

8 CHEYNE ROAD, ABERDEEN

CREATE A ONE AND A HALF STOREY
EXTENSION TO DWELLING HOUSE

For: Mr Brian Hewitt

Application Ref.	: P111876	Advert	:
Application Date	: 16/12/2011	Advertised on	:
Officer	: Sheila Robertson	Committee Date	: 22 March 2012
Ward: Tillydrone/Seaton/Old Aberdeen (N Collie/J Noble/R Robertson)		Community Council	: Comments received



RECOMMENDATION: Approve Unconditionally

DESCRIPTION

The application site is located on the north side of Cheyne Road and is occupied by a 1.5 storey, hipped roofed, detached dwelling house of traditional build and materials, currently comprising 3 bedrooms, lounge, bathroom and kitchen (accommodated within a small rear extension) on the ground floor and a further bedroom and store within the attic space, accessed via a stair within the lounge. A single garage is located to the rear of the dwellinghouse abutting the neighbour's garage on the western boundary. The plot extends to 544 sq. metres with a current site coverage of 21%. The garden ground extends 21 metres from the rear building line, the boundary to the rear (north) is currently undefined, the boundary wall and hedging having recently been removed, the boundary to the west screened by a combination of the applicant's and neighbour's garage and 1.6 metre high fencing, while the boundary to the east is relatively unscreened apart from the neighbour's recently constructed garage located within the rear garden and a small tree and several shrubs. The front garden has been laid with stone chippings providing parking space for approximately 4 cars.

HISTORY

111651 – Application for permission to erect a rear extension was withdrawn by the applicant following concerns regarding the size and scale of the proposals. The previously withdrawn application proposed an extension with an 11 metre projection

PROPOSAL

Planning permission is sought to demolish the existing garage and rear kitchen extension and replace with a 1.5 storey extension to the rear elevation to provide a new kitchen, dining room, utility room, en suite bedroom and bathroom at ground floor level and ensuite bedroom, shower room and 2 studies/bedrooms at upper level. The extension would project 8.4 metres from the rear elevation and be 9.4 metres wide, being set in 800mm and 1.2 metres from the west and east gables respectively. The roof would be pitched and join the existing roof at right angles at ridge height. Finishing materials to include a white render finish to the walls and roof slates to match existing, with brick quoins and window embrasures to match existing. The gable (north) elevation would feature 3 windows at ground floor and 2 at upper level, with a blank gable to the east elevation and rear door, and window at ground level on the west facing elevation. At upper level there would be 3 rooflights on the east and west facing elevations. The proposed erection of 1.8 metre high timber fencing to the rear (northern) boundary and to sections of the east and west rear garden boundaries are classed as 'permitted' development under class 3E of the Town and Country Planning (General Permitted Development)(Scotland) Amendment Order 2011.

REASON FOR REFERRAL TO SUB-COMMITTEE

The Community Council has objected to the proposed application as well as 8 letters of representation having been received from notified neighbours and 1 from Aberdeen Heritage Society, therefore, in terms of the Council's Scheme of Delegation, the application is required to be determined by the Development Management Sub-committee.

CONSULTATIONS

ROADS SECTION –No observations received.

ENVIRONMENTAL HEALTH –No observations received.

COMMUNITY COUNCIL – The Community Council has raised several issues which are detailed below.

REPRESENTATIONS

10 letters of representation have been received, including one from the Community Council. The material planning considerations raised in objection are summarised below:

- Loss of light, privacy and overshadowing to neighbouring properties.
- Overdevelopment of site and development is out of character with surrounding area.
- This property will become student accommodation which would not be in keeping with the surrounding area.
- Loss of trees and landscaping.
- Lack of on/off street parking spaces.

PLANNING POLICY

Aberdeen Local Plan 2012

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. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

Policy H1 - Residential Areas

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new residential 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 or amenity of the surrounding area;
3. does not result in the loss of valuable and valued areas of open space.
4. complies with Supplementary Guidance on Curtilage Splits: and
5. complies with Supplementary Guidance, in this instance the guidance relating to House Extensions.

EVALUATION

The application shall be determined in accordance with development plan policy, unless material considerations indicate otherwise. The Aberdeen Local Plan 2012 is of specific relevance in determining the application in terms of the associated Supplementary Guidance relating to House Extensions. Consideration should also be given as to whether the design and location of the proposed extension complies with Policies D1 and H1 of the Aberdeen Local Plan 2012, its impact on the existing character and appearance of the surrounding neighbourhood, residential amenity and the setting of a precedent.

The proposals are considered to comply with the relevant policies for the following reasons:

Policy D1(Architecture and Placemaking):

- The extension is subservient to the main house and has been designed to integrate with and match the existing building in terms of design and materials used for the external finishes. No part of the extension would be visible from the principal elevation, therefore there would be no visual disruption or impact to the streetscape. The upper section of the extension would be visible from Harrow Road, which is approximately 32 metres distant from the rear elevation of the existing dwelling house. There are no buildings on the southern side of Harrow Road, screening to the road elevation is provided by beech hedging approximately 2 metres high located within a neighbour's garden. The combination of the hedging and separation distance will result in minimal visual intrusion when viewed from Harrow Road.
- The scale, mass and proportions of the extension are considered acceptable in relation to the existing dwelling house and plot size. The footprint of the dwelling house would rise from 97 sq. metres to 176 sq. metres and site coverage would rise after development by 10% to 31%, which is considered low and acceptable within the context of the surrounding area.
- Sufficient useable rear garden ground would be retained after development, extending 12.5 metres from the rear of the proposed extension.

Policy H1 Residential

Supplementary Guidance – House Extensions

- In the case of detached properties, extensions are considered on their own merits and assessed in terms of impact to neighbouring amenity. The extension is not considered to impact on the amenity of the nearest properties in terms of overshadowing or loss of daylight due to the separation distance. 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', calculations indicate the extension to be sufficiently distant from neighbouring properties to ensure no detrimental impact in terms of loss of daylight or undue overshadowing. The orientation of the extension would result in a slight increase in overshadowing during early morning and late evening to the gardens of the properties to the east and west, but would be of short duration and not unduly onerous.
- The proposed extension is not considered to increase overlooking of neighbouring properties. The rear garden will be sufficiently screened by the existing and proposed fencing to ensure no overlooking from the ground floor windows. Although the roof lights are located at eye level on the rear extension, due to the angle of the roof, it is considered that any loss of privacy from overlooking towards the adjacent properties at 6 and 10 Cheyne Road would be minimal, especially when taking into account the various extensions/garages/trees on both boundaries. . The upper windows to the rear gable would face towards the rear of the garden, would not directly face any dwelling house and introduce no overlooking of neighbouring private garden space.

With regard to the remaining objections, those related to devaluation of property prices and noise/ disturbance from potential occupants are not considered to be material planning considerations. A property is still considered to be domestic if occupied by students. No change of use is required unless more than 5 unrelated people occupy a domestic property, in which case planning permission will be required to change the use from domestic to hostel/hotel. The applicant has not

indicated proposed occupancy of the dwelling house following development, indeed there is no legal or planning requirement that the applicant has to live at the application property. However a HMO (Houses in Multiple Occupancy) licence may be required if more than 3 unrelated people live in a dwelling house and share bathroom/kitchen, however this is not a planning issue.

The applicant has provided 4 off street parking spaces within the front garden which is one space more than parking standards require. It should be noted that planning permission was not required for the creation of parking within the front garden, therefore the choice of materials could not be controlled. Off street parking spaces are considered to be adequate to accommodate any additional traffic generated by the development.

Although surrounding properties are relatively unaltered from original, approval of this application will not necessarily result in a rise in similar applications nor set a precedent for approval of applications of a similar nature since every application is determined on its own merits.

The concern regarding loss of trees and landscaping refers to the removal of a wall and hedge on the rear garden boundary, unconnected to the proposed development, which is to be replaced by a fence. There is no requirement for the owner to replace the hedge. None of the relatively few trees within the garden are protected by a Tree Preservation Order, or are of particular value to the visual ambiance of the rear garden. The application site is not located within a Conservation Area therefore there is no requirement for replacement of any trees that may be felled during development.

The scale and design of the proposed extension is such that there is no conflict with the principle of Policy D1. The proposed rear extension will not be readily visible from a public elevation therefore visual and residential amenity would be retained.

The proposed extension will not increase impact on the privacy or amenity of neighbouring properties in terms of loss of light or overshadowing therefore residential amenity will be retained in compliance with Policy H1.

RECOMMENDATION
Approve Unconditionally

REASONS FOR RECOMMENDATION

The proposed extension complies with Policies D1 and H1, and the relevant supplementary guidance contained in the Aberdeen Local Plan 2012. The extension is of suitable scale, design and materials for its location, and would not have any adverse impact on the residential amenity of neighbouring properties or the character of the area.

Dr Margaret Bochel

Head of Planning and Sustainable Development.