

Signed (authorised Officer(s)):

37 CARLTON PLACE, ABERDEEN

FORMATION OF ROOF LIGHTS TO FRONT
ELEVATION, AND FORMATION OF
DORMER TO REAR ELEVATION

For: Mr A. Carter

Application Type : Detailed Planning
Permission

Application Ref. : P150126

Application Date : 02/02/2015

Advert : Section 60/65 - Dev aff
LB/CA

Advertised on : 11/02/2015

Officer : Hannah Readman

Creation Date : 1 April 2015

Ward: Hazlehead/Ashley/Queen's Cross(M
Greig/J Stewart/R Thomson/J Corall)

Community Council: No response received

RECOMMENDATION:

Refuse

DESCRIPTION

The application site relates to a traditional two storey, terraced granite dwelling located within the Albyn Place/Rubislaw Conservation Area. The surrounding area is characterised by residential dwellings of a similar design. The application property contains uPVC tilt and turn windows. The roof scape as viewed from the rear lane at the 'odd' numbered side of Carlton Place, is characterised by traditional piended style dormer windows and undeveloped shallow pitched roofs.

RELEVANT HISTORY

06/1226 – Detailed planning permission was approved unconditionally in July 2006 for the replacement of a rear window and the formation of a timber decked area within the garden.

PROPOSAL

Detailed planning permission is sought for the installation of two conservation style roof lights to the front elevation and the formation of a flat roofed dormer window to the rear elevation. The conservation roof lights each measure 98cm in length by 55cm in width. An initial dormer window design measured 7m in length and 2m in height with glazed windows positioned at each end and a slanted solid

panel finished with natural slate tiles connecting them. This has since been amended to measure 5.85m in length by 1.85m in height with windows located at each end and a slanted solid panel between them. The uPVC windows located at first floor level on the rear elevation and the front bay window would be replaced with traditional timber sash and case windows, painted white.

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.=150126>

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

CONSULTATIONS

Roads Development Management – Raised initial concerns over parking provision. Further information was provided to satisfactorily address these. No objection.

Environmental Health – No observations

Flooding – No observations

Community Council – No comments received

REPRESENTATIONS

None.

PLANNING POLICY

National Policy and Guidance

Scottish Planning Policy (SPP)

States development should have a neutral effect on the character or appearance of a conservation area.

Scottish Historic Environment Policy (SHEP)

Development should not adversely affect the special interest and character of Conservation Areas.

Aberdeen Local Development Plan 2012

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; and
3. Complies with the Supplementary Guidance relating to the Householder Development Guide.

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.

Supplementary Guidance

Householder Development Guide

Proposals for extensions should be architecturally compatible in design and scale with the original house. Dormer extensions should not appear to dominate the original roof space and should follow the following principles:

- Dormer extensions should not be built directly off the front of the wall head;
- Flat roofed extension should be 600mm below the existing ridge and 600mm in from the gable;
- Glazing should be positioned at the extremities of the dormer;
- Good examples of dormers will normally be aligned with windows below;
- Non-traditional style dormers may be accepted on the rear of non-listed buildings in conservation areas.

Roof lights should not create visual clutter on the roof and be evenly spaced.

Technical Advice Note: The Repair and Replacement of Windows and Doors

The replacement of windows and doors in Conservation Areas which are not identical to the originals requires planning permission.

Proposed Aberdeen Local Development Plan

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

H1 – Residential Areas (H1 - Residential Areas)

D1 – Quality Placemaking by Design (D1 – Architecture and Placemaking)

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.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities to preserve and enhance the character or appearance of conservation areas.

The application property currently contains windows that are unsympathetic to the character of the conservation area. The removal of the uPVC windows is therefore welcomed. The proposed replacement windows would be timber and of a sash and case design with no horns hereby replicating other original windows in the street. The submitted cross sections and elevation drawing confirm that the dimensions and opening mechanism comply with Technical Advice Note: The Repair and Replacement of Windows and Doors guidance.

The proposed conservation style roof lights are relatively small and will therefore not dominate the front roof elevation. They have been positioned parallel to each other and 5.3m apart, avoiding visual clutter on roof, in compliance with supplementary guidance. The conservation style also ensures that the addition of roof lights on the front elevation does not compromise the historic character or appearance of the conservation area, in compliance with SPP, SHEP and Policy H1.

Initial concerns were raised with the mass of the proposed rear dormer window as it was considered to possess several features that contributed to a poor design quality. These included bulky aprons and haffits and subsequently a high solid to glazing ratio that was contributed to by an infill panel and proportionately small windows. The dormer was also positioned very close to the roof ridge line which, as a result, would no longer be visible from the rear lane and erode a traditional roof scape that is characterised by either undeveloped slated roofs or individual traditional dormers with a very prominent ridge line. One anomaly can be seen at no 43 where a box dormer, that was erected under permitted development rights and would not comply with current guidance and policy, has been erected. Therefore, the addition of a dormer of the proposed size and design would not be architecturally compatible with the dwelling and would unduly dominate an otherwise traditional roof scape.

In order to address these concerns, it was recommended that the dormer be reduced in width to line through with the right hand side, first floor window and the amount of glazing be increased so that solid form did not dominate. This would accommodate additional internal space without compromising the traditional roof form. An amended design was received that reduced the length of the dormer by 1.15m and the height by 0.15m yet keeping an internal headroom height of 2.1m. This contributed to an improved design but not one that addressed the concerns raised. The amended dormer would still restrict views of the original roof line and over-dominate the scale of the shallow roof pitch. Whilst the proposed dormer does comply with most of the supplementary guidelines relating generally to dormers on rear elevations, such over dominance and the highly visible, prominent location combined with what is still considered a poor design and the site specific setting, results in a dormer which is considered, on balance, to be excessive and inappropriate for the application building. Therefore, the proposed dormer does not to comply with Policy D1 which promotes high standards of design or the supplementary guidance which states

that solid panels between windows should not dominate and the aggregate area of the dormer should not dominate the original roof slope.

Scottish Historic Environment Policy (SHEP)

The property lies within the Albyn Place/Rubislaw Conservation Area and Historic Scotland 'Scottish Historic Environment Policy' (SHEP) must be referred to in determination of the application. SHEP states that the planning authority must pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area when determining applications.

It is acknowledged that the character and appearance of the area and the dwelling will improve as a result of the replacement windows as the dimensions and colour will match other traditional windows in the street. The introduction of two conservation style roof lights is deemed an appropriate addition to the property as the original front roof form will remain dominant.

Concern is raised when considering the addition of a dormer that is of a poor design as previously outlined, to a rear elevation that currently forms part of a traditional roof scape that is enjoyed by a variety of users of the rear lane. The proposed design is dominated by solid mass accumulating from the apron, haffits, roof and tiled panel, would not be in keeping with nor would it make a neutral or positive contribution to the dwellings setting within a conservation area. Accepting the proposed dormer would have a detrimental impact on the conservation area and set an undesirable development pattern that, if repeated, would further erode the special interest of the area and in particular the traditional ridge line that currently dominates. On balance, it is considered that the addition of timber sash and case windows to the first floor bay window and two rear windows does not outweigh the potential negative impact of the proposed rear dormer. Therefore the application does not comply with SHEP or SPP.

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, policies D1 *Quality Placemaking by Design* and H1

Residential Areas substantively reiterate the guidance given from policies in the adopted Local Development Plan and therefore raise no additional material considerations.

RECOMMENDATION

Refuse

REASONS FOR RECOMMENDATION

The dormer has not been designed with due consideration to its traditional context, would not be in keeping with the immediate roof scape and is considered to unacceptably mask the roof ridge and dominate the shallow pitched roof resulting in a negative impact on the Conservation Area. The development is therefore contrary to Scottish Planning Policy, Scottish Historic Environment Policy, Adopted Local Development Plan Policies D1 Architecture and Placemaking, H1 Residential Areas, Proposed Local Development Plan Policies D1 Quality Placemaking by Design and H1 Residential Areas, Supplementary Guidance: Householder Development Guide and the Technical Advice Note: The Repair and Replacement of Windows and Doors.