

41-45 LEADSIDE ROAD, ABERDEEN

DEMOLITION OF EXISTING BUILDING
AND CHANGE OF USE TO FORM 11
NO.FLATS

For: Forbes Homes Ltd

Application Ref. : P111370
Application Date : 09/09/2011
Officer : Jennifer Chalmers
Ward: Midsocket/Rosemount (B Cormie/J
Laing/F Forsyth)

Advert : Section 60/65 - Dev
aff LB/CA
Advertised on : 22/08/2012
Committee Date : 8th November 2012
Community Council : No response received



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application site is located on the south eastern side of Leadside Road approximately 23m to the north west of Northfield Place. The application site currently incorporates 2 no buildings, a commercial unit (former coach house type building) and community centre.

HISTORY

P121146 – Application for conservation consent submitted for ‘Demolition of Existing Buildings’. Decision Pending.

PROPOSAL

Detailed planning permission is sought to demolish the 2 no. existing buildings and change the use to form 11 no. flats.

The replacement building would be split level with the western most building being 13.8m high and the lower building being 11.7m. Seven of the flats would be located in the western most building and would be over 4 floors, whilst the smaller building would have 4 no flats on first and second floors.

The smaller building would have a pend at ground floor level leading to a car parking area at the rear of the site. There would be two entrances into the buildings with one being located adjacent to the pend and the other entering the larger building. Balconies would be provided to all but the single ground floor flat.

The area on the front elevation around the entrance to the pend would be finished re-using the existing granite from the coach house type building, whilst the remainder would be finished in new granite with a fine picked string and base course and a dry dash render, with the roof being finished in natural slate.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application site is under the ownership of Aberdeen City Council, 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 objection.

ENVIRONMENTAL HEALTH – No observations received

COMMUNITY COUNCIL – No observations received

PLANNING GAIN – Request that developer contributions be provided to address impacts regarding education, community facilities, recreation, core paths network and library facilities.

REPRESENTATIONS

One letter of representation has been received.

The objection relates to:

- The use of timber finish, which is not considered appropriate in a Conservation Area where there are traditional tenement buildings.

PLANNING POLICY

Aberdeen Local Development Plan: Policy H1 (Residential Areas) – this policy relates to proposals for new residential development which 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;

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 the building elements will be considered in assessing that contribution.

Aberdeen Local Development Plan: Policy D2 (Design and Amenity) – in order to ensure the provision of appropriate levels of amenity the following principles will be applied:

1. Privacy shall be designed into higher density housing.
2. residential development shall have a public face to a street and a private face to an enclosed garden or court.
3. all residents shall have access to sitting-out areas. This can be provided by balconies.
4. when it is necessary to accommodate car parking within a private court, the parking must not dominate the space: as a guideline no more than 50% of any court should be taken up by parking spaces and access roads. Underground or decked parking will be expected in high density schemes.
5. Individual flats or houses within a development shall be designed to make the most of opportunities offered by the site for views and sunlight. Repeated standard units laid out with no regard for location or orientation are not acceptable.
6. Development proposals shall include measures to design out crime and design in safety.

Aberdeen Local Development Plan: Policy D4 (Aberdeen's Granite Heritage) – the City Council will encourage the retention of granite buildings through the City. Within conservation areas, neither conservation area consent nor planning permission will be given for the demolition or part removal of granite buildings, excepting those buildings that make an insignificant contribution to the character of the conservation area.

Aberdeen Local Development Plan: Policy D5 (Built Heritage) – proposals affecting Conservation Areas will only be permitted if they comply with Scottish Planning Policy.

Aberdeen Local Development Plan: Policy RT3 (Town, District and Neighbourhood Centres) – proposals for changes of use from retail to non-retail use in neighbourhood centres will only be allowed if:

1. the proposed alternative use makes a positive contribution to the vitality and viability of the shopping centre; and

2. the proposed alternative use will not undermine the principal retail function of the shopping centre or the shopping development in which it is located;

Aberdeen Local Development Plan: 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. This percentage requirement will be increased as specified in Supplementary Guidance.

Scottish Planning Policy: Conservation Areas – the merits of the building and its contribution to the character and appearance of the conservation area are key considerations when assessing demolition proposals. Where demolition is considered acceptable, careful consideration should be given to the design and quality of the replacement scheme.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require planning applications to be determined in accordance with the development plan unless other material considerations suggest otherwise.

Principle of Development

Although the buildings are located within a Residential Area, they are also within an area zoned as a Neighbourhood Centre. However, Neighbourhood Centres refer to changes of use from retail to non-retail and it is recognised that neither of the buildings currently have a retail use, therefore this Policy (RT3) is not considered directly relevant to the evaluation of this proposal. The principle of the use has been assessed under H1, and is considered acceptable. The premises are within a residential area and it is considered that a change of use from commercial and community centre to residential would be appropriate for this area.

It is recognised that the demolition will involve the loss of a granite building, however it is not considered that this has any architectural merit in its own right or on the wider streetscape, and therefore does not oppose Policy D4 of the Aberdeen Local Development Plan. Conservation Area consent is currently with Historic Scotland.

Scottish Planning Policy

The existing buildings have no particular architectural merit, other than the former coach house type building which is of granite construction and have little value within the conservation area. There are tenement buildings immediately to the west of the application site and further tenements immediately to the south along Northfield Place. Further along Leaside Road to the south east there is a large flatted development to a similar scale as the tenements. Given the nature of the existing buildings immediately adjacent to the application site, it is considered that their demolition would not adversely affect the character of the conservation area, and is therefore in accordance with Scottish Planning Policy and subsequently Policy D5 of the Aberdeen Local Development Plan.

Design

The proposed building materials for the replacement building would re-use the granite from the coach house, as well as using new granite for the remainder of the building. The proposed structure would blend in well with the neighbouring buildings on either side. The entrance doors to the 2 no buildings are designed in such a way as to make a feature of the entrances in line with other surrounding tenement buildings. In terms of the scale of the structure, the 2 no buildings are of differing heights. The difference in height lessens the visual impact but also the lower of the 2 no buildings would be on the site of the coach house and would therefore have less of an impact on the property immediately to the south east which backs onto the application site.

In terms of the replacement buildings, the western most building would sit approximately 0.5m further forward than the existing building, bringing it flush with the adjoining tenement to the west. The eaves of the replacement western building would be brought in line with the eaves of the adjacent building in order to create the appearance of a continuous building line and creating a building of an acceptable scale and mass in relation to the surrounding buildings. For these reasons the proposal would be considered acceptable for its context and setting, with appropriate scale, massing and finishing, as such complies with Policy D1.

Amenity Space

In order to accord with Policy D2, the building has been designed with balconies to the 1st, 2nd and 3rd floors to the rear of the development, thereby addressing sitting out areas and the orientation of the rear of the building would be facing south west, thereby increasing solar gain during the afternoon with a relatively open outlook over the rear gardens of neighbouring tenements. There would be no issues relating to privacy and/or loss of amenity of adjoining residents.

Car Parking / Cycle Parking

The Roads Engineer is satisfied with the proposed 18 no car parking spaces located to the rear of the property and therefore accords with Policy D2. It is proposed to retain the existing access off Leadsie Road and would allow for two-way vehicular movement.

Planning Gain

A planning gain contribution has been calculated for the 11 no flats. The summary of contributions concluded that a payment would be necessary for community facilities/meeting spaces, recreation, library, education and the core paths network. It was acknowledged by the planning gain officer that the application was validated in September 2011, before the 25% requirement came into force in December 2011. Taking this into account, an affordable housing contribution will not be requested as the number of units is below the 20 unit threshold.

Low Carbon

Subject to appropriate condition, the principles of Policy R7 can be upheld within the development.

Conclusion

The development of the site is considered appropriate in terms of the local development plan and Scottish Planning Policy with appropriate design and layout of the proposed flats, the scheme would provide accommodation within an area close to the city centre and public transport links. The effect of the development within the wider area would be limited. Accordingly, approval is recommended subject to appropriate conditions.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

that the proposal would not have a detrimental impact on the character or amenity of the surrounding conservation area due to its strong design and the proposed materials of the replacement building. Subject to appropriate conditions the proposal would accord with Policies H1, D1, D2, D4, D5, R7 of the Aberdeen Local Development Plan and Scottish Planning Policy.

it is recommended that approval is given subject to the following condition(s):

(1) that no development shall take place unless 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.

(2) that the development hereby approved shall not be occupied unless the car parking areas hereby granted planning permission have been constructed, laid-out and demarcated in accordance with drawing No. 02 rev A 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.

(3) that all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.

(4) that the use hereby authorised shall not take place unless there has been submitted to and approved in writing for the purpose by the planning authority a scheme of landscaping for the site, which scheme shall include indications of all

existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree / shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting - in the interests of the amenity of the area.

(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.

(6) That none of the units hereby granted planning permission shall be occupied unless a scheme detailing cycle storage provision has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme - in the interests of encouraging more sustainable modes of travel.

(7) That the facade of the flat hereby approved shall not be finished other than with natural granite blocks with a surface finish, block size and style of pointing and jointing to match that existing – in order to preserve the amenity of the neighbourhood.

(8) 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'.

(9) 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.

Dr Margaret Bochel

Head of Planning and Sustainable Development.