

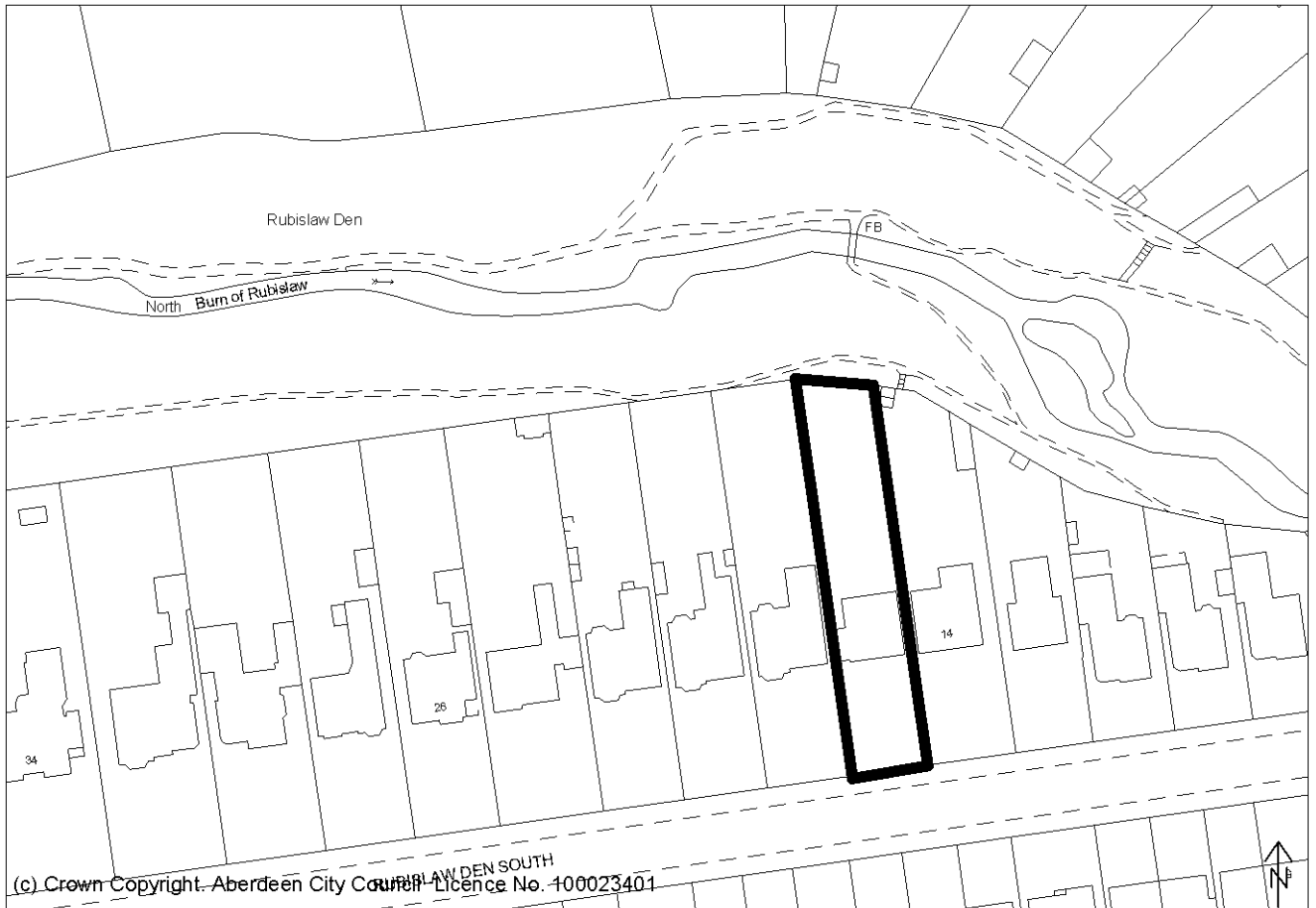
16 RUBISLAW DEN SOUTH, ABERDEEN

PROPOSED SINGLE AND 2 STOREY
EXTENSION TO REAR ELEVATION.

For: Mr & Mrs Grant

Application Ref. : P120274
Application Date : 23/02/2012
Officer : Sheila Robertson
Ward: Hazlehead/Ashley/Queen's Cross(M
Greig/J Stewart/R Thomson/J Corall)

Advert : Full Notify not poss.
(neighbours)
Advertised on : 21/03/2012
Committee Date : 27 September 2012
Community Council : No comments



RECOMMENDATION: Approve Unconditionally

UPDATE

Following a site visit by the Development Management Sub Committee on 2 August 2012, and discussion at the Development Management Sub Committee on 23 August 2012, a decision regarding the following application was deferred pending discussions with the applicant to modify the proposal to reduce impact of overshadowing to the rear garden of the neighbouring property at 14 Rubislaw Den South. Daylight receipt to this property was unaffected. The adjacent property at 18 Rubislaw Den South was unaffected by the proposal in terms of either loss of daylight or overshadowing.

Amended plans have now been submitted reducing the wall head height of both side gables by 1 metre, resulting in the roof height of the rear 2 storey extension dropping from 300 mm to 1.2 metres below the existing roof ridge.

Calculations indicate that the alterations to the height of the extension has resulted in a reduction in the scale of overshadowing to the neighbours' rear garden. The original plans resulted in a 5 metre wide strip of shadow being cast to the side garden of this property, extending eastwards from the mutual boundary, occurring for a short period during late evening. The reduction in height of the extension now restricts the area of overshadowing to a 4 metre wide strip, which is not considered to be unduly onerous, since the affected area does not form the main area of useable garden space and the overshadowing would be of limited duration only occurring near dusk. It should be noted that the rear gardens are all north facing. The proposed amendments are therefore considered to have addressed the neighbours' concerns regarding undue overshadowing.

DESCRIPTION

The application site is located on the north side of Rubislaw Den South, within the Albyn Place/Rubislaw Conservation Area, and extends to 1066 sq. metres with a current site coverage of 14.6%. The application property comprises a 2 storey, detached dwelling house of modern design and construction, finished with a granite frontage, off white render and natural slates, with an attached single pitched roofed garage to the western elevation with a flat roofed extension to the rear providing a utility room. Further accommodation comprises an open plan lounge/kitchen, cinema room and study on the ground floor and master bedroom/ensuite/dressing room, two further bedrooms and shower room at upper level. The rear garden ground extends 40 metres from the rear elevation with access to 'The Den', and is screened by 1.8 metre high fencing and hedging to the eastern boundary, walls varying in height between 2.5 and 3 metres to the western boundary and a 1.8 metre high wall to the rear (north) backed by mature trees within the Den. The dwellinghouse to the west is 3 storey, its roof height approximately 3.2 metres higher than the application property. The garden level of the dwelling house to the east is approximately 1 metre lower than the applicants' plot although the roof height is identical to the application dwelling house.

HISTORY

86/1207 – Erection of rear conservatory.

A5/2240 – Demolition of conservatory and replacement with single storey extension. (Conservatory was demolished but extension never built).

A7/1899 – Erection of railings to front boundary wall and widening of access.

PROPOSAL

Permission is sought to erect (a) a 2 storey extension to the rear elevation to provide a new lounge and family room at ground floor level and 2 new bedrooms and balcony at upper level, and (b) a single storey extension to rear of existing utility room to provide a new kitchen and porch. The 2 storey extension would be twin gabled, project between 6.5 and 6.8 metres from the rear elevation, line through with the western gable, be set 0.5 metres in from the eastern gable, and its height would be 0.3 metres below the existing roof ridge height. Both bedrooms at upper level would access a balcony running 4.7 metres along the rear elevation with a 1.5 metre projection, its eastern elevation screened by a 1.8 metre high opaque glazed screen. The single storey extension would infill the gap between the proposed 2 storey extension and the western boundary, extend 2 metres beyond the proposed 2 storey extension, with a flat roof no higher than the existing boundary wall. Extensive glazing is proposed to the rear facing elevation of the 2 storey extension with two single windows at ground floor level to the east facing elevation, and a single rear facing window to the porch. Finishing materials to include render and slate to match existing, white painted timber windows, and white painted timber gable detailing.

REASON FOR REFERRAL TO SUB-COMMITTEE

The Community Council has objected to the proposal as well as 12 letters of representation having been received, 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 – Observations received - Satisfied that the applicant has provided adequate car parking space within the site to serve the proposed development.

ENVIRONMENTAL HEALTH – No observations received.

COMMUNITY COUNCIL – The Community Council has raised several concerns including overdevelopment of the site, visual intrusion, overshadowing and loss of light and privacy to neighbouring properties and impact to the character of the Conservation Area.

REPRESENTATIONS

12 letters of representation have been received, although 4 have been received from the same household, and 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.
- Proposal is visually intrusive and conflicts with Conservation Area Policy.

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, 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), 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. complies with Supplementary Guidance, in this instance the Householder Development Guide relating to House Extensions.

Additional Guidance

Historic Scotland – ‘Scottish Historic Environment Policy’

EVALUATION

The application shall be determined in accordance with development plan policy, unless material considerations indicate otherwise. The Aberdeen Local Development Plan 2012 is of specific relevance in determining the application in terms of the associated interim 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 Development Plan 2012, its impact on the existing character and appearance of the surrounding neighbourhood, residential amenity and impact on the character of the Conservation Area.

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

Policy D1(Architecture and Placemaking):

- The extension has been designed to integrate with and blend with the existing building in terms of design, and the materials used for the external finishes are considered to be of high quality and to match existing. No part would be visible from the principal elevation or a public elevation, therefore the proposal is considered not to impact detrimentally on the streetscape or visual character of the surrounding area, there being a wide variety of house types and styles within the immediate area, many having been extended to the rear elevation. There is a substantial 2 storey extension to the rear of No 12, for example.
- The extension is considered to be subservient to the main house, and the scale, mass and proportions are considered acceptable in relation to the

existing dwelling house and plot size. The existing footprint of the dwelling house, which is quite modest by neighbouring standards, would rise from 156 sq. metres to 244.75 sq. metres, representing a 54% increase in the ground floor footprint. Site coverage would rise after development by 8% to 22.6%, which is considered low and acceptable within the context of the surrounding area. The resultant site coverage compares favourably with nearby plots, higher site coverage are located mainly towards the eastern end of the road where the ratios can be as high as 42%. Overdevelopment of the site is therefore considered not to be an issue in the context of the surrounding area.

- Sufficient usable rear garden ground would be retained after development, extending 34 metres from the rear of the proposed extension.

Policy H1 Residential

Householder Guidance – House Extensions

- The guidance states that 2 storey extensions will generally be possible on detached properties of 2 storeys, although in relation to detached properties the guidance is not specific about size of extension. General principles relating to extensions expect that they should be architecturally compatible in design and scale with the original house and surrounding area, materials should be complimentary and the extension should not overwhelm or dominate the original form or appearance of the dwelling house. In this instance the proposal is considered to generally comply with the above guidance.
- Any extension should not result in a situation where amenity is 'borrowed' from an adjacent property. Significant adverse impact on privacy, daylight and overshadowing will count against a development proposal. Objections have been raised by both adjacent neighbours to loss of daylight and adverse overshadowing of their properties.
- With regard to the objection relating the loss of daylight to No 18, to the west of the application property, there are several windows on 3 levels which will directly face the proposed extension. The '25 degree rule' as set out in the British Research Establishment's Information Paper on Site Layout - Planning for Daylight and Sunlight – A Guide to Good Practice', was used to assess impact on day lighting to the windows of their habitable rooms indicate that there would only be a negligible decrease in daylight receipt to the. The objection from the owner of this property relates specifically to a kitchen, which is considered not to be a habitable room by the BRE's paper, however calculations ground floor windows, insufficient to warrant refusal.
- In determining the impact in terms of loss of daylight to the property to the east (No 14), the objection relates to the window nearest to the proposed extension, a lounge served by a bay window. In this situation where the nearest side of the proposed extension is at right angles to the window to be assessed, the '45° method' is employed. Calculations indicate no loss of daylight to the lounge window.
- Turning to the impact to adjacent properties in terms of overshadowing, the orientation of the proposed extension and its distance is an important factor. The proposed 2 storey element of the extension is located 4 metres to the east of No 18. Calculations indicate that any overshadowing would be

relatively minor, the shadow cast by the proposed extension mainly affecting the gable wall of the property; only a 1 metre strip of the rear garden would be affected, which does not appear to function as the main area of useable garden space, extending up to 3.5 metres from the mutual boundary wall, any additional overshadowing being confined to early morning during spring and autumn. The single storey element of the extension which abuts the mutual boundary is no higher than the existing boundary wall. Overshadowing calculations for No 14, to the east of the proposed extension, indicate that, due to the drop in ground level, the proposed extension would cast a shadow on a 5 metre wide strip of garden ground to the side of the dwelling house, extending eastwards from the mutual boundary, and occurring for a short period during late evening, during spring and autumn. The additional overshadowing is not considered to be unduly onerous since the affected area does not form the main area of useable rear garden. The additional overshadowing caused to both adjacent properties is considered not to be of sufficient magnitude or duration to warrant refusal of the application.

- Objections have also been raised regarding loss of privacy to No 14 from the ground floor windows to the east of the extension and from the balcony at upper level. Amended plans have been submitted indicating the provision of a 1.8 metre high section of opaque glazed screening to the eastern elevation of the balcony which will prevent any overlooking of the objectors property and garden. 1.8 metre high fencing and hedging on the mutual boundary is considered sufficient to prevent overlooking of the objectors garden from the proposed ground floor windows.

The property lies within the Albyn Place/Rubislaw Conservation Area and Historic Scotland's 'Scottish Historic Environment Policy' (SHEP) must be referred to in determination of the application. SHEP states that the planning authority must pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area when determining applications. The proposal is not visible from a public elevation, being on a non public elevation it would have no visual impact on the streetscape, which policy seeks to preserve, therefore it is considered that the character of the conservation area will be unaffected, in compliance with policy.

RECOMMENDATION

Approve unconditionally

REASON FOR RECOMMENDATION

The proposed extension complies with Local Plan Policies D1 and H1, and the supplementary guidance. The extension is of suitable scale, design and materials for its location, and would have no adverse impact on the visual character of the area. The proposed extension will not increase impact on the privacy or amenity of neighbouring properties in terms of loss of light, no habitable rooms being affected, although there will be a small increase in overshadowing to adjacent properties although not of sufficient severity to warrant refusal of the application, therefore residential amenity will be retained. The character of the Conservation Area would be preserved in compliance with the guidance contained in Scottish Historic Environment Policy.