

## Planning Development Management Committee

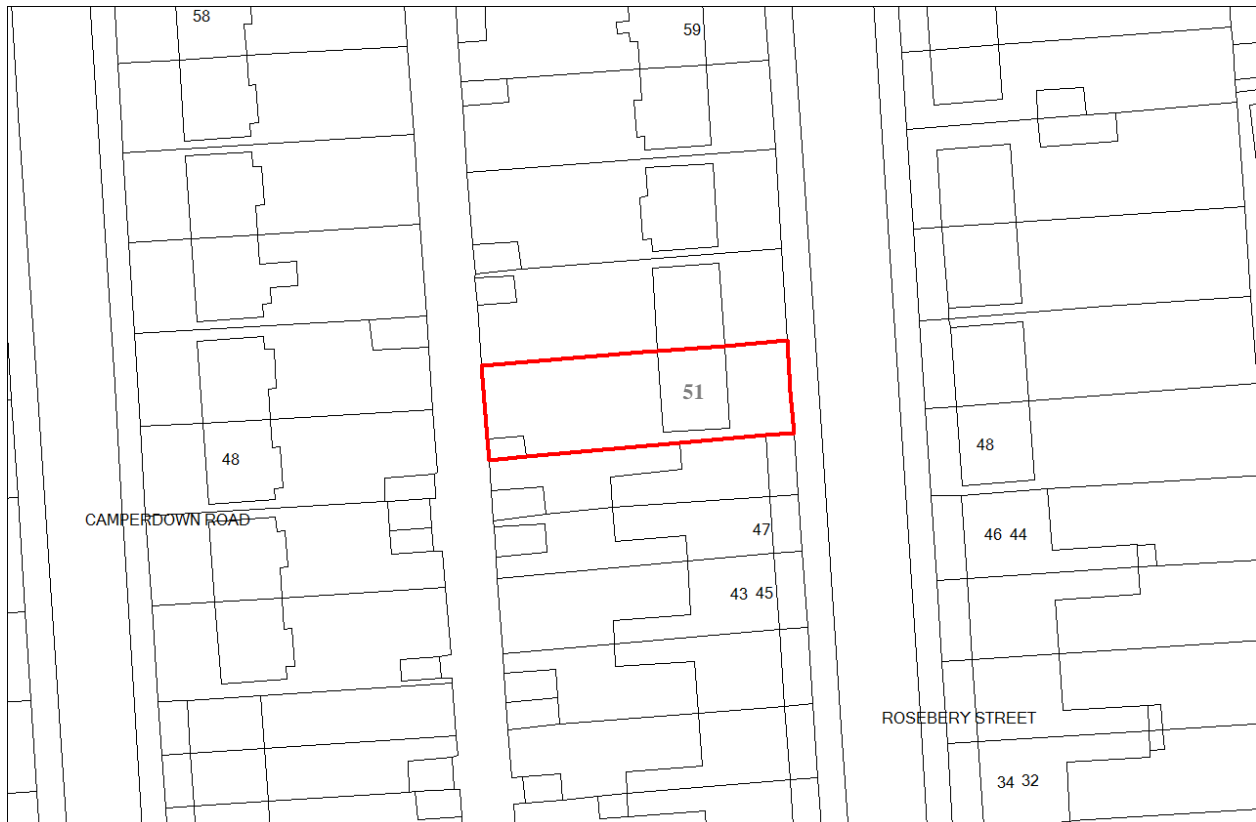
51 ROSEBERY STREET, ABERDEEN

STRAIGHTEN ROOF HIP, EXTEND FRONT  
DORMER, CREATE DORMER TO REAR AND  
BUILD UTILITY ROOM TO REAR.

For: Mr and Mrs R Bremner

Application Type : Detailed Planning Permission  
Application Ref. : P150191  
Application Date: 06/02/2015  
Officer: Ross McMahon  
Ward : Midsocket/Rosemount (B Cormie/J  
Laing/F Forsyth)

Advert :  
Advertised on:  
Committee Date: 28 May 2015  
Community Council : No response



### RECOMMENDATION:

**Approve Unconditionally**

## **DESCRIPTION**

The application site located on the west side of Rosebery Street extends to 414sq.m and is occupied by a 1.5 storey semi-detached dwellinghouse. A single garage is located to the rear (west) of the site and is accessed via a rear lane. The footprint of the existing dwelling results in a site coverage of approx. 27%. The dwelling is of a traditional design finished in granite and natural slate, and features an 8.8m tall granite chimney stack to its south elevation. The property has been previously extended by way of a single storey extension to the rear, and dormer to the front elevation. The site levels remain relatively flat throughout and the site is demarcated by a 1.2m stone wall to the south and west, and a 1m high fence to the north boundary shared with no. 53 Rosebery Street. To the south, two and half storey terraced dwellings form the remainder of the street on its west and east side. The site is identified as a Residential Area in the adopted Aberdeen Local Development Plan 2012.

## **RELEVANT HISTORY**

Planning permission (application ref. 080100) was approved unconditionally under delegated powers in May 2006 for the erection of a single storey extension to the rear of the property.

Planning permission (application ref. 070901) was approved unconditionally under delegated powers in June 2007 for the formation of a dormer window to the front facing elevation of the property.

## **PROPOSAL**

Planning permission is sought to straighten the existing hipped roof on its south side; to form a new single storey extension to the side/rear; to form a new box dormer to the rear and to extend an existing dormer on the front elevation of the property.

The extended hip-to-gable extension would alter the existing roof profile to the south, bringing the property within 750mm of the adjacent end terrace. The extended ridge would measure 4.8m in width, giving an overall dwelling width of 10.4m. A small section of extended walling is proposed to the front elevation, continuing the extended eaves by approx. 900mm. The altered roof would be finished in salvaged natural slate and second hand additional slates to its front, rear and side elevation.

A proposed extended dormer window to the front (east) elevation would form an overall width of 6.7m and would replicate the design and finish of the existing dormer. The extended dormer would be formed over the proposed hip-to-gable extension and would be finished in salvaged natural slate, felt flat roof membrane and white PVCu framed windows to match the existing materials.

A box dormer is proposed to the rear (west) elevation of the property and would be formed over the proposed hip-to gable extension. The dormer would predominately glazed and would measure 8.2m in width, 1.7m in height, 1.85m from the ridge, 0.9m from the eaves and 0.9m from the proposed gable extension. The dormer would be

finished in salvaged natural slate, felt flat roof membrane and white framed PVCu windows to match the existing dwelling materials.

It is also proposed to erect a single storey extension to the rear/side (south/west) elevation of the existing property to accommodate a new utility room. The extension would measure 3.68m in width, projecting 780mm beyond the south elevation of the property, and would project 2.1m from the rearmost part of the rear elevation. The extension would continue the roof pitch of the proposed gable extension and would be finished in salvaged slate, salvaged granite from the existing chimney, drydash render and PVCu framed windows and doors to match the existing dwelling materials.

### **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=150191>

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 the proposal has attracted 6 letters of objection through the neighbour notification process. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

### **CONSULTATIONS**

**Roads Development Management** – No objections.

**Environmental Health** – No observations.

**Communities, Housing and Infrastructure (Flooding)** – No observations.

**Community Council** – No comments received.

### **REPRESENTATIONS**

Six number of letters of objection have been received. The objections raised relate to the following matters –

1. Proposal is out keeping with the character of the area;
2. Overall size of proposal and impact on character of the existing dwelling;
3. Gable and front dormer extension would create an unbalanced and distorted effect on the semi-detached property to the detriment of the street;
4. Property encroaches adjacent terraced properties to the south;
5. Few properties on Rosebery Street have been altered in such a way;
6. Loss of the tall chimney stack would have a detrimental impact on the streetscape;
7. Proposed salvaged and new materials would not blend with existing building materials;
8. Overlooking and loss of privacy to properties to the west;

9. The rear and side projection of additional single storey extension falls out with the Council's limits on projections set out within Supplementary Guidance;
10. West facing elevation does not replicate what is in place at present;
11. The proposal would set a precedent within the street and surrounding area for similar extensions;
12. Rosebery street is flanked by two conservation areas (Rosemount/Westburn and Albyn Place/Rubislaw);
13. Inaccurate existing and proposed elevations;
14. Impact relating to on street parking provision.

## **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 overdevelopment;
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**

Householder Development Guide

### **Proposed Aberdeen Local Development Plan**

---

The following policies substantively reiterate policies in the adopted local development plan as summarised above:

**D1 – Quality Placemaking by Design** (*D1 – Architecture and Placemaking in adopted LDP*);

**H1 – Residential Areas** (*H1 – Residential Areas in adopted LDP*).

## **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.

### *Design, Scale & Massing*

The application site is located within an area zoned for residential use in the adopted Aberdeen Local Development Plan 2012, and relates to an existing dwellinghouse. The proposed extension is therefore acceptable in principle subject to an acceptable form and appearance. In determining what constitutes an acceptable form of extension, the aforementioned national and local planning policies and associated supplementary guidance will be of relevance.

The overall size, scale and projection of side extensions to the rear and side of semi-detached properties are determined on a site specific basis where they do not project along a common boundary. General principles expect that they should be architecturally compatible in design and scale with the original house and surrounding area, materials should be complementary and any development should not overwhelm or dominate the original form or appearance of the dwelling house.

The proposal would result in an increase in site coverage to 30%, which is considered to be acceptable within the context of the surrounding area. This is in line with the Council's aforementioned supplementary guidance on householder development, in that the proposal would not double the existing footprint of the original dwelling, and at least half of the rear garden ground would remain.

The Council's Supplementary Guidance: Householder Development Guide – in relation to hipped roof extensions – states that modifying one half of a hipped roof is likely to result in the roof having an unbalanced appearance. The guidance goes on to state that the practice of extending a hipped roof on one half of a pair of semi-detached houses to terminate a raised gable will not generally be acceptable unless the other half of the building had been altered in such a way; or such a proposal would not, as a result of the existing streetscape and character of the building therein, result in any adverse impact on the character or visual amenity of the wider area.

It is noted that no. 53 Rosebery Street – the adjoining semi-detached property – maintains its original hipped roof. Therefore, the principle of extending the roof to form a gable end the application site can only be considered to be acceptable provided that the extended property would not have an adverse impact on the character or visual amenity of the wider area, and in this regard the following points are noted.

Rosebery Street is characterised by a mixture of house types and styles in the form of detached, semi-detached and terraced properties which feature a variety of different roof styles, pitches and finishes. It is noted to the immediate south of the application site

marks the beginning of a long terrace of two-and-a-half storey dwellings, that are significantly taller than no. 51 Rosebery Street. The terraced properties are positioned as such that the south side of the application site is not readily viewable on approach from the south of Rosebery Street. In addition to this, the visual impact of forming a gable end set adjacent to another significantly larger gable end is considerably reduced when viewed from the north of the street. For the aforementioned reasons, it is not considered that altering the existing hipped roof would have an adverse impact on the overall character or visual amenity of the area given the dwellings surrounding context and as such is considered acceptable in this instance.

All elements of the proposal are considered to be subservient and secondary to the property by way of their size, scale and overall height in relation to the existing dwelling. The proposed rear/side extension is considered to integrate with and complement the existing building in terms of design, roof profile and materials used for the external finishes, and is acceptable within the context of the surrounding properties.

The proposed extended dormer to the front of the property, and the proposed box dormer to the rear are predominantly glazed – with windows located at the dormer extremities – and would be appropriately positioned on the altered roof slope i.e. they would sit below the existing ridge of the original dwelling and are set back an appropriate distance from the proposed gable, ridge and eaves level. The design of the proposed dormers blend with and complement the existing dwelling, and have been designed to reflect existing dormers to the front elevation of the property and other dormer windows featured on adjacent and surrounding properties. The proposed dormer is therefore considered to comply with the aforementioned supplementary guidance.

#### Residential Amenity Impact

Additionally, no development should result in a situation where amenity is 'borrowed' from an adjacent property. Since daylight is ambient, the calculation is applied to the nearest window serving a habitable room. 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 that all neighbouring properties are located sufficiently distant from the proposed extension to ensure no significant detrimental impact in terms of loss of daylight to habitable windows.

Turning to the impact to adjacent properties in terms of overshadowing, the orientation of the proposed extension and its distance are important factors. Calculations indicate that due to the size, form and orientation of the proposal, there would not be any additional impact relating to overshadowing of private rear garden ground to surrounding properties.

A separation distance of 18m is typically considered as an acceptable minimum window to window distance for new development within residential areas. Facing properties to the rear (west) of the application site are situated some 40-45m away from the proposed ground and first floor windows. Given the actual separation distance between

facing properties to the west, and the level of screening between these properties, it is not considered that the proposed rear dormer or single storey extension would have any significant impact with regard to overlooking and subsequent loss of privacy.

### Matters Raised in Representations

Objection points 1 to 11 relating to design, size, scale, materials, proximity to neighbouring properties, impact on the streetscape, impact on surrounding conservation areas and impact on residential amenity have been addressed in the evaluation section of this report. All elements of the proposal have been found to comply with the relevant policies set out in the Aberdeen Local Development Plan and associated Supplementary Guidance: Householder Development Guide.

Objection point 12 relates to the potential impact that proposed development would have on surrounding conservation areas. It should be noted that the application site is not situated within a conservation area and can only be assessed as such. The scale and nature of the proposal is not considered to impact on the character of the surrounding Rosemount/Westburn and Albyn Place/Rubislaw Conservation Areas.

Objection point 13 relates to inaccuracy within the submitted drawings – a site visit was conducted as part of the assessment which took into account all of the objections raised and assessed the impact of the proposal in context of surrounding properties and individual comments received from each. This site visit combined with the above assessment of the proposal has found the development acceptable and in accordance with relevant council policy and supplementary guidance.

Objection point 14 makes comment on the potential impact with regard to on street parking provision. The roads officer has considered the application and has no objection to the proposal and as such, is satisfied that there is sufficient off street parking provision – in addition to the property's current permit parking allowance – to accommodate the increase in bedrooms.

Full regard has been given to all concerns raised in representations, but neither do they outweigh the policy position as detailed above, nor do they justify further amendments to the plans or refusal of the application.

### Conclusion

To summarise, all elements of the proposal are considered to be secondary to the existing property by way of their size, scale and overall height. While elements of the proposal would be viewable from Rosebery Street, it is not considered that they would have a significant detrimental impact on the character of the streetscape or the wider area. For the aforementioned reasons, the proposal is considered to comply with the relevant policies and associated supplementary guidance contained within the adopted Aberdeen Local Development Plan 2012 and would therefore not set an undesirable precedent within the street. On the basis of the above, and following on from the evaluation under policy and guidance, it is considered that there are no material planning considerations that would warrant refusal of the application.

## **Proposed Aberdeen Local Development Plan**

---

The Proposed ALDP was approved at the meeting of the Communities, Housing and Infrastructure Committee of 28 October 2014. It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to public consultation through the Main Issues Report; and
- the level of objection raised in relation these matters as part of the Main Issues Report; and
- the relevance of these matters to the application under consideration

The foregoing can only be assessed on a case by case basis. In relation to this particular application, the policies in the Proposed ALDP substantively reiterate those in the adopted local development plan and the proposal is acceptable in terms of both plans for the reasons already previously given.

### **RECOMMENDATION**

#### **Approve Unconditionally**

### **REASONS FOR RECOMMENDATION**

The proposal complies with the relevant policies of the Aberdeen Local Development Plan 2012, namely Policies D1 (Architecture and Placemaking) and H1 (Residential Areas) and the associated Supplementary Guidance: Householder Development Guide and Proposed Local Development Plan Policies D1 (Quality Placemaking by Design) and H1 (Residential Areas) in that the proposal has been designed to respect the scale of the existing dwelling, and in addition there would not be a significant detrimental impact on the existing visual or residential amenities of the area. Full consideration has been given to all concerns raised in representations, but neither do they outweigh the policy position as detailed above, nor do they justify further amendments to the plans or refusal of the application.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.