

107 SPRINGFIELD ROAD, ABERDEEN

ERECTION OF SHED AND FENCING

For: Mr Ramsay Milne & Miss Morag Hamil

Application Type : Detailed Planning Permission

Application Ref. : P130689

Application Date : 14/05/2013

Officer : Sheila Robertson

Ward : Hazlehead/Ashley/Queen's Cross

(M Greig/J Stewart/R Thomson/J Corall)

Advert :

Advertised on:

Committee Date: 18 July 2013

Community Council : No comments



**RECOMMENDATION: Approve unconditionally**

## **DESCRIPTION**

The application site is located on the west side of Springfield Road, at its junction with Springfield Gardens, extends to 500sq.m, with a current site coverage of 23%, and comprises a 1.5 storey, detached dwelling house, finished in granite with orange/red roof tiles. The rear garden ground extends to 265sq.m and is screened to the rear (west) boundary by a 1.8m. high wall, while the northern boundary, which abuts Springfield Gardens, is screened by 1.8m. high walls to a point lining through with the rear elevation of the dwelling house, thereafter dropping down to approximately 1m.

## **RELEVANT HISTORY**

None

## **PROPOSAL**

Permission is sought to erect (a) a shed in the rear garden, between the northern gable of the dwelling house and the boundary wall, (b) a section of 1.8m high, pressure treated, lattice topped timber fencing to part of the boundary on elevation to Springfield Gardens, and (c) square trellis fencing fitted to the southern rear garden boundary wall, ranging in height between 2 and 2.2m above ground level and stained golden brown. The shed would be 2.4m x 3m with a shallow pitched roof 2.3m high to roof ridge and constructed of tongue and groove redwood, stained either light brown or red cedar, with a window to the south facing elevation and high level window to the north facing elevation. The fencing would extend 9m along the northern boundary, 1.8m in height and line through with the northern gable of the house, with a 4.4m section and an access gate linked to the northern corner of the dwelling house.

## **Supporting Documents**

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at - <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?130689>

On accepting the disclaimer enter the application reference quoted on the first page of this report.

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

The application has been referred to the Sub-committee because the applicant is an elected member of the Council. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

## **CONSULTATIONS**

**Roads Project Team** – No observations.

**Environmental Health** –No observations.

**Community Council** –No comments received.

## **REPRESENTATIONS**

None received.

## **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, 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 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; and
3. complies with Supplementary Guidance contained in the Householder Development Guide.

## **Supplementary guidance**

Householder Development Guide: There are no specific guidelines relating to erection of domestic sheds or fences, however all development is expected to be architecturally compatible in design and scale with the original house and its surrounding area. Materials should be complementary to the original building. Any development should not overwhelm or dominate the original form or appearance of the dwelling house. No more than 50% of the rear garden should be covered by development. No development should result in a situation where neighbouring residential amenity is detrimentally impacted.

## **EVALUATION**

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

### Policy D1 – Architecture and Placemaking

- The proposed shed is of minor dimensions and subservient to the original dwelling house. Its scale, mass and proportions are considered acceptable in relation to the existing dwelling house and plot size. The site coverage would rise after development by 1% to 28% which is considered low and acceptable within the context of the surrounding area. 97.3% of the useable rear garden ground would be retained after development.
- The proposed shed would be located behind the front building line of the dwelling house, and although it would be partially screened by the proposed fencing, a small section of roof would be visible. However its dimensions and design are such that there would be no visual impact on the character of the streetscape.
- The proposed fencing is considered to result in a structure of satisfactory height and design, the materials are high quality and would integrate well with the existing property, and is considered to be of sufficient height to ensure privacy to the applicants' rear garden without impacting on the visual amenity of the streetscape.

Policy H1 Residential:

Supplementary Guidance –Householder Development Guide

- There are no specific guidelines specifying scale and design of sheds and fences, each application is assessed on its own merits on a site specific basis in terms of impact on residential character and amenity. Both the shed and fencing are considered to be of suitable domestic proportions, scale and materials, and to be located sufficiently distant from neighbouring properties to ensure no detrimental impact on the visual or residential character and amenity of the surrounding area. No additional loss of privacy to neighbouring properties from the windows of the shed since the rear garden would be adequately screened.

**RECOMMENDATION**

**Approve unconditionally**

**REASONS FOR RECOMMENDATION**

The proposals are considered to comply with Local Plan Policies D1 (Architecture and Placemaking) and H1 (Residential Areas), and the general principles contained in the Householder Development Guide. The proposed shed and fencing are considered to be of suitable domestic scale, design and materials for their location, and would not have any adverse impact on the residential amenity of neighbouring properties or on the character of the area. The proposals are considered to be located sufficiently distant from neighbouring properties to ensure no impact in terms of loss of daylight/ privacy or overshadowing thereby maintaining current residential amenity.

**Dr Margaret Bochel**