

Signed (authorised Officer(s)):

7 ST JOHN'S TERRACE, ABERDEEN

PROPOSED INCREASE OF THE EXISTING
ROOF PITCH, EXTENSION OF FRONT
DORMER AND ERECTION OF 2 STOREY
REAR EXTENSION

For: Mr Derek Nicoll

Application Type : Detailed Planning
Permission

Application Ref. : P140226

Application Date : 19/02/2014

Advert :

Advertised on :

Officer : Linda Speers

Creation Date : 24 April 2014

Ward: Airyhall/Broomhill/Garthdee (I Yuill/A
Taylor/G Townson)

Community Council: No comments

RECOMMENDATION:

Refuse

DESCRIPTION

The application site is located to the north-west on St Johns Terrace which is situated across from the Mannofield Water Treatment Works. The property comprises of a 1.5 storey detached granite dwelling house. To the front of the property is driveway, all of which is paved and enclosed with a low granite wall to the front and higher granite to the sides circa 1700mm. The rear garden is approximately 32 meters long and is fully enclosed; a patio area is located adjacent to the rear elevation. To the rear of the garden is a large double garage accessed from the rear lane and adjacent is a parking space enclosed with 2000mm high gates. The property has a hipped slate roof with chimneys at either gable and a flat roof dormer to the front elevation. The windows and doors are white PVC. The current plot coverage is 10% of the 425sqm rear garden area.

RELEVANT HISTORY

A4/1457: Planning Permission: Erection of a domestic garage. Approved Unconditionally 2004.

PROPOSAL

Planning permission is sought to extend the property. The proposals include a 2-storey mansard type extension to the rear. Alterations to the existing hipped roof include increasing the pitch to 60 degrees with an area of flat surface on top; to the rear the hipped roof will be partially straightened to accommodate the 2 storey extension with a wall head height of 6000mm high. The front dormer window will increase and the existing chimneys to the sides will remain.

The rear extension measures 9600mm wide almost the complete width of the rear elevation and projects 6000mm into the rear garden and serves a new kitchen and family room on the ground floor and a new master bedroom with ensuite and a further bedroom at the first floor. The side elevations are mainly solid with a single utility room window 900mm wide proposed on the south west elevation on the original part of the house and 1no. velux roof light on each side elevation. The rear elevation has 3no. 1100mm wide windows with arched head to the kitchen, new rear external door and 3000mm wide door and side screens to the new family room. On the first floor, a new Juliet balcony is proposed with 1800mm wide glazed doors. The extension to be finished with a grey granite chip render, white PVC windows and doors and slate to match the existing roof.

The dormer extension to the front will increase to 5200mm wide and the height and finish with match the existing.

A similar extension was approved in 2009 (P090314) for the neighbouring property at No. 8 St Johns Terrace

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?ref=140226>

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

CONSULTATIONS

Roads Projects Team – No observations

Environmental Health – No observations

Enterprise, Planning & Infrastructure (Flooding) – No observations

Community Council – No observations

REPRESENTATIONS

No letters of representation/objection/support have been received.

PLANNING POLICY

Aberdeen Local Development Plan 2012

- **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.

Supplementary Guidance

- **Householder Development Guide**

The householder development guide relating:

Rear Extensions:

The general principles relating to such 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.

Dormer Extensions:

The dormer extension should not appear to dominate the original roof space and flat roofed dormers on more traditional hipped roof house should not breach hips.

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 overall objective of the current Supplementary Guidance: The householder Development Guide states that all extensions and alterations to residential properties should be well designed, with due regard for both their context and the design of the parent building. Such extensions and alterations should make a positive contribution to the design and appearance of a building; maintain the quality and character of the surrounding area.

Elements of the 58sqm rear extension are considered acceptable; the footprint is subservient to the existing dwelling and plot size, the total site coverage would rise to 24% and this is considered acceptable with plenty useable rear garden space retained after development. The extension is located a suitable distance from the neighbour properties and does not restrict amenity in terms of day lighting or privacy. The extension will however cast a shadow in the neighbouring garden at No. 5 St Johns Terrace mid-afternoon for a few hours

The proposal to change the pitch of the roof to 60 degree's with a flat top surface is also considered acceptable as the nature of this alteration would not have an adverse impact on visual character of the streetscape with many houses in this stretch of the street already having a steep pitch, the retention of the side chimneys ensure the existing design and character of the property is not lost as a result of the alteration.

The extended front dormer meet requirements in terms of design and scale, window location, infill panels, and ratio of glazing to solid and is therefore considered to be fully compliant with the design guidelines contained in the supplementary guidance. All external finishes, materials and window units match the existing dwelling house. There would be no additional overlooking of neighbouring properties than exists at present, therefore this proposal would result in no additional detrimental impact on neighbouring amenity and residential character, in compliance with Policy H1 and the supplementary guidance.

Notwithstanding the above, there remains potential policy conflict whereby the design of the 2 storey extension is not considered architecturally compatible with the design of the original 1.5 storey hipped roof dwelling. The scale, mass and proportions of the overall 2 storey extension permit the development to visually dominate and overwhelm the original character of the house and the relationship is not thought to be justifiable. Although the alterations to partially straighten the hipped roof are located to the rear on a non-public elevation it serves to significantly alter the character of the dwelling and contrary to the general

principals within the Supplementary Guidance: The householder Guide and with policy D1. In addition the residential amenity is considered to be affected by the sheer presence of such a domineering extension and contrary to Policy H1.

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 developments in the immediate area. The agent did cite, as a precedent, the neighbouring property No. 8 St Johns Terrace (P090314) which received planning permission for a similar style extension in 2009. This proposal projected a total of 3700mm from the original rear building line thus a lot less domineering than the 6000mm extension being proposed by the applicant. Also this application was approved prior to the introduction of the 2012 supplementary guidance which clearly states that any existing extensions which were approved prior to its introduction will not be considered by the planning authority to provide justification for a development which would otherwise fail to comply in the interest of improving quality of design.

An alternative scheme to retain the hipped roof at the rear, thus providing a 1.5 storey extension with identical footprint with no loss of accommodation, increased roof pitch and front dormer extension was suggested to the agent and the applicant, but was rejected in favour of the original submission.

Notwithstanding the positives merits to the proposal, the proposed design and subsequent impact of the character of the original dwelling remain cause for concern and fail to uphold the provisions of policy D1 and H1 of the Aberdeen Local Development Plan. On the basis that there is an appropriate solution which complies with policy available to the applicant, it would therefore not be unreasonable to refuse planning permission in this case.

RECOMMENDATION

Refuse

REASONS FOR RECOMMENDATION

The proposed rear extension would breach both Policy DI (Architecture and Placemaking) and the supplementary guidance contained in Policy H1 (Residential Areas) of the Aberdeen Local Development Plan 2012, as the design would overwhelm and dominate the original form and appearance of the dwelling. The proposal, if implemented, would establish an undesirable precedent for similar applications which would be difficult to resist, leading to erosion of the character, to the detriment of the visual and residential amenity of the area.