

Planning Development Management Committee

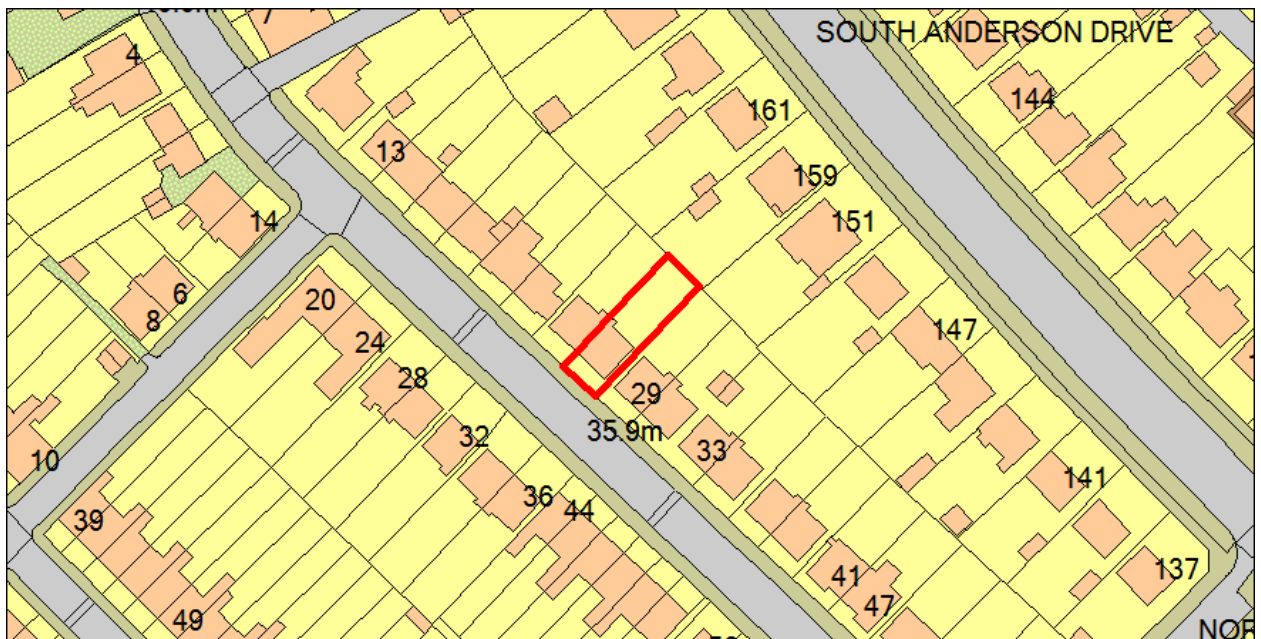
27 HAMMERFIELD AVENUE, ABERDEEN

PROPOSED REAR EXTENSION

For: Mr & Mrs A Cowie

Application Type : Detailed Planning Permission
Application Ref. : P131159
Application Date: 07/08/2013
Officer: Sheila Robertson
Ward : Airyhall/Broomhill/Garthdee (I Yuill/A Taylor/G Townson)

Advert :
Advertised on:
Committee Date: 13 February 2014
Community Council : No Community Council



RECOMMENDATION:

Approve Unconditionally

DESCRIPTION

The application site is located on the north eastern side of Hammerfield Avenue and is occupied by a 1.5 storey, semi detached dwelling house of traditional design and build, with a fully hipped roof. There is an original, single storey, lean to extension to the rear elevation housing an external store, 2m wide, extending 1.5m along the north eastern boundary and abutting an identical extension to the adjoining property at 27 Hammerfield Avenue. Current accommodation comprises a lounge, dining room, bedroom, kitchen and bathroom at ground floor level and 2 bedrooms and store at upper level. The plot extends to 311 sq.m with a current site coverage of 26%. The rear garden ground extends 20m from the rear elevation of the dwelling house; the north western boundary is screened by 1.8m high fencing; the rear garden slopes down by 0.5m towards the north eastern boundary which is screened by 1.6m high walls, while the south eastern boundary is screened by 2m high fencing and vegetation.

RELEVANT HISTORY

None

PROPOSAL

Planning permission is sought to erect an extension to the rear elevation, involving removal of the existing store, and extending across the entire rear elevation. A 5m section of the extension closest to the north western boundary would be 1.5 storey, with a pitched roof, while the remainder would be flat roofed. Eaves height would tie in with existing, while the roof ridge of the pitched roof would be 0.5m below the existing roof ridge. The extension would project 4m along the north western boundary, and be finished with horizontal and vertical larch cladding and a slated roof. The rear facing elevation would be extensively glazed with full height windows to both floors, with a narrow horizontal window to the south eastern elevation. Additional accommodation to be created would include a family room/kitchen to the ground floor and new bedroom at upper level.

The plans have been amended since originally submitted, following concerns regarding the design, which proposed an eaves height above existing, and a roof ridge height matching 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?131159>

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 the Planning Development Management Committee because 10 letters of objection have been received. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Projects Team – Comments received. The proposal increases the number of bedrooms from 3 to 4, therefore requiring the provision of an additional off street parking space. However the property currently has no off street parking provision resulting in a shortfall of one parking space for this proposal. The applicant was requested to carry out a parking survey to ascertain whether Hammerfield Avenue has adequate capacity to accommodate an additional on street parking space. The survey results indicate that additional car parking demand could be accommodated within Hammerfield Avenue and the surrounding streets.

Environmental Health –No observations.

Community Council –No community council.

REPRESENTATIONS

10 letters of representation have been received, including 2 letters from neighbouring Community Councils, Craigiebuckler/Seafield and Ashley/Broomhill. The material planning considerations raised in objection are summarised below:

- Overdevelopment of site and development is out of character with surrounding area.
- Size and scale.
- Design and materials are out of character.
- Lack of parking facilities.
- Loss of daylight/overshadowing.
- Loss of privacy.
- Lack of measurements on submitted plans.

Other concerns also included issues related to construction and devaluation of property values, however these are considered not to be material planning considerations.

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;
3. complies with Supplementary Guidance contained in the Householder Development Guidance relating to House Extension.

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.

Aberdeen Local Development Plan

Policy D1 - Architecture and Placemaking

The extension, following development, would be subservient to the original dwelling house, and its scale, mass and proportions are considered acceptable in relation to the existing building and plot size. The external footprint of the dwelling house would increase by 28 sq. with a corresponding rise in site coverage to 35%, which is considered low and acceptable within the context of the surrounding area. Approximately 84% of the useable rear garden ground would be retained after development; therefore sufficient garden space would remain.

The extension has been designed to integrate with and complement the existing building in terms of design and roof profile. The proposal introduces an extension of contemporary design to a traditional building and demonstrates due regard for its context through use of appropriate scale, materials and design. The local plan promotes well-proportioned and contemporary architecture as an alternative to a poor imitation of existing architecture. The timber linings would likely weather over time to an ash grey, to blend with the existing granite. There are a variety of house styles and scales within the immediate area, many have been altered or extended to the rear since original, and the extension is considered neither to compromise existing architectural consistency nor to impact detrimentally on residential character and visual amenity. The rear elevation of the dwelling house would not be readily visible from a public elevation, therefore the use of timber linings would not be considered detrimental to the surrounding area.

Policy H1 - Residential Areas

Supplementary Guidance – Householder Development Guide

House Extensions

Guidance relating to extensions to semi-detached properties state that the projection along a common boundary separating such properties should not exceed 4 metres. In this instance the projection of the proposed extension is fully compliant with policy.

General principles relating to extensions expect that they should be architecturally compatible in design and scale with the original house and surrounding area, materials should be complementary and the extension should not overwhelm or dominate the original form or appearance of the dwelling house, as noted above.

The extension is considered to be subservient to, and to integrate with and complement the existing building in terms of design, materials used for the external finishes and roof profile. Sufficient useable rear garden ground would be retained. In this instance the proposal is considered to generally meet the requirements of the above guidance.

No development should result in a situation where amenity is 'borrowed' from an adjacent property. Using the "45 degree rule" as set out in the British Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice', calculations indicate no impact to the property at No 29 in terms of loss of daylight. Since daylight is ambient, calculations regarding loss of daylight to neighbouring properties are based only on impact to any facing windows, and are dependent upon distance and height of an extension. The rear elevation of the adjoining property to the north west is a mirror image of the applicant's property, with a windowless store projecting along the mutual boundary. Calculations indicate no windows to the rear of this property would be affected by loss of daylight. All other properties are well out with the area where windows could be impacted by loss of daylight.

Turning to the impact to adjacent properties in terms of overshadowing, the orientation of the proposed extension and its distance are determining factors. Calculations indicate overshadowing to No 25 would be negligible; only a 0.5 metre strip of the rear garden would be affected, extending 3 metres from the mutual boundary wall; any additional overshadowing being confined to a short period around midday during the winter months, and mainly affecting the roof of the external store. All other neighbouring properties would be unaffected by overshadowing due to the separation distance.

Objections relating to loss of privacy have been received on behalf of the owners of properties in South Anderson Drive, to the rear of the application property. A minimum separation distance of 18 metres is generally required between facing windows, if they are on the same plane and height, to ensure no loss of privacy. Since there is a minimum separation distance of 38m between the rear of these properties and the new windows of the proposed extension would neither directly face these windows nor be on the same plane, it is considered that no loss of privacy would occur. Overlooking of their gardens is not an issue as they are already overlooked by surrounding properties. Issues of overlooking were also raised in relation to 25 Hammerfield Avenue; however it is noted in this instance that no windows overlook that garden as they all face towards the rear of the applicants garden giving no opportunity to look back towards the objectors rear windows. The objectors immediate useable private garden space would be unaffected by the proposed extension as the rear garden of No 25 is already overlooked by neighbouring properties. There is sufficient screening to prevent any overlooking of the property to the south east from the ground floor window and the proposed roof lights offer little opportunity for overlooking. The proposed extension would not increase impact on the privacy or amenity of any neighbouring properties and existing residential amenity would therefore be maintained in compliance with policy.

The lack of off street parking provision has been addressed by the Roads Project Team; it is considered that sufficient on street parking space is available.

With regard to the objections, those related to size, scale, design and impact to the character of the area and residential amenity have been addressed. The concerns relating to size and scale have been addressed by the submission of plans reducing the height of the eaves and roof ridge. The submitted plans are drawn to an acceptable scale sufficient to allow a full evaluation. The Roads Project Team has provided no adverse comments in relation to the application following production of an on street parking survey conducted by the applicants. Objections relating to the lack of written measurements on the plans are unfounded since accurately scaled drawings have been submitted. Objections relating to devaluation of property prices and potential damage to mutual structures are considered not to be material considerations.

For these reasons it is considered that the proposals fully comply with the provisions of Policy D1, Policy H1 and the Supplementary Guidance of the Aberdeen Local Plan, and as such the application is recommended for approval. Given this policy position, it is not considered that the application would set an undesirable precedent for approval of similar applications

RECOMMENDATION

Approve Unconditionally

REASONS FOR RECOMMENDATION

The proposed extension complies with the Aberdeen Local Development Plan Policies D1 (Architecture and Placemaking) and H1 (Residential Areas), and the Supplementary Guidance contained in the Householder Development Guide. The extension is of suitable scale, design and materials for its location, would not have any adverse impact on residential character or amenity of neighbouring properties in terms of overshadowing, loss of light or privacy or on the visual character of the surrounding area.

Dr Margaret Bochel

Head of Planning and Sustainable Development.