

# Planning Development Management Committee

3 AIRYHALL GARDENS, ABERDEEN

EXTENSION TO EXISTING DORMER WINDOW  
TO FRONT ELEVATION

For: Mr Phil Taylor

Application Type : Detailed Planning Permission  
Application Ref. : P131702  
Application Date : 21/11/2013  
Officer : Sheila Robertson  
Ward : Airyhall/Broomhill/Garthdee (I Yuill/A  
Taylor/G Townson)

Advert :  
Advertised on:  
Committee Date: 16 January 2014  
Community Council : No comments



**RECOMMENDATION: Approve Unconditionally**

## **DESCRIPTION**

The application site is located on the south side of Airyhall Gardens, close to the junction with Airyhall Place, and comprises a 1.5 storey, semi detached dwellinghouse with a fully hipped roof. There is a single flat roofed dormer window to both the front and side elevations, finished with red/brown roof tiles. The surrounding area is characterised by a variety of 1.5 storey semi detached properties, with a range of scales and types of dormer windows to the principle elevations.

## **RELEVANT HISTORY**

None

## **PROPOSAL**

Planning permission is sought to extend the dormer window to the principle elevation, by a further 1.2m to provide more internal headroom within an existing bedroom. All materials to match existing.

## **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?131702>

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

## **REASON FOR REFERRAL TO COMMITTEE**

The application has been referred to the Sub-committee because the applicant is related to 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**

Roof extensions and dormer design.

## **EVALUATION**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

The main issue in determining the application is whether or not the proposal complies with the relevant policies, and, if not, whether there are any reasons which outweigh policy, for example the presence of similar extensions in the immediate area.

The proposed extension results in a dormer that meets requirements in terms of design and scale, window location, and ratio of glazing to solid infill. The extension will replicate the design of the original dormer and is therefore considered to be fully compliant with the supplementary guidance relating to dormer design.

The resultant dormer would integrate well with the style of the existing dwelling house, would not result in visual clutter on the roof and would have no impact on the architectural consistency of the existing dwelling house. There are a large variety of dormer windows with the immediate area, the proposal would not be out of character with surrounding properties in terms of design and would have no impact on the visual character of the streetscape in compliance with Policy D1 and the supplementary guidance. There will be no additional overlooking or loss of privacy to neighbouring properties than exists at present. Current residential amenity will therefore be retained in compliance with Policy H1.

## **RECOMMENDATION**

**Approve Unconditionally**

## **REASONS FOR RECOMMENDATION**

The proposed dormer extension results in a dormer that complies with the relevant guidance, being of suitable scale, design and materials. The extension would integrate well with the existing dormer and dwelling house, would have no impact on residential character and amenity, nor on the visual character of the streetscape in compliance with Policy D1 (Architecture and Placemaking), Policy

H1 (Residential) and the Supplementary Guidance relating to Dormer Design in the Aberdeen Local Development Plan.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.