

## Planning Development Management Committee

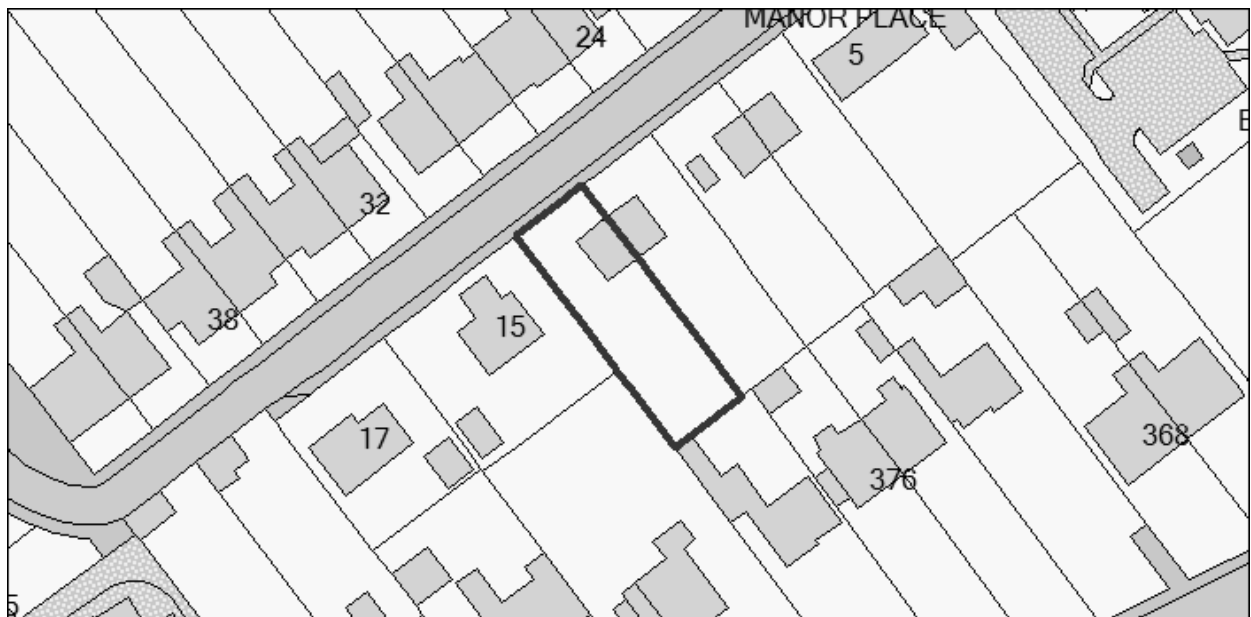
13 MANOR PLACE, CULTS

ERECTION OF 2 STOREY SIDE EXTENSION  
AND ROOF TERRACE

For: Mr & Mrs McGeown

Application Type : Detailed Planning Permission  
Application Ref. : P141008  
Application Date: 01/07/2014  
Officer: Alex Ferguson  
Ward : Lower Deeside (M Boulton/A Malone/M  
Malik)

Advert :  
Advertised on:  
Committee Date: 06/11/2014  
Community Council : No comments



### RECOMMENDATION:

**Approve subject to conditions**

## **DESCRIPTION**

The application site comprises a 2 storey semi-detached dwellinghouse situated on the southern side of Manor Place, Cults. The circa 42sqm dwelling sits in a 485sqm plot with a rear garden area of approximately 370sqm. The traditional hipped-roof building is finished with pink granite with grey granite quoins, white uPVC windows and doors and grey natural roof slates.

The front boundary of the property is lined with a c. 1m high hedge with an opening at the western end for a gravel driveway that runs adjacent to the property's western mutual boundary.

The property's rear garden extends approximately 25m to the southeast of the dwelling's rear elevation and it is screened by a masonry wall and mature trees on the southwestern boundary and timber fencing of different types along the northeastern mutual boundary shared with the other half of the semi-detached building of which the application property forms part.

## **RELEVANT HISTORY**

**P900452** – Outline Planning Permission was refused for the 'Erection of a dwellinghouse within part of the curtilage of the dwellinghouse' by the Planning Committee in 1990.

## **PROPOSAL**

Permission is sought for the erection of a contemporary 2 storey wraparound side and rear extension to the existing dwellinghouse. The proposed extension would have a flat aluminium roof, an unorthodox fenestration pattern and would be finished with a smooth pink render to closely resemble the existing granite at ground floor level and vertical timber (Siberian Larch) linings at first floor level.

The extension would be set 2.7m back from the front building line of the dwellinghouse and would project 5.2m out from the southwestern side elevation of the dwelling. At the rear, the extension would project 3.3m out from the rear building line of the house and would be set 3.4m and 2.1m in from the northeastern and southwestern mutual boundaries respectively.

The extension would be set on slightly lower ground than the existing dwelling, with the site's ground levels also changing from the front to the rear of the property. As a result, the ground level of the front elevation of the extension would be set 300mm below that of the main dwelling (the internal floor level would be 500mm lower), whilst the rear elevation of the extension would sit 450mm below the rear elevation of the dwellinghouse. The extension would have

a total height of 5.8m, with a 6.3m high pink-rendered external chimney stack situated toward to the rear of the extension's southwestern side elevation.

The 47sqm footprint extension would incorporate a terrace at first floor level which would be built above the ground floor wraparound section of the extension. The terrace would have a glazed balustrade on its rear, southeastern facing elevation, whilst the northeastern elevation of the balcony/terrace would be finished with a 1.55m high timber privacy screen.

The proposed extension would contain 1no large panel of glazing on the western corner of the front elevation, with just 1no small high level window on the southwestern side elevation of the extension's first floor level. The rear elevation of the extension would be predominantly glazed at ground floor level and would contain 2no large windows at first floor level. The northeastern side elevation of the extension would contain 1no window at ground floor level and a set of glazed patio doors at first floor level which would provide access to the first floor 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=141008>

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 Planning Development Management Committee because 18no letters of objection to the proposals have been received. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

## **CONSULTATIONS**

**Roads Projects Team** – Comments received. The number of off-street car parking spaces proposed to be provided is acceptable. However, it has been requested that a condition be attached to any consent requiring further details of the property's proposed front boundary treatment to be submitted and agreed upon in order to protect vehicle and pedestrian safety.

**Environmental Health** – No observations

**Enterprise, Planning & Infrastructure (Flooding)** – No observations

**Community Council** – No comments received

## **REPRESENTATIONS**

18no letters of objection have been received. The objections raised relate to the following matters –

- The proposed extension's design and materials would be out of character with the other buildings on the street which are of a traditional design. Particular reference was made to the use of white brick at ground floor level and aluminium for the roof;
- The scale of the extension is too large and would in-effect, double the floor area of the existing property; and,
- Loss of privacy.

## **PLANNING POLICY**

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

#### **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:

- Does not constitute over development;
- Does not have an unacceptable impact on the character or amenity of the surrounding area;
- Complies with the Supplementary Guidance contained in the Householder Development Guide.

### **Supplementary Guidance - Householder Development Guide**

#### General Principles:

- Proposals for extensions, dormers and other alterations should be architecturally compatible in design and scale with the original house and its surrounding area. Materials used should be complementary to the original building. Any extension or alteration proposed should not serve to overwhelm or dominate the original form or appearance of the dwelling.
- Any extension or alteration should not result in a situation where amenity is 'borrowed' from an adjacent property. Significant adverse impact on privacy, daylight and general residential amenity will count against a development proposal.

- The built footprint of a dwelling house as extended should not exceed twice that of the original dwelling.
- No more than 50% of the front or rear curtilage shall be covered by development.

#### Rear and side extensions to semi-detached dwellings:

- Single storey extensions will be restricted to 4m in projection along the boundary shared with the other half of the semi-detached property. In all other cases, the maximum size of single storey extension will be determined on a site-specific basis, with due regard for the topography of the site and the relationship between buildings.
- On properties of 2 or more storeys, two storey extensions may be possible, subject to the design considerations set out in the 'General Principles' section, above. The projection of two-storey extensions will be restricted to 3m along the boundary shared with the other half of the semi-detached property.

## **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.

#### Policy D1 (Architecture & Placemaking)

##### Design & materials

The proposed extension would be contemporary in design and would be finished with suitably modern materials. The use of traditional materials would not work in an extension of this design which has clearly been designed as a contemporary addition to the traditional dwelling. It was initially proposed to use white-painted brick at ground floor level of the extension. However, this was deemed to be too stark a contrast with the existing pink granite dwellinghouse and the plans have subsequently been revised to incorporate the use of a more sympathetic pink render at ground floor level, to match as closely as possible the colour of the main dwellinghouse's pink granite walls. The flat roof of the extension would be finished with aluminium trim and would be barely visible from street level.

The use of timber linings at first floor level of the extension helps to visually differentiate between the two storeys and minimise the impact of its massing, whilst adding a clearly contemporary look to the structure. The timber to be used in the linings at first floor level would be Siberian Larch. Over time, Larch cladding weathers to a soft grey colour which would blend sympathetically with the pink granite and grey slates of the main dwellinghouse as well as the pink render and grey aluminium roof trim of the rest of the extension.

The choice of materials is considered to be acceptable in principle, although a condition has been added to ensure that further confirmation of the exact finishes to be used for the extension's external walls and roof will require to be submitted and agreed upon prior to any work taking place.

In terms of design, the extension would have recessed wall and roof junctions which would help to visually separate the contemporary extension from the traditional dwellinghouse. Although the roof junction between the extension and the main dwelling would sit slightly above the eaves level of the existing house, this element of the design would not have a significant detrimental impact on the character of the existing dwellinghouse and would only be visible from directly in front of the dwelling.

#### Scale, prominence and visibility from the street

Whilst the proposed extension would have a 2 storey appearance its positioning to the side of the main dwelling, with its front elevation set significantly back from that of the front building line of the street, is enough to ensure that the extension would not dominate the original dwelling in terms of appearance and would be a subservient addition to the existing house.

The flat-roofed extension, largely because of its front elevation being set sufficiently far back from the front building line of the existing dwellinghouse, would not dominate the appearance of the existing dwelling. The extension would be set 2.7m back from the front of the existing building which would ensure that it would not be visible from the majority of the street, except from immediately near to and opposite No. 13 Manor Place. From the northeast, the extension would be predominantly obscured from sight by the existing dwellinghouse, whilst a large mature tree, high level boundary walls and a front extension to the neighbouring dwellinghouse at No. 15 Manor Place would obscure views of the extension from the majority of the street to the southwest.

#### Impact upon the character of the area

There are a mixture of house types on Manor Place including a modern 2-storey block of flats at the northeastern end, 2-storey 4-in-a-block flats and 1½ storey semi-detached dwellings on the northern side of the street and pink granite 2-storey semi-detached houses on the southern side of the street, of which the application site forms part. Immediately to the southwest of the application property lie 2no detached dwellings presumably of late-20<sup>th</sup> Century construction, finished with rendered walls and concrete roof tiles. Therefore Manor Place, whilst consisting of predominantly traditional buildings, does not have a standard house type which typifies the street nor does it have a consistent architectural style.

Manor Place's mix of housing types and designs, combined with the extension being a contemporary, subservient addition to the existing house and not being clearly visible from the majority of the street, is sufficient to ensure that its erection would not have a detrimental impact upon the character of the area.

## Policy H1 (Residential Areas) & Supplementary Guidance (Householder Development Guide)

### Footprint

The proposed extension would increase the footprint of the dwellinghouse by 47sqm and would more than double the footprint of the existing dwellinghouse, increasing the footprint from 42sqm to 89sqm. However, whilst the Householder Development Guide states that *'the built footprint of a dwelling house as extended should not exceed twice that of the original dwelling'*, it should be noted that this is a guideline and discretion can be used where the specific characteristics of the proposal and the site mean that a larger extension can be accommodated without detriment to amenity and streetscape. In this particular circumstance, whilst the proposed extension would exceed twice the footprint of the original house, it is considered that the small amount of just 5sqm by which it would exceed that threshold is acceptable.

Part of the reasoning behind the general principle of not permitting extensions to more than double the footprint of the original dwellinghouse is so that the original dwelling remains visually dominant and would not become secondary to any subsequent additions. This would not be the case, as has been explained in the foregoing evaluation, as the proposed extension, whilst slightly larger in footprint, would remain subservient to the original dwelling.

Furthermore, the 47sqm proposed extension would only cover approximately 14% of the site's 370sqm rear garden area. Combined with the original dwellinghouse, the built coverage of the site would rise to 19% and it is therefore considered that the proposed extension would not constitute overdevelopment of the site.

### Daylighting and overshadowing

The extension would have a single storey appearance on its northeastern elevation - plus 1.8m high terrace screening – and would be set 3.4m in from the mutual boundary. Daylighting and overshadowing calculations demonstrate that the proposed extension would be sufficiently set off the mutual northeastern boundary to ensure that no issues would affect the neighbouring property at No. 11 Manor Place in this regard. Any overshadowing cast by the extension in this direction would fall onto the applicant's own rear garden, whilst no neighbouring windows would be affected by the extension in terms of daylight receipt.

In the opposite direction, several mature trees line the mutual southwestern boundary and they would ensure that no overshadowing or daylighting issues would affect the neighbouring property to the southwest at No. 15 Manor Place.

### Privacy

With regard to privacy, no windows are proposed on the southwestern side elevation of the extension which would allow for the overlooking of the adjacent property to the southwest. The proposed first floor level terrace would have 1.55m high timber privacy screening running along the length of the terrace's

northeastern elevation. The screening would be of a sufficient height to prevent direct overlooking of the neighbouring property's immediately usable rear garden ground, whilst the nearest neighbouring window at first floor level would be situated 4m away from the terrace. The terrace would be positioned at an acute angle in relation to the nearest window and would have a floor level 450mm below that of the neighbouring property's first floor level. Because of the line of sight, users of the terrace would not be able to look directly into the nearest first floor neighbouring window and would need to look upward to gain partial views into the affected room.

The terrace would allow for some overlooking down toward to the middle and end of the neighbouring property's rear garden to the northeast of the application site. However, the area of the neighbouring garden which would be overlooked is already overlooked by the first floor windows of the existing dwelling and does not include the immediately usable rear garden ground adjacent to the neighbouring property's rear elevation. The proposed terrace, which is relatively small in scale and serves a bedroom, is unlikely to be used for significant periods of time whilst standing and would not result in an unacceptable increase in the amount of overlooking of the neighbouring property's rear garden compared to the existing situation.

The terrace would allow for southeastward views along the application property's rear garden. The terrace would be situated at least 22m from the rear gardens of the nearest properties to the southeast on North Deeside Road. The separation distance is sufficient to ensure that no overlooking would occur in this direction. Therefore it is considered that the proposed terrace would not allow for a significant amount of overlooking of any neighbouring properties to warrant refusal of the application.

Sufficient screening is in place along the existing northeastern mutual boundary which would ensure that no overlooking would be possible from the ground floor window proposed to be installed on the northeastern side elevation of the extension.

#### Summary of amenity issues

The proposed extension would be sympathetically located a significant distance off both mutual boundaries to ensure that no daylighting or overshadowing issues would arise as a result of the erection of the proposed extension whilst the proposed first floor level terrace would be sufficiently screened along its northeastern elevation to ensure that there would not be a significant impact on the privacy currently enjoyed by any of the neighbouring properties.

#### Driveway and parking

The Roads Projects Team are satisfied that the existing driveway to the front of the property would be extended sufficiently to accommodate the required number of off-street parking spaces. However, they have noted concerns regarding the front boundary treatment and the possibility that vehicles could access the driveway from points other than at the existing footway crossing. They have requested that a condition be applied to any consent requiring a boundary



treatment along the frontage of the property sufficient to prevent any vehicles from being able to enter the site at points other than the footway crossing. Such a condition is therefore recommended.

#### Matters raised in letters of objection

The concerns raised in the letters of objection to the proposals have been addressed in the foregoing evaluation.

## **RECOMMENDATION**

**Approve subject to conditions**

## **REASONS FOR RECOMMENDATION**

The proposed extension complies with Aberdeen Local Development Plan Policies D1 (Architecture & Placemaking) and H1 (Residential Areas) as it would be of suitable scale, design and materials, would not have a detrimental impact on the character of the surrounding area, nor an adverse impact upon the residential amenity of any neighbouring properties.

## **CONDITIONS**

**it is recommended that approval is granted subject to the following conditions:-**

(1) that no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed - in the interests of visual amenity.

(2) that no development shall take place unless a plan incorporating the retention or formation of a front boundary treatment sufficient to ensure that no vehicles can access the property's driveway other than by using the existing footway crossing is submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed – in the interests of vehicular and pedestrian safety.

(3) The raised terrace on the rear and side elevations of the extension hereby approved should not be used unless the 1.55m high timber screening shown along the northeastern elevation on drawing no. A3-03 Rev A, or other as agreed in writing with the planning authority, is in place and thereafter shall remain in perpetuity - in the interests of protecting residential amenity.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.