

Planning Development Management Committee

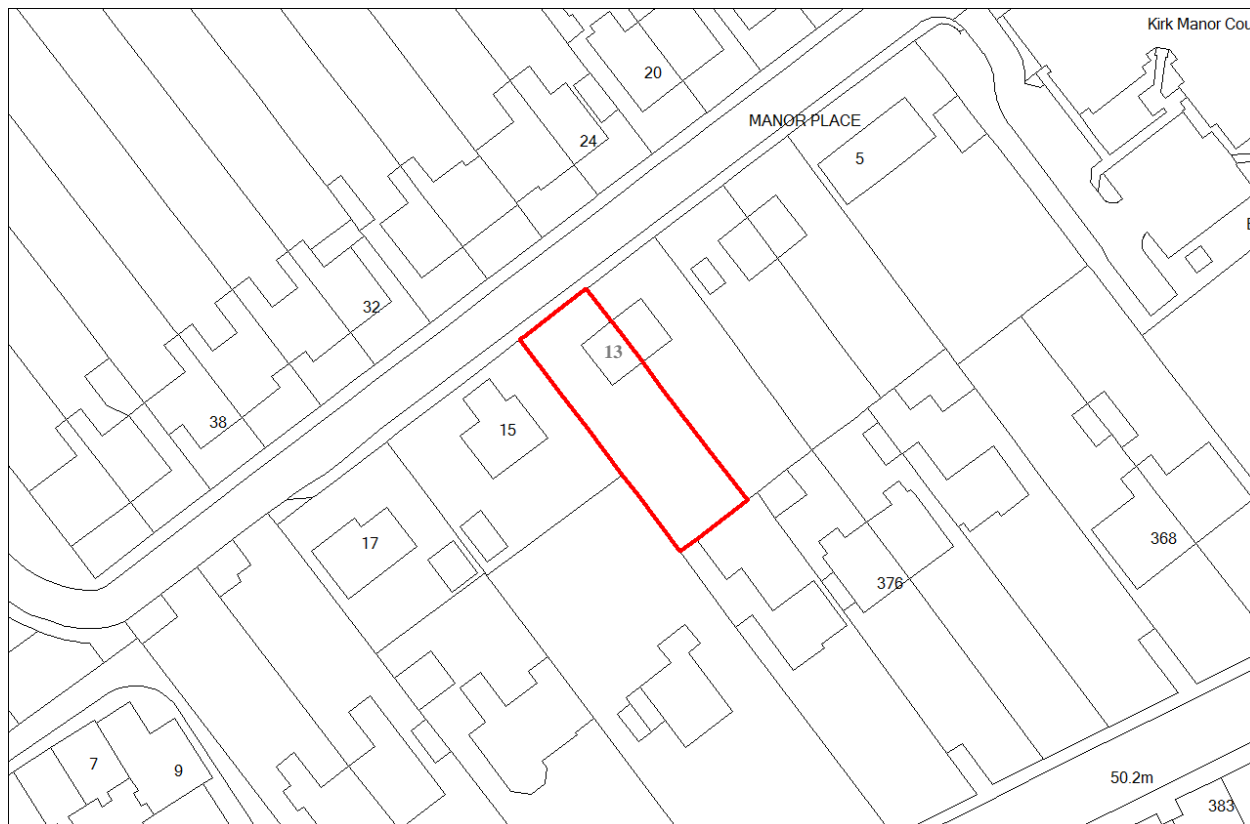
13 MANOR PLACE, CULTS

ERECTION OF 2-STOREY EXTENSION TO
SIDE OF EXISTING DWELLING HOUSE.

For: Mr & Mrs McGeown

Application Type : Detailed Planning Permission
Application Ref. : P150378
Application Date: 12/03/2015
Officer: Ross McMahon
Ward : Lower Deeside (M Boulton/A Malone/M
Malik)

Advert :
Advertised on:
Committee Date: 16/07/2015
Community Council : No response
received



RECOMMENDATION:

Approve subject to conditions

DESCRIPTION

The application site located on the south-east side of Manor Place extends to 486sq.m and is occupied by a two storey semi-detached dwellinghouse. The footprint of the existing dwelling results in a site coverage of approx. 9%. The dwelling is of a traditional design finished in pink granite and natural slate. The site levels slope down gradually from Manor Place to the rear (south-east) and the site is demarcated by a c. 1.8m stone high timber fence shared with no. 11 Manor Place, and a c. 1.2m high stone wall to the south-east of the site. The site is identified as a Residential Area in the adopted Aberdeen Local Development Plan 2012.

RELEVANT HISTORY

Planning permission (application ref. 141008) for the erection of a two storey side extension and roof terrace of a contemporary design was recommended for a conditional approval however was subsequently refused at planning committee in November 2014. The proposal was considered to be out of character with the original dwelling and the surrounding area.

PROPOSAL

Planning permission is sought to erect a two storey extension, extending along the entire width of the gable, 5m wide, and its roof ridge lining through with existing, to provide a lounge, utility room and WC at ground floor level and bedroom and en-suite at upper level. The roof would be fully hipped to match existing. To the front elevation, glazing would comprise a window at ground floor level and half-height dormer window to match existing at upper level. To the rear, there would be a set of patio doors leading to a small patio decked area and small window at upper level. Materials to include a pink granite frontage with grey concrete lintels and quoins, the remainder finished with render, and natural slate to the proposed roof.

The proposal has been amended from the original submission in respect of proposed materials, overall size and footprint.

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=150378>

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 7 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, providing informatives are added to the consent.

Environmental Health – No observations.

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

Community Council – No comments received.

REPRESENTATIONS

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

1. Shared drainage issues;
2. Absence of granite to principle elevation;
3. Proposed extension wider than existing house;
4. Proposed extension and roof not in line with existing house;
5. Out of character with the existing dwelling and the streetscape;
6. Existing granite to side elevation should be used to face the proposed extension.
7. Amount of building work/construction taking place on Manor Place;
8. Noise/disturbance associated with construction.

It should be noted that the above matters relate to the original submission, and are not a reflection of the current, amended proposal.

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.

Principle of Development

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.

Design, Scale & Massing

The overall size, scale and projection of side extensions to the 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 amended proposal would result in an increase in site coverage to 17%, 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.

Amendments to the original proposal have sought to better relate the extension to the existing dwelling by bringing the front elevation of the proposal in line with that of the existing and by specifying granite to the public facing elevation of the extension as a continuation of the original property. While the proposed is significant, amendments to the proposal have successfully dealt with the visual dominance of such a large side

extension, by extending the original form, roof profile and through the repetition of similar architectural elements, detailing and materials. As such, the proposed extension is considered to integrate with and complement the existing building, and thus on balance is acceptable within the context of the surrounding properties.

The proposed half-height dormer to the front of the property is predominantly glazed and would be appropriately positioned within the extended roof slope. Its design is considered to complement and reflect the existing dormers to the front elevation, 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.

Matters Raised in Representations

With regard to objection point 1; there is no provision in planning legislation regarding issues relating to shared drainage. Furthermore, there is no statutory requirement for applicants to submit information to the Planning Authority relating to building services. Separate legislation dictates the manner in which services are accommodated within the site, such as via a building warrant etc. Any consequential issues arising from such situations would be private, civil matters between concerned parties. Amendments have not been sought by the Planning Authority on the grounds that there would be no planning benefit in doing so, as stated above, however the applicant has been informed of the points raised in the representation.

Objection points 2 to 6 relating to design, size, scale, materials and impact on the streetscape, have been addressed in the evaluation section of this report. The proposal has been amended in respect of these comments and as such has resulted in a development that makes due regard for its context, replicating similar extensions to surrounding properties. The amended proposal has 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 7 and 8 relates to the potential disruption associated with construction. It is inevitable that any development will result in an element of disruption; however this is a relatively short term impact and thus could not be considered a material planning consideration. An informative has been added to the consent highlighting that construction should not take place outwith agreed hours – in the interests of residential amenity.

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 complementary to the existing property by way of their size, scale and overall height. While the majority of the proposal would be viewable from Manor Place, it is not considered that they would have a 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. 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 subject to conditions

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 be no 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.

CONDITIONS

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

(1) that no development shall take place unless details of the material, texture and coursing of the proposed granite to the front elevation 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.

INFORMATIVES

- The driveway must be internally drained with no surface water discharging onto the public road;
- Loose material (e.g. stone chippings) must not be used to surface any of the first 2 metres length adjacent to the footway.

No construction or demolition work should take place:

- (a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays;
- (b) outwith the hours of 9.00 am to 4.00 pm Saturdays; or
- (c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery] - in the interests of residential amenity.