

68 SPRINGFIELD AVENUE, ABERDEEN

PROPOSED NEW HOUSE IN THE
GROUNDS OF 68 SPRINGFIELD AVENUE
ABERDEEN AND PARKING TO SERVE 68
SPRINGFIELD AVENUE ABERDEEN

For: Ms Mary Gotts

Application Ref. : P120661
Application Date : 09/05/2012
Officer : Garfield Prentice
Ward: Hazlehead/Ashley/Queen's Cross(M
Greig/J Stewart/R Thomson/J Corall)

Advert : Full Notify not poss.
(neighbours)
Advertised on : 23/05/2012
Committee Date : 27 September 2012
Community Council : Comments



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The site located on the corner of Springfield Avenue and Springfield Road and comprises a 1½ storey detached house set centrally within the garden, which extends to approximately 1300 sqm. The house is of traditional design, constructed of granite with a slate roof. It is set back from the road by 10 metres and elevated above it by 2-3 metres. There is a garage next to the north west boundary which is accessed via a driveway leading from an entrance close to the road junction. There are number of small/medium sized trees in the garden. A few trees are located adjacent to the house with the remainder being located close to the boundaries. The garden is enclosed by granite walls. To both sides of the site are detached 1½ storey houses. To the rear and elevated slightly above the application site are four 1½ storey houses that front on to Springfield Lane. On the opposite side of Springfield Road is an area of public open space.

PROPOSAL

Detailed planning permission is sought for the sub-division of the residential curtilage and the construction of a three bedroom detached house. This is an amended proposal, which moved the house a little further from the rear boundary arising from a small reduction in the footprint of the building. The amount of glazing on the rear elevation has also been reduced significantly. A new double garage for the existing house has been deleted from the proposal. Instead, it is proposed to construct two parking spaces to be used by the occupants of the existing house.

It is proposed to construct a 2 storey house of contemporary design on the garden ground to the north west side of the existing house. The proposed house would sit parallel to the existing house, but at an angle of 35 degrees to Springfield Road. At the nearest point it would be located 7 metres back from the road frontage in line with the house at 204 Springfield Road. The proposed house would be substantially glazed on the front elevation. Granite would be used on the front and part of the two side elevations. The remainder of the walls would be finished in smooth white render. The house would have dual mono-pitched roofs finished in quartz-zinc standing seam cladding. The house would measure 11.5 metres by 13.3 metres and attain a height of 7.5 metres. A double garage would be constructed under the house. It is proposed to use the existing vehicular entrance off Springfield Avenue, which would be used exclusively for the new house. Two new parking spaces would be formed in the front garden for use by the occupants of the existing house. It would involve excavating part of the garden (an area of 5.5 metres by 5.5 metres) and constructing retaining walls of up to 1 metre high around the sides. The parking spaces would be adjacent to and accessed directly off Springfield Avenue.

The applicant has submitted a design statement in support of the planning application.

REASON FOR REFERRAL TO SUB-COMMITTEE

This application has been referred to the Sub-committee because the proposal has attracted an objection from Craigiebuckler and Seafield Community Council and thus falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

ROADS SECTION – Two parking spaces would be provided for both the proposed and existing houses, which is satisfactory. A site drainage proposal in line with SUDS principles should be submitted.

ENVIRONMENTAL HEALTH – No response received

COMMUNITY COUNCIL – Craigiebuckler and Seafield Community Council object to the planning application on the grounds that the proposed house would appear crammed into the site, would result in the deprivation of both daylight and sunlight to 5 and 7 Springfield Lane, the inappropriate design in relation to the traditional architecture of the adjacent buildings, the inferior quality of the design and the harmful impact it would have on the surrounding area. Concerns have also been raised regarding a new double garage. However, that part of the proposal has been deleted from the application.

REPRESENTATIONS

5 letters of objection have been received, four of which are from the occupants of the houses on Springfield Lane. The objections relate to the following matters:

- The drawings do not demonstrate clearly the relationship of the proposed house to the houses on Springfield Lane (to the rear of the site)
- The proposal does not comply with the Council's supplementary guidance "The Sub-division and Redevelopment of Residential Curtilages"
- The design of the house is completely out of character and will not blend with the other houses in the area
- The relative height of the roof ridges does not appear to comply with the Council's supplementary guidance
- The loss of an 'open' area
- Potential for the house to be built higher than that shown on the drawings
- Loss of privacy for the residents to the rear of the site – their main public rooms face towards the application site
- Loss of daylight and sunlight particularly at ground floor level and in the garden during winter months
- The size of the proposed rear garden is below that required by the Council's supplementary guidance
- A safety hazard due to the proximity of the entrance to the busy road junction
- The adverse visual impact and the public safety hazard arising from the location of the proposed garage.
- If a garage is not provided there would be insufficient on-site parking for both properties

PLANNING POLICY

Aberdeen Local Development Plan

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 will be considered in assessing that contribution.

Policy H1 – Residential Areas

Within existing residential areas proposals for new residential development will be approved in principle if it does not constitute over development, does not have an unacceptable impact on the character or amenity of the surrounding area and complies with supplementary guidance on curtilage splits.

Policy R7 – Low and Zero Carbon Buildings

All new buildings, in meeting building regulations energy requirements, must install low and zero-carbon generating technology to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.

Supplementary Guidance

The Council's supplementary guidance "The Sub-division and Redevelopment of Residential Curtilages" is a relevant material consideration.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise. Policy H1 of the local development plan supports the principle of constructing new houses within residential areas. However, all such proposals must satisfy the criteria listed in the policy and comply with other relevant local plan policies. Only in these circumstances would new houses be supported.

The application has been assessed primarily in the context of the criteria set out in Policy H1 and the supplementary guidance. The guidance sets out the detailed criteria that require to be satisfied in order for a proposal to be acceptable. Of particular relevance to this proposal are considerations in relation to the density and pattern of development in the area, design and materials of the proposed house, the impact on residential amenity (privacy, daylight and sunlight), the access arrangements and car parking. Importantly, new houses are required to respect and be compatible with the density and pattern of development in the locality.

Density and Pattern of Development

In general, houses on the Springfield Road and Springfield Avenue are 1 and 1½ storey detached properties, including the property on the application site. The site extends to approximately 0.13 hectares. Nearby properties on the north side of Springfield Avenue are typically approximately 0.08 hectares, while the properties to the north of the site on Springfield Road are between 0.04 and 0.06 hectares. The application site, therefore, is significantly larger than nearby properties. The site coverage of the existing site is 9.5%, whereas the properties on Springfield Avenue and Springfield Road (to the north of the site) typically have a site coverages of 12-15% and 20-40% respectively. By comparison, the proposed house would occupy 22.5% of the proposed plot, with the resultant site coverage for the existing house being 16.5%. These figures are compatible with those of the surrounding properties, especially those on Springfield Road and in this regard would complement the prevailing pattern of development in the vicinity of the site. In addition, the houses on Springfield Avenue and Springfield Road are quite close together, which the proposed development would reflect. A rear garden of varying length of between 8 and 9.5 metres would be provided, which would be similar to the other nearby houses on Springfield Road. However, given the limited size of the rear garden it is considered appropriate to remove permitted development rights in order that Council can control the extent of any future extensions to the property.

Design of the Proposed House

It is proposed to construct a house of contemporary design. The design statement submitted with the planning application states that the architect's brief was *"to create a light, modern and highly energy efficient dwelling to provide an easily maintained home for the future"*. It states further that *"The house is compact in layout and has been carefully laid out to respond to levels but also to the trapezoidal site plan. Solid flank walls in dressed and coursed granite provide privacy between the existing (on both sides) and the new build. The west wing is extended out to subtly delineate its different use and responds to the building line to the face of 204 Springfield Avenue. This modeling of the frontage gently adds interest whilst reducing the perceived massing of the house. Externally the building is modern in its context and reflects the age in which we now live. The earlier houses also being typical of their time."* There is no doubt that the proposed house would be substantially different from any other house in the surrounding area, but it must be seen in the context of the existing streetscape, which although generally comprising traditional 1 and 1½ storey properties, has a variety of architectural styles. The design of the proposed house is of a high standard and would be an interesting architectural addition to the streetscape. The Council's supplementary guidance encourages high quality contemporary design where it enhances the appearance of the area or provides an attractive contrast with the surrounding buildings. The combination of shallow pitched roofs and the alignment of the building with the adjacent houses immediately to the north would allow the proposal to sit reasonably comfortably on the site. However, its orientation and design, in particular the 2 storey front elevation, would undoubtedly draw attention to the house and thus would be quite prominent in the immediate streetscape when approached from the south.

The scale and massing of the proposed house would be greater than the adjacent properties. The ridge height of the proposed house would be only marginally above that of the existing house on the site and thus there is no significant conflict with the requirements of the supplementary guidance. However, the wallhead of the proposed would be substantially higher than the existing property on the site, but due to the difference in site levels it would not be significantly greater than the house immediately to the north. Although technically contrary to the supplementary guidance, the proposed wallhead height, which is a direct consequence of the the contemporary design of the proposed house, is acceptable in this case.

The proposed external materials are acceptable. There would be extensive use of glass on the front elevation with granite on the remainder of the frontage and on large areas of both side elevations. The proposed smooth white render on the remainder of the walls is satisfactory.

Car Parking and Access

Sufficient off-street car parking would be provided for both the existing and proposed houses. Two new parking spaces would be provided for the existing house. It was originally proposed to construct a garage, however that part of the proposal was deleted. Forming the parking spaces would result in part of the garden being excavated, retaining walls being constructed and the part of the adjacent garden being regraded. A few small trees in the garden would be lost, but this would not be detrimental to the appearance of the wider area. These would be the first parking spaces in front gardens on that side of the street. All other nearby properties either have or have the potential to have vehicular access off Springfield Lane into the rear gardens. The proposed parking spaces would have a visual impact on the appearance of the property and on the streetscape. However, the impact would not be substantial. The roads officer has not raised any public safety concerns regarding the new parking spaces. The existing driveway into the property would be used exclusively for the new house. The applicant explored using the existing access for both properties, but due to its position next to the road junction, it was considered that any intensification of use would not be in the interests of road safety.

Impact on Residential Amenity

To the rear of the site are four houses that front on to Springfield Lane. It is understood that the main public rooms in the houses face towards the application site. The properties are elevated slightly above the site and are located 19-20 metres from the proposed house. Thus the Council's minimum 18 metre window to window separation distance to protect residents privacy would be met. Furthermore, following the objections being raised by the neighbours, the applicant amended the rear elevation by removing the large glazed screen and replacing it with high level windows. Thus there should be no significant impact on the privacy of the neighbours. However, in order to control any new window opening on the rear elevation, it is recommended that permitted development rights are removed. It is acknowledged that the outlook from three of the adjacent houses would be changed to the extent that a gap between the existing houses

at No.68 and 204 Springfield Road would be lost. However, trees and vegetation on the intervening boundary already limits that outlook. The resultant impact on the amenity of the residents would not be substantial and would not justify refusal of the planning application. There would be no direct overlooking of the houses to either side of the site.

The applicant provided information on the the impact on sunlight reaching the adjacent houses. It was demonstrated that the impact would be negligible for most of the year, but there would be an impact in winter months for part of the day. Any shadows cast would generally be across garden ground and would not affect windows, to any significant extent, in the neighbouring properties. The combination of the distance from the adjacent houses and the use of white render on the rear elevation of the proposed house means that there would be little impact on daylight reaching those properties.

Other Issues Raised by Objectors

The drawings do not demonstrate clearly the relationship of the proposed house to the houses on Springfield Lane - the drawings submitted with the planning application show clearly the position of the proposed house to all adjacent properties. In particular, the relationship to the rear boundary and relative difference in ground levels are shown.

The loss of an 'open' area – it is acknowledged that an area of garden ground would be lost. However, sufficient garden space would remain for both the existing and new houses.

Potential for the house to be built higher than that shown on the drawings – The proposed house would require to be built in full accordance with the approved drawings. Any deviation from those drawings would require the approval of the Council.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The proposal complies with the Aberdeen Local Development Plan, in particular Policy H1, in that it satisfies the criteria listed in the policy and Policy D1 due to the high quality of the design of the new house. The proposal also satisfies the criteria listed in the Council's supplementary planning guidance. The proposed house plot would be of sufficient size to accommodate a new house that would be in keeping with the locality. The general character, density and pattern of development in the area would be maintained. There would be no significant impact on residential amenity. The proposal does not raise any significant road safety or public safety concerns.

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

(1) 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.

(2) that no development shall take place unless a sample of the granite to be used on the walls and details of the colour of the window frames for the development hereby approved have 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.

(3) that no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the Planning Authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

(4) that the building(s) hereby approved shall not be brought into use unless details of the zero and low carbon equipment to be incorporated into the development and predicted carbon emissions, using SAP or SBEM calculations, have been approved in writing by the planning authority and unless the equipment has been installed in accordance with those approved details - to ensure this development complies with requirement for on-site carbon emissions contained in Scottish Planning Policy (SPP) and specified in the the City Council's relevant published Supplementary Planning Guidance 'Low and Zero Carbon Buildings'.

(5) that notwithstanding the provisions of Article 3 and Schedule 1, Parts 1, 2 and 3 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended by various orders including the Town and Country Planning (General Permitted Development)(Scotland) Amendment Order 2011) no extensions, alterations or improvements which materially affect the external appearance of the dwellinghouse, nor any means of enclosure shall be erected or carried out either on, or in the curtilage, of the dwelling house hereby approved without a further grant of planning permission from the planning authority - in the interests of residential amenity

Dr Margaret Bochel

Head of Planning and Sustainable Development.