

26 NETHERHILLS AVENUE, BUCKSBURN

CONVERSION OF FORMER CHILDREN'S HOME INTO NO.4 TWO BED FLATS, INCLUDING NEW 2-STOREY EXTENSION TO REAR TO FORM KITCHEN

For: Mr David Smith

Application Ref.	: P121037	Advert	: Notify not possible
Application Date	: 23/07/2012	(owner)	
Officer	: Tommy Hart	Advertised on	: 01/08/2012
Ward:	Dyce/Bucksburn/Danestone(B	Committee Date	: 27 September 2012
Crockett/G	Lawrence/N	MacGregor/G	Community Council : No response received
Samarai)			



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application property is a 2-storey former children's care home, currently under the ownership of Aberdeen City Council. There is a small grassed garden to the front, with a drive to the east which allows access to the rear garden and the single garage. There is a large rear garden laid mainly to grass. The rear (south) and west boundaries have some fencing and mature landscaping. The fence to the east is 500mm in height and is approximately 250mm above the ground level of the path (Wagley Parade) to the east of the site. The path continues to the rear of the site and allows access towards Newhill Primary School and playing fields as well as the lock-up garages at Ashtown Walk.

The surrounding area is residential in character with a mixture of 2-storey terrace and semi-detached properties on the south side of Netherhills Avenue, and single-storey bungalows on the north side. The majority of properties in the immediate area have retained their front garden with the exception of the properties to the immediate north which have created driveways to the front of the properties.

PROPOSAL

This application seeks permission for 1) change of use to residential flats and 2) to create a 2-storey extension to the rear of the property. A number of small exterior alterations are proposed as well as utilising the existing garage as cycle storage.

The property would be split into four 2-bed flats. The two upper floor flats would gain access from the front of the property (1 new access door being created and one being altered). All the windows on the front elevation would be replaced with one window being blocked up. A new access door would be created on the west elevation with the access on the east elevation being altered, allowing access to the ground floor flats. On the east elevation two doors and one window would be blocked up and made good. To the rear, the existing windows and doors would be removed. The lower flats would have large sliding doors installed to allow access to the rear garden. The upper floor flats would have similar large windows installed. The new extension would be set in the middle of the building, be 5.5m wide, would project 3.5m and would face gable-on to the rear garden. There would be one window installed for each kitchen within the extension, all of which would face to the rear of the property. To the front, four off-street car parking spaces would be provided. Some landscaping would be removed but the majority of grass and the access path would be retained.

REASON FOR REFERRAL TO SUB-COMMITTEE

The property is owned by the Council and therefore, in terms of the scheme of delegation, the application is required to be determined by the Development Management Sub-Committee.

CONSULTATIONS

ROADS SECTION – content with the provision of 1 off-street parking space per flat due to the site having good access to a frequent bus service.

ENVIRONMENTAL HEALTH – no comments received.

COMMUNITY COUNCIL – no comments received.

REPRESENTATIONS

No representations have been received.

PLANNING POLICY

ALDP Policy H1 (Residential Areas) states *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. Open space is defined in the Aberdeen Open Space Audit 2010;*
- 4. complies with Supplementary Guidance on Curtilage Splits; and*
- 5. complies with Supplementary Guidance on House Extensions.*

ALDP Policy D1 (Architecture and Placemaking) states *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. The Council's Householder Development Guide echoes this stance.*

The Council's guidance on The Sub-Division and Re-development of Residential Curtilages gives advice as to what is acceptable in these circumstances in relation to privacy, residential amenity, day/sunlight and car parking.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that in determining a planning application, regard must be had to the Development Plan. Determination shall be made in accordance with the Plan unless material planning considerations indicate otherwise. The Development Plan consists of the Aberdeen City and Shire Structure Plan and the Aberdeen Local Development Plan.

Policy and Guidance

It is considered that the proposal would not constitute overdevelopment of the site. The rear garden ground is sufficiently large to accommodate this extension whilst still allowing a large proportion of garden ground (around 70%) to be used as garden space.

The introduction of a modest extension to the rear would not impact on the privacy or residential amenity of the immediate neighbouring residential properties by virtue of the orientation of the buildings, the position of windows, distance to other properties and also the boundary screening in place. In terms of

impact on sun/daylight, the introduction of the extension would have minimal impact on the immediate area when taking consideration of the impact of the existing building which is to be retained.

The proposal would not result in the loss of valuable and valued areas of open space as defined in the Aberdeen Open Space Audit 2010.

Due to the above, it is considered that there is no conflict with the principles of Policy H1 and the Council's Guidance on The Sub-Division and Re-development of Residential Curtilages and is therefore considered to be acceptable on that basis.

In terms of design, it is considered that the extension and the exterior alterations have been designed with due consideration of their context. The extension is not large, having a 3.5m x 5.5m floorplate, and as such it fits comfortably at the rear of the property without dominating the original building. The alterations proposed to the front of the building mean that the building would have the appearance of two semi-detached properties which again is in keeping with the general pattern of development in the immediate area.

It is considered that the design of the extension, and the other exterior alterations proposed, do not conflict with the guiding principles of the Householder Development Guide or ALDP policy D1 and therefore is considered to be acceptable.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The proposed development is considered acceptable in terms of Aberdeen Local Plan policies D1 and H1, as well as the Householder Development Guide and the guidance note on redeveloping residential curtilages. There would be no loss of privacy to adjacent residential properties by virtue that no windows overlook garden areas or face directly towards other windows. The extension to the rear is seen as minimal and would not cause any loss of sun/daylight to adjacent properties due to the orientation of the building. The other minor exterior alterations proposed are considered acceptable and lend themselves to the property well in that the property resembles a semi-detached house which is in keeping with the surrounding area.

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

(1) that the development hereby approved shall not be occupied unless the car parking areas hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with drawing No. 061[GA]002 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not

thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval - in the interests of public safety and the free flow of traffic.

(2) that no development pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the Planning Authority, a detailed scheme of site and plot boundary enclosures for the development hereby granted planning permission. None of the flats hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety - in order to preserve the amenity of the neighbourhood.

(3) that no development shall take place unless samples and a scheme detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed - in the interests of visual amenity.

(4) that, except as the Planning Authority may otherwise agree in writing, no construction or demolition work shall take place:

(a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays;

(b) outwith the hours of 9.00 am to 4.00 pm Saturdays; or

(c) at any time on Sundays,

except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery] - in the interests of residential amenity.

(5) That the use hereby granted planning permission shall not take place unless provision has been made within the application site for refuse storage and disposal in accordance with a scheme which has been submitted to and approved in writing by the planning authority – in order to preserve the amenity of the neighbourhood and in the interests of public health.

Dr Margaret Bochel

Head of Planning and Sustainable Development.