceptable. For the northern neighbour, the fact that it will only be for a small time in the morning and their extension has windows to other elevations, also means that this is an acceptable impact.
- For sunlight, the 45 degree rule shows that the proposed extension will not stop the sunlight from reaching either of the neighbouring properties.

- The proposals have been designed with due consideration for their context. The roof materials will match the existing while the choice of wall finish will be a good compliment to what is there already.
- The proposals should not have a detrimental effect on privacy. Although they will introduce new windows which will face south, the fact that they are velux windows on an inclined roof plane, and higher than the north facing ones of the southern neighbour, will mean that they do not directly face onto neighbouring windows.

Dwelling extensions in Aberdeen City

- The extension will not be built along a common boundary. However, given that the design is the same as one which has already been approved, it is seen as acceptable as it will be in keeping with this, while the site coverage is within an acceptable scale.

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 Plan Policy and related guidance. Although the extension will be larger than both the neighbours, it is exactly the same as the one which has been built at number 23 and is therefore not at odds with the rest of the street. The scale is such that it still leaves an acceptable amount of garden space without causing an unacceptable level of overshadowing to the neighbours. Furthermore the choice and colour of materials will not cause a detrimental affect on amenity. Driveways and straightened gables are also in evidence elsewhere on the street so these proposals will not harm the character and amenity of the area.

RECOMMENDATION

Approve Unconditionally

REASONS FOR RECOMMENDATION

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 Plan Policy and related guidance. Although the extension will be larger than both the neighbours, it is exactly the same as the one which has been built at number 23 and is therefore not at odds with the rest of the street. The scale is such that it still leaves an acceptable amount of garden space without causing an unacceptable level of overshadowing to the neighbours. Furthermore the choice and colour of materials will not cause a detrimental affect on amenity. Driveways and straightened gables are also in evidence elsewhere on the street so these proposals will not harm the character and amenity of the area.

Dr Margaret Bochel

Head of Planning and Sustainable Development.