

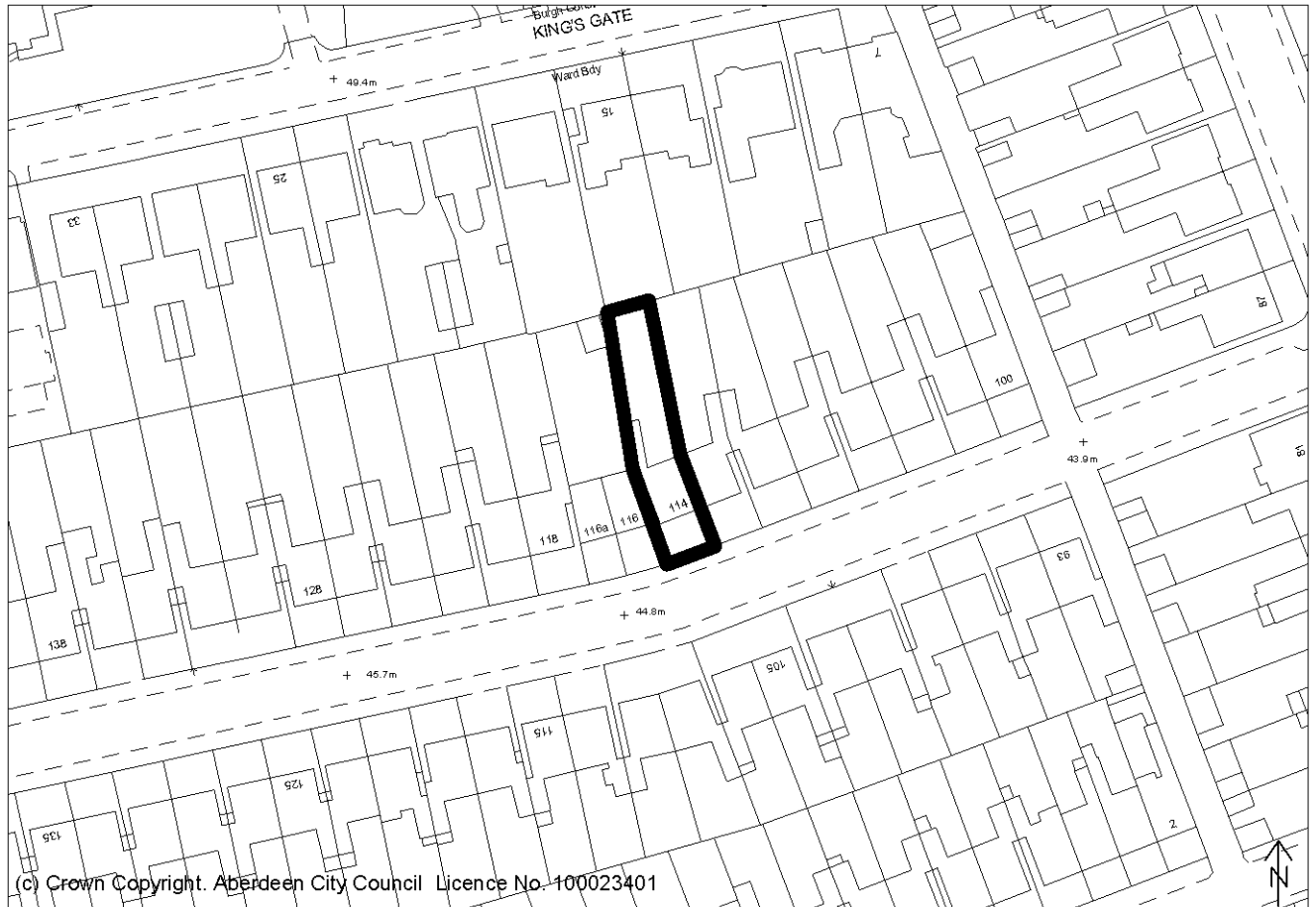
114A HAMILTON PLACE, ABERDEEN

AMENDMENT TO PREVIOUSLY  
APPROVED ACCESS STAIRS AND  
WALKWAY FOR UPPER FLAT (A6/1117)

For: Mr Jacco Huipen

Application Ref. : P121070  
Application Date : 31/07/2012  
Officer : Sheila Robertson  
Ward: Hazlehead/Ashley/Queen's Cross(M  
Greig/J Stewart/R Thomson/J Corall)

Advert : Section 60/65 - Dev  
aff LB/CA  
Advertised on : 15/08/2012  
Committee Date : 27 September 2012  
Community Council : No comments



**RECOMMENDATION: Approve Unconditionally**

## **DESCRIPTION**

The application property is located on the northern side of Hamilton Place, located within Conservation Area 4 (Albyn Place/Rubislaw), and relates to the lower flat of a 2.5 storey, semi detached property of traditional design and build. The application property formerly comprised a single residential unit, separated into 2 self contained flats in the 1980's.

## **HISTORY**

A6/1117 – Planning permission was granted by the Planning Committee on 26 October 2006 for (a) the erection of an extension to the western gable to form a new entranceway to the lower flat, the upper flat being accessed by an existing door to the front elevation, and (b) to replace the existing flat roofed extension to the rear with a pitched roofed extension extending a further 2.5 metres along the mutual western boundary and 700mm wider, with a walkway running along the length of the eastern roof slope to provide a replacement access from the rear elevation of the upper flat to the rear garden. Historically the upper flat had an established walkway across the original flat roofed rear extension as the only means of accessing the rear garden. No objections were received from notified neighbours regarding this application apart from a letter from the owner of the upper flat expressing concerns regarding lack of information related to proposed materials, dimensions and the quality of the access walkway and stairs serving their property. No objections were received from neighbouring properties regarding loss of privacy. The original walkway extended across the whole of the flat roofed extension and had the potential to be used as a roof terrace. Evaluation of this application concluded that no additional privacy issues would arise from the construction of the replacement access walkway and stairs, since the addition of a pitched roof above the replacement extension removed the possibility of using the walkway as a roof terrace thereby restricting the use of the walkway to occasional use for accessing the rear garden, thereby reducing existing loss of privacy to the rear garden of No 116. It was considered that the proposal would be appropriate in the context of neighbouring amenity, comply with policy guidance and would have no detrimental impact on either residential character and amenity, and no impact to the character of the Conservation Area.

A7/0673 – Alterations to above planning permission to alter profile of roof above extension forming vestibule to permit insertion of a domed rooflight.

## **PROPOSAL**

Planning permission is now sought to make several small amendments to the approved walkway and access stair, in order for its construction to meet with current building standards. The rear extension was completed several years ago and the walkway and the access stairs are near completion, however building warrant standards require several amendments to the design of the walkway and access stairs before the completion certificate can be issued. The amendments include widening the width of the walkway and stairs by 200mm resulting in the floor level of the walkway having to be raised a further 200mm up the roof plane, and increasing the height of the handrails from 900mm to 1100mm. The handrails to the eastern elevation were to be metal, mounted above the original boundary wall but concerns regarding the condition of this wall has resulted in the applicant changing the handrails to wood to match the walkway and fixing them

to the inner face of the boundary wall. The length of the access steps have had to be lengthened to incorporate a further number of risers to comply with building regulations.

### **REASON FOR REFERRAL TO SUB-COMMITTEE**

6 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 –No observations received.

ENVIRONMENTAL HEALTH –No observations received

COMMUNITY COUNCIL –No comments received.

### **REPRESENTATIONS**

6 letters have been received objecting to the proposed amendment on the following grounds –

- Impact on character of the Conservation Area.
- Design and materials.
- Loss of privacy.
- Would set precedent for similar proposal.

### **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) and within new residential developments, proposals for new 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 Interim Guidance on House Extensions.

#### **Additional Guidance**

Historic Scotland – 'Scottish Historic Environment Policy'

### **EVALUATION**

The principle of the proposed extension, walkway and external stair have already been established by approval of the previous application by the Planning Committee on 26 October 2006, therefore the only issue to be considered is the

additional impact to neighbouring residential amenity and to the character of the Conservation Area from the proposed amendments to the walkway.

The proposed amendments are required to enable the walkway to comply with health and safety requirements as part of the Building Warrant application and are considered to be minor in nature. The resultant raising of the walkway 200mm further up the roof slope as a result of its widening is not considered to result in any additional overlooking of the neighbouring property to the west (116 Hamilton Place) than would have existed had the approved walkway been built, as previously approved. Clear views of the rear of the property and garden at 116 Hamilton Place would have been permitted by the originally approved walkway and stairs, the raising of the height of the walkway will not result in any additional opportunity for overlooking of this property. Since approval of the original application for the extension and walkway, a single storey extension has been built to the rear of 116 Hamilton Place, to provide a kitchen/dining roof, which incorporates rooflights. The raising of the height of the walkway would not permit additional views into the extension. The heightening of the handrails and change of materials to match the remainder of the walkway and access stairs would have no additional impact to residential character and amenity.

The proposed walkway is only intended for the occupiers of the upper flat to gain access to their rear garden, it is not wide enough to permit useage as a roof terrace.

Impact to the character of the Conservation Area from the amendments to the approved walkway and stairs would be negligible since the development is not visible from a public elevation. An additional 200mm of handrail would project above the roof ridge of the entranceway to the front elevation, however the entrance vestibule is set approximately 4.7 metres back from the front elevation, located within a narrow gap between the application gable and that of 116 Hamilton Place and will not be readily visible, thereby additional impact to the character of the Conservation Area is considered negligible.

## **RECOMMENDATION**

### **Approve Unconditionally**

## **REASONS FOR RECOMMENDATION**

The proposed amendments to the walkway and stairs are considered satisfactory in terms of design, scale and appearance and comply with Local Development Plan Policies D1 and H1, and the householder supplementary guidance. The proposed raising of the walkway would not result in a structure of an overbearing nature, would not cause any further onerous infringement on the privacy of neighbouring properties than would have existed from the previously approved walkway and stairs and would have no adverse impact on the visual amenity of the surrounding area, being located on a relatively non public elevation. The character of the Conservation Area would be preserved in compliance with the guidance contained in Scottish Historic Environment Policy.

**Dr Margaret Bochel**  
Head of Planning and Sustainable Development.