

Planning Development Management Committee

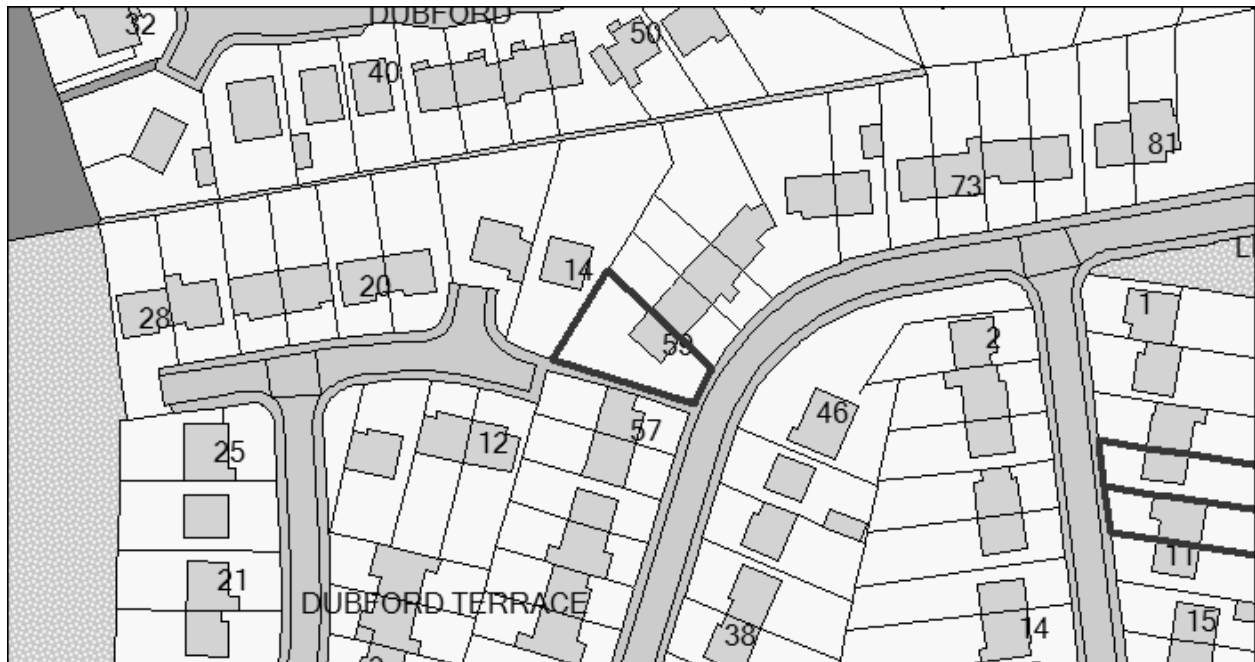
59 DUBFORD CRESCENT, BRIDGE OF DON

ERECTION OF FAMILY ROOM TO REAR OF HOUSE.

For: Mr. Steven Burnett

Application Type : Detailed Planning Permission
Application Ref. : P141210
Application Date: 07/08/2014
Officer: Alex Ferguson
Ward : Bridge of Don (M Jaffrey/J Reynolds/S Stuart/W Young)

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



RECOMMENDATION:

Approve Unconditionally

DESCRIPTION

The application site comprises a 2 storey semi-detached dwellinghouse situated on the northwestern side of Dubford Crescent, Bridge of Don. The 82sqm dwellinghouse sits in a c. 360sqm plot with a rear garden area of 225sqm, approximately 34sqm (15%) of which is occupied by an existing 2 storey side extension and single storey front porch built off the southwestern gable end.

The pitched roof dwellinghouse was constructed in the late 20th Century, and is finished with Fyfestone at ground floor level, a light grey roughcast external wall finish at first floor level, white uPVC windows and doors and grey/brown concrete roof tiles.

The application site is bound to the east by Dubford Crescent, to the south by a public footpath which leads to the northern end of Dubford Terrace, to the northwest by a neighbouring detached dwellinghouse at 14 Dubford Terrace and to the northeast by the other half of the applicant's semi-detached building which comprises No. 61 Dubford Crescent.

The rear garden of the application property is lined with high level hedging along the southern and western boundaries. The mutual north-eastern boundary of the site, shared with No. 61 Dubford Crescent, is lined with timber fence of approximately 1.7m in height.

The topography of the site is such that there is a slight change in ground levels between the application site and No. 61 Dubford Crescent to the northeast. No. 59 Dubford Crescent sits approximately 300-400mm lower than the neighbouring property at No. 61.

RELEVANT HISTORY

P081709 – Permission was granted under delegated powers in September 2008 for the addition of a first floor level side extension above the existing single storey garage.

P972190 – Permission was granted under delegated powers in January 1998 for the addition of a first floor level side extension above the existing single storey garage. This permission was not implemented.

P900329 – Permission was granted under delegated powers in March 1990 for the erection of a single storey garage and front porch extension. The original dwellinghouse had a footprint of 48.6sqm, measuring 6m wide by 8.1m deep. The existing 34sqm side extension containing the garage and front porch was added in 1990 and increased the dwelling's footprint to the current 82sqm size.

PROPOSAL

Permission is sought for the erection of a single storey extension to the rear of the dwellinghouse. The proposed extension would have a flat roof with a height of 3m and a central glazed lantern rooflight which would measure 600mm in height. The extension would project 3.7m out from the rear elevation of the dwellinghouse with a width of 7.3m. The 27sqm extension would be set 750mm in from the mutual boundary with No. 61 and 1.1m in from the southwestern gable end of the dwellinghouse.

The extension would be predominantly glazed on its rear elevation and would contain 3no windows on its southwestern elevation. There would not be any glazing on the northeastern elevation which faces towards No. 61. The proposed extension would be finished with a cream wetdash external wall render and a smooth cement basecourse.

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=141210>

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 8no letters of objection have been received. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Projects Team – No observations

Environmental Health – No observations

Enterprise, Planning & Infrastructure (Flooding) – No observations

Community Council – No comments received

REPRESENTATIONS

8no letters of objection have been received. The objections raised relate to the following matters –

- Loss of daylight to a neighbouring properties ground floor windows;

- Overshadowing of a neighbouring property's rear garden ground;

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.

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)

The proposed extension has been designed so that it would not dominate the original dwellinghouse. The scale, mass and proportions are considered acceptable in relation to the existing building and plot size. The single storey extension would be built off the rear elevation of the dwellinghouse and it would not be visible from a public viewpoint. The extension would not detract from the character of the street or have a detrimental impact upon the visual character of the surrounding area.

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

Footprint

The proposed extension would increase the footprint of the dwellinghouse by 27sqm, increasing the footprint of the dwelling from 82sm to 109sqm. The footprint of the original dwelling when first constructed was 48.6sqm. The combination of the existing extension and the addition of the proposed extension would increase the footprint of the dwellinghouse to 224% of the size of the original dwellinghouse, which is contrary to one of the General Principles of the Householder Development Guide which states that *'the built footprint of a dwelling house as extended should not exceed twice that of the original dwelling'*.

However, it should be noted that this is a guideline and other factors should be taken into consideration before determining whether an extension would constitute overdevelopment of the site. In this particular circumstance, whilst the proposed extension would lead to the footprint of the original dwellinghouse more than doubling, it is considered that the small amount of just 12sqm by which it would exceed that threshold is acceptable. Furthermore, the proposed extension, combined with the existing 34sqm side extension would only cover approximately 27% of the site's 225sqm rear garden area which is acceptable in accordance with the Householder Development Guide. The proposed extension would not be visible from any public viewpoint, would not affect the character of the area, would comfortably sit within the large plot's rear garden and would therefore not constitute overdevelopment of the site.

Daylighting and overshadowing

Daylighting calculations demonstrate that there would be no adverse impact upon the amount of daylight received by the nearest ground floor window on the rear elevation of No. 61. Using the 45 degree method for daylight assessment as set out in the Householder Development Guide, the line taken at 45 degrees from the top corner of the proposed extension would not cross the centre point of the nearest ground floor window. Therefore, the extension is deemed to satisfy the 45 degree method for daylighting assessment. The 750mm gap between the proposed extension and the mutual boundary, as well as the fact that the extension would sit on a slightly lower ground level than the neighbouring property, ensures that the impact upon the amount of daylight received by the neighbouring window would be minimal.

Overshadowing calculations demonstrate that the proposed extension would cast a minimal amount of 'adverse overshadowing' onto the rear garden ground of No. 61. The amount of overshadowing over the guideline of 2m in plan form would be minimal and the adversely affected area would account for just over 1sqm of the neighbouring property's 100sqm rear garden. The rear access door and immediately usable rear garden ground for the neighbouring property is located at the other end of the dwelling's rear elevation, approximately 6m away from the mutual boundary. Therefore, whilst acknowledging that a small amount of adverse overshadowing would occur, using the calculation method as described in the Householder Development Guide, it would not affect the neighbouring property's immediately usable rear garden ground and is not considered to be a significant enough amount of adverse overshadowing to warrant refusal of the application.

It is worth noting that for much of the day, direct sunlight to the immediate rear garden area is already blocked by the existing 2 storey semi-detached building which houses the application property and that of the neighbours at No. 61. The southwestern orientation of the proposed extension relative to No. 61 means that it would block some sunlight in the mid-to-late afternoon but not to a significant level given the current situation.

Privacy

There would be no glazing on the extensions northeastern side elevation which would face toward the neighbouring property at No. 61 Dubford Crescent. The western and southern boundaries of the site are well screened by high level hedging and therefore no privacy issues would arise as a result of the erection of the proposed extension.

Other material considerations

It is worth noting that the only reason that the proposed extension requires planning permission and does not constitute Permitted Development is because the dwellinghouse has already been extended to the side and the proposed extension would increase the footprint of the resultant dwellinghouse to more than double the size of the original dwelling.

With regard to the height of the extension, its projection from the rear elevation of the dwelling and its proximity to the boundary, these aspects would all be

acceptable with regard to the Permitted Development rights for single storey rear extensions to semi-detached properties. In this regard, as the current Permitted Development Regulations permit the erection of a 4m extension directly along the mutual boundary, it would seem unreasonable to refuse permission for the proposed extension which would project just under 4m out from the rear elevation of the dwelling at a height of 3m, would be set 750mm in from the boundary and built on slightly lower ground than No. 61.

Matters raised in letters of objection

The following concerns raised in the letters of objection to the proposals have been addressed in the preceding evaluation:

- Loss of daylight to a neighbouring properties ground floor windows; and
- Overshadowing of a neighbouring property's rear garden ground.

It should be noted that after the neighbour notification period for submitting letters of representation expired and objections had been received, the applicant subsequently amended the plans for the proposed extension, bringing it in 750mm off the boundary and incorporating the use of a flat-roof instead of the originally proposed mono-pitched roof. Therefore, whilst the neighbouring properties were not re-notified and the objections to original submission still stand, the proposed extension is an improvement on the initial submission in terms of its impact on daylight and sunlight receipt for the occupants of No. 61, which were the main reasons given by the objectors for objecting to the proposal.

Summary

In summary, despite the proposed extension increasing the footprint of the resultant dwellinghouse to more than double that of the original dwelling and the fact that the extension would have a small adverse impact upon the neighbouring property in terms of overshadowing, it would not impact upon the character of the area and would not have a significant adverse impact upon the amenity currently enjoyed by any neighbouring properties that would warrant refusal of the application. The application is therefore recommended for approval.

RECOMMENDATION

Approve Unconditionally

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, and would not have a detrimental impact on the character of the surrounding area. The extension would be contrary to one of the Householder Development Guide's General Principles as it would lead to the footprint of the resultant dwellinghouse more than doubling that of the original dwelling. However, It is considered that in this circumstance, the

proposed extension would be acceptable as it would not have a significant adverse impact upon the residential amenity of any neighbouring properties.

Dr Margaret Bochel

Head of Planning and Sustainable Development.