

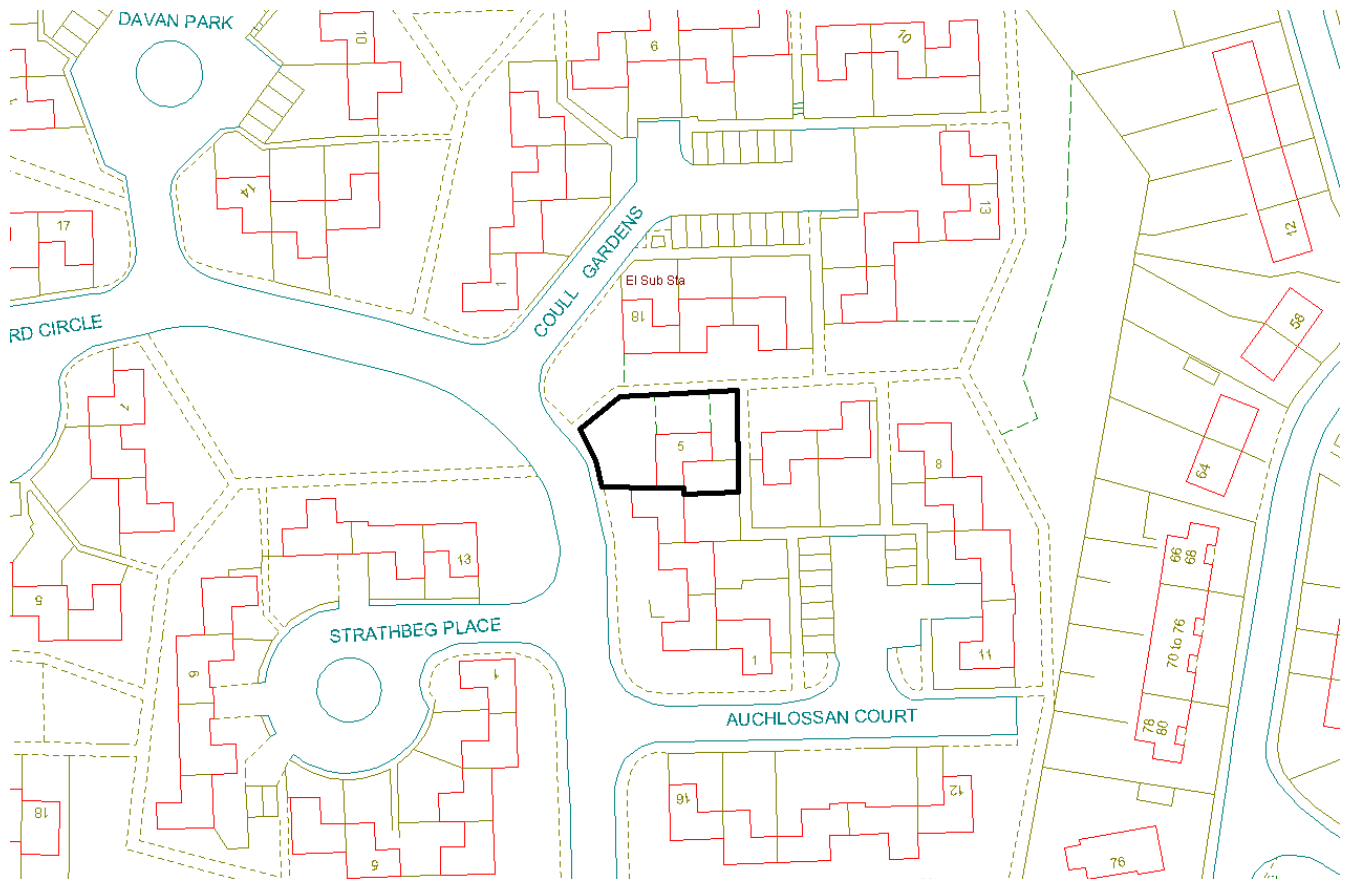
5 AUCHLOSSAN COURT, BRIDGE OF DON

REAR EXTENSION, EXTENSION AT FIRST FLOOR LEVEL AND FRONT PORCH

For: Mr S Opiola

Application Ref. : P121424  
Application Date : 09/10/2012  
Officer : Jacqui Thain  
Ward: Bridge of Don (M Jaffrey/J Reynolds/S Stuart/W Young)

Advert :  
Advertised on :  
Committee Date : 6 December 2012  
Community Council : Comments



**RECOMMENDATION: Approve Unconditionally**

## **DESCRIPTION**

The application property is situated to the north-west of Auchlossan Court and is a single/2 storey dwelling on an L-shaped footprint with pitched roofs. To the north and west of the dwelling is a grassed area of public amenity space and beyond, to the north, is a path and to the west a road. To the east is a path. To the rear, to the south and east the plot is bounded by a timber fence approximately 1.73m in height. The frontage of the property is set back from the adjoining dwelling to the south. Within the vicinity there is a selection of house designs with a predominant feature of the dwellings being a variety of pitched and flat roofs of varying heights and styles. Most properties in the vicinity are situated within a staggered building layout. The grassed areas within the application site, to the north and west of the house are amenity space, rather than part of the garden ground of the application house. The existing plot coverage is approximately 36.5%.

## **HISTORY**

There is a current, as yet undetermined, planning application (reference 121354) for change of use of the grassed area, to garden ground. This includes the area to the north and east of the house.

## **PROPOSAL**

The application seeks full planning permission for an extension at first floor level, a rear (wrap around) extension, and new front porch.

An additional single storey extension would be created above the existing lounge. The walls of the extension would sit flush with the existing walls and the pitched roof would sit lower than the adjacent roofs. The extension would measure approximately 4.15m x 4.5m. Two windows, to match the existing in scale and design, would be situated on the front elevation and there would be no glazing to the rear.

On the front (west) elevation, a porch would be created. The proposed porch would project 1.5m, have a width of approximately 2.39m and measure 3.15m high to the top of the pitched roof.

To the rear of the dwelling, a single storey wrap around extension would be built. The proposed extension would sit flush with the north-most gable, project approximately 3.2m beyond the east-most gable, extend approximately 2.4m beyond the south-most gable, have an overall length of approximately 7.185m and overall width of approximately 7.4m. There would be one window on the north elevation of the extension, a set of patio doors on the south elevation and 2 rooflights on the east elevation (both measuring approximately 700mm x 1200mm).

The materials for the alterations would match the main dwelling.

It is also proposed to slap through 2 new windows in the existing lounge and create 1 new window in the kitchen. These works are Permitted Development and as such do not require to be assessed in conjunction with the planning application.

The resulting plot coverage would be approximately 54%.

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

The application has been referred to the Sub-Committee because the Council own part of the application site and, in addition, comments have been received from the Bridge of Don Community Council. Therefore, in terms of the Council's Scheme of Delegation, the planning application must be determined by the Development Management Sub Committee.

### **CONSULTATIONS**

ROADS SECTION – Response. No observations

ENVIRONMENTAL HEALTH – Response. No observations

COMMUNITY COUNCIL – Response. One letter of representation has been received from the Bridge of Don Community Council.

The Community Council feel that the extension in this application is one in which the local residents' opinions should be taken into consideration. The Community Council add they do not usually comment on individual applications of this sort but would hope that this would not create a precedent so that the area becomes an area of over extended houses.

### **REPRESENTATIONS**

There are no further letters of representation.

### **PLANNING POLICY**

#### **Aberdeen Local Development Plan (2012)**

##### **Policy H1 – Residential Areas:**

Proposals for householder development will be approved in principle if it:

- does not constitute over-development
- does not have an unacceptable impact on the character and amenity of the surrounding area
- complies with Supplementary Guidance

##### **Householder Supplementary Guidance :**

The guidance states front extensions should be of a scale and design which is complementary to, and consistent with, the original dwelling. Modest porches will generally be acceptable and should not detract from the design of the original building or the character of the street.

The general guidance relating to rear extensions states proposed extensions should not project forward of any established building line. (It should be noted the layout of the properties is not of a conventional design).

The plot coverage guidance states no more than 50% of the front or rear curtilage shall be covered by development.

**Policy D1 – Architecture and Placemaking Design:** 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, details, the proportions of building elements and landscaping will be considered in assessing this.

## **EVALUATION**

The application shall be determined in accordance with development plan policy unless material considerations indicate otherwise. In this instance there are no strategic issues. The adopted Aberdeen Local Development Plan is of specific relevance in determining the application in terms of Policy H1 (Residential Areas) and Policy D1 (Architecture and Placemaking Design).

The proposals are considered to comply with the relevant policies for the reasons detailed below.

### Policy H1 of the Aberdeen Local Development Plan

The alterations would sit well with and be subservient to the main dwelling and generally comply with supplementary guidance being of suitable design, scale and materials.

The porch would sit well within the streetscape and being modest in scale, would result in minimal additional and no detrimental impact on residential amenity and character. Due to the application property being set back from the neighbouring dwelling, the porch would be extensively screened to the south.

The extension above the lounge is acceptable. The overall height of the roof would be increased by approximately 1.65m, which is not considered to be excessive in relation to the main dwelling and nearby properties. Due to the orientation of the dwellings, there would be no overshadowing of the adjoining property to the south. To the rear, there would be minimal increase in overshadowing of the applicant's garden, for a short period of the day only.

The wrap around rear extension is of appropriate design and scale. Although there may be some additional impact by overshadowing to the east, the shadow would fall short of the gable of the neighbouring dwelling, and due to the orientation of the properties, the impact would be for a short period of the day only and is considered tolerable.

The first floor and rear extensions would result in no detrimental impact on the character and amenity of the residential area. Due to the large variety of roof styles nearby, the increase in height of part of the roof, in order to accommodate the first floor extension, would not significantly impact upon the existing streetscape. The rear extension would result in minimal additional impact. The proposal would not be readily visible from the main street to the west, and only partly visible from the path to the north. In addition, the rear extension would be partly screened by the dwellings to the east and south and by high fencing.

The proposals would result in minimal additional impact on neighbouring residents' privacy. To the front there is existing overlooking and the nearby dwellings to the north-west and south-west are located a considerable distance from the application property. The impact to the north by the small porch window and single sitting room window would be minimal due to the neighbouring dwellings being located a substantial distance from the application property. To the rear, there is adequate screening by a high timber fence.

The proposals would result in 54% plot coverage, as compared to 36.5% as existing. The rear extension and porch would not constitute over-development of the site; after completion an acceptable proportion of usable garden ground would remain. The surrounding amenity space means that although plot coverage is high, the site would not appear over-developed as it still sits within grassed open space.

Although the porch is not fully compliant with supplementary guidance in relation to proportion of glazing, it complies with guidance in relation to scale and materials and due to the location of the porch, would result in no adverse impact on amenity.

#### Policy D1 of the Aberdeen Local Development Plan

The proposals would sit comfortably with the existing dwelling and would make a positive contribution to their setting. In assessing the application against Policy D1 (Architecture & Placemaking Design) it is considered that full consideration has been given with regard to suitability within the plot and the context of the surrounding area. The porch and extensions are appropriate for the setting and factors such as siting, design, scale, massing, colour, materials, details and proportions of building elements have been considered.

Whilst ownership of the land is not a planning consideration, it should be noted for clarity, that a change of use and sale of the area to the east of the house would be required before the permission may be implemented.

With regard to the issue of precedent, each application for an extension of a house in this area would be treated on its own merits on the basis of its impact on residential amenity and other material considerations, including development plan policies.

### **RECOMMENDATION**

**Approve Unconditionally**

### **REASONS FOR RECOMMENDATION (check and to schedules screen)**

The porch, first floor extension and rear extension would sit well with the main dwelling, comply with Policy H1 and D1 of the Aberdeen Local Development Plan and generally comply with the Household Supplementary Guidance. The proposals would result in no detrimental impact on neighbouring dwellings or on the the amenity and character of the residential area.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.