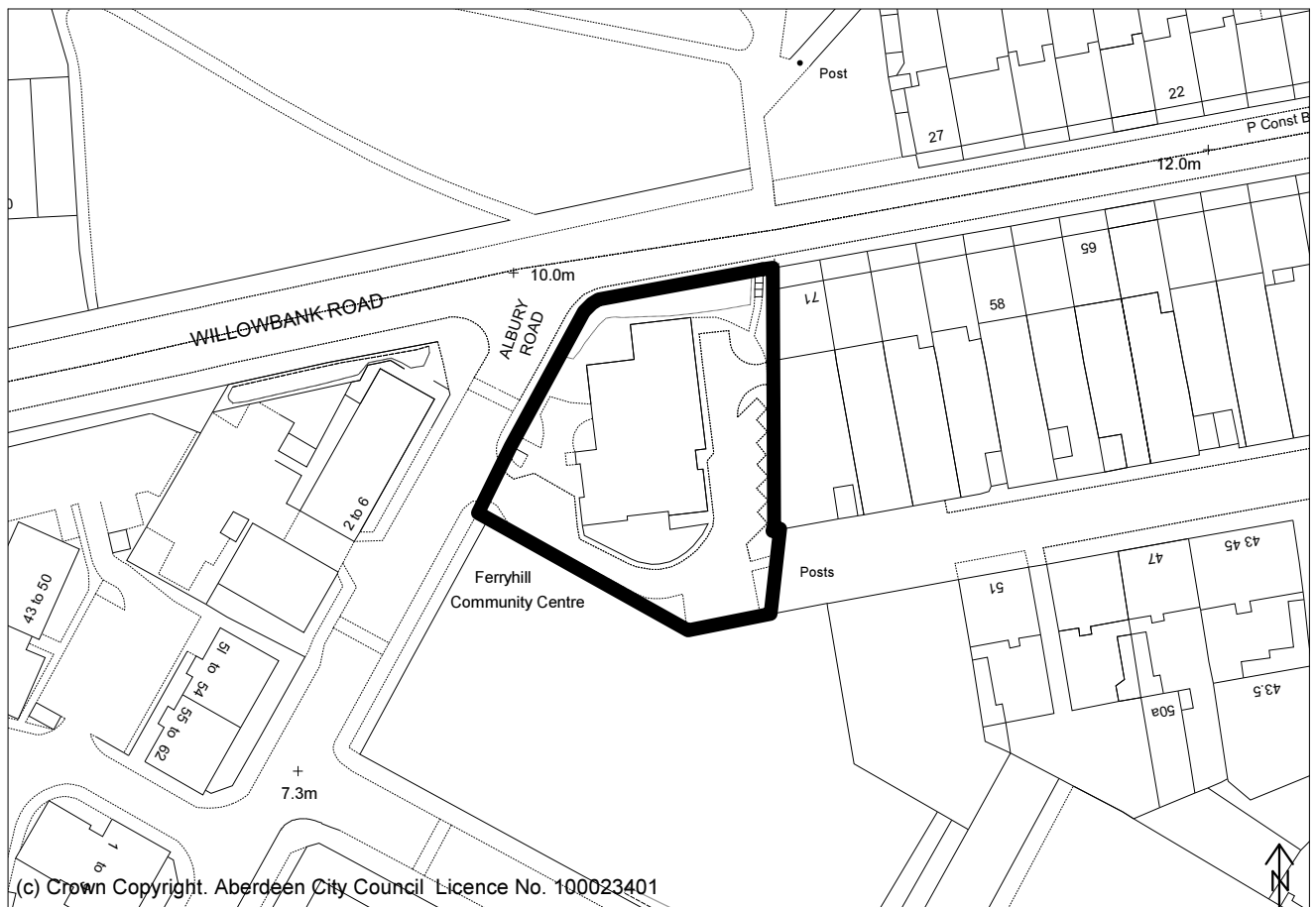


ALBURY ROAD, ABERDEEN

EXTENSION OF EXISTING BUILDING

For: Ferryhill Community Centre, Mrs
Maureen West

| | | | |
|---|------------------|-------------------|------------------------|
| Application Ref. | : P120328 | Advert | : |
| Application Date | : 02/03/2012 | Advertised on | : |
| Officer | : Matthew Easton | Committee Date | : 24 May 2012 |
| Ward: Torry/Ferryhill (Y Allan / G Dickson / A Donnelly / J Kiddie) | | Community Council | : No response received |



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The site is the Ferryhill Community Centre situated on the corner of Albury Road and Willowbank Road. The building is predominately two storeys in height with a lower single storey portion facing Albury Road. There is a car park which is accessed from Albury Road and provides six parking spaces at the rear of the building.

To the south is a playing field, to the north across Willowbank Road is Bon Accord Terrace Gardens which is a public park, to the west across Albury Road are 2½ storey flats and to the east on Springbank Road are 2½ storey terraced dwellings which are category C(S) listed.

The site is within Conservation Area 3 (Bon Accord Crescent / Crown Street).

HISTORY

- Planning permission (92/2402) for the erection of the community centre was granted in July 1993 by the Secretary of State after the Planning Committee gave a willingness to approve an application.
- Planning permission (A7/2501) was granted by delegated powers in March 2008 for a small extension to the front of the community centre. The extension has since been constructed and is complete.

PROPOSAL

It is proposed to construct a small single storey extension to the existing community centre. It would be positioned on a small area of landscaping adjacent to the existing entrance at the front of the property, facing Albury Road.

It would measure 4.4m x 6.5m and 4m in height with a pitched slate roof. The external walls would be finished in synthetic blockwork and brown PVCu windows would be installed.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application has been submitted to the sub-committee as it falls outwith the Scheme of Delegation by virtue of the Councils ownership of the community centre.

CONSULTATIONS

ROADS SECTION – No observations.

ENVIRONMENTAL HEALTH – No observations.

COMMUNITY COUNCIL – No response received.

REPRESENTATIONS

None received.

PLANNING POLICY

Aberdeen Local Development 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, colours, 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 D5 (Built Heritage) – Proposals affecting conservation areas or listed buildings will only be permitted if they comply with Scottish Planning Policy.

Policy H1 (Residential Areas) – Within existing residential areas, proposals for non-residential uses will be refused unless (1) they are considered complementary to residential use; or (2) it can be demonstrated that they use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.

Policy NE5 (Trees and Woodland) – Appropriate measures should be taken for the protection and long term management of existing trees and new planting both during and after construction.

National Guidance

Scottish Planning Policy (Conservation Areas) – A proposed development that would have a neutral effect on the character or appearance of a conservation area (i.e. does no harm) should be treated as one which preserves that character or appearance. The design, materials, scale and siting of new development within a conservation area, and development outwith the conservation area that will impact on its appearance, character or setting should be appropriate to the character and setting of the conservation area.

Planning permission should normally be refused for development, including demolition, within a conservation area that fails to preserve or enhance the character or appearance of the area.

EVALUATION

- The building is a community facility within a residential area. The extension is relatively small scale given the size of the existing facility and it is not considered that the expansion of the premises would cause any conflict with, or any nuisance to the enjoyment existing residential amenity of the area. It is considered that the proposal complies with Policy H1.

- Although the extension would project forward of the main building it would not appear unduly prominent in the street scene due to its small size and the building's setback from the street. The proposed materials would match the existing building in appearance. The character of the conservation area would be maintained and the setting of the nearby C(S) listed buildings on Springbank Terrace would be unaffected. The proposal complies with policies D1 and D5.
- A small area of landscaping which features bushes and shrubs would be removed to allow the construction of the extension. Whilst this is unfortunate, the site is relatively tight and there is little scope for extending on any of the other elevations of the building and there is little scope of replacement. It is considered that the removal of the landscaping would have an insignificant effect upon the area.
- No trees would be removed for the development however there is a large deciduous tree in a landscaped area between the front of the building and Albury Road. As the canopy of this tree is fairly close to the site of the extension a condition has been attached which requires the developer to contact the planning authority to agree any works which are required to the tree prior to work taking place.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The proposed extension would have no adverse impact upon neighbouring properties or the amenity of the area, the character of the conservation or the setting of nearby listed buildings.

it is recommended that approval is granted with the following condition(s):

(1) that any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied - in order to preserve the character and visual amenity of the area.

Dr Margaret Bochel

Head of Planning and Sustainable Development