

Planning Development Management Committee

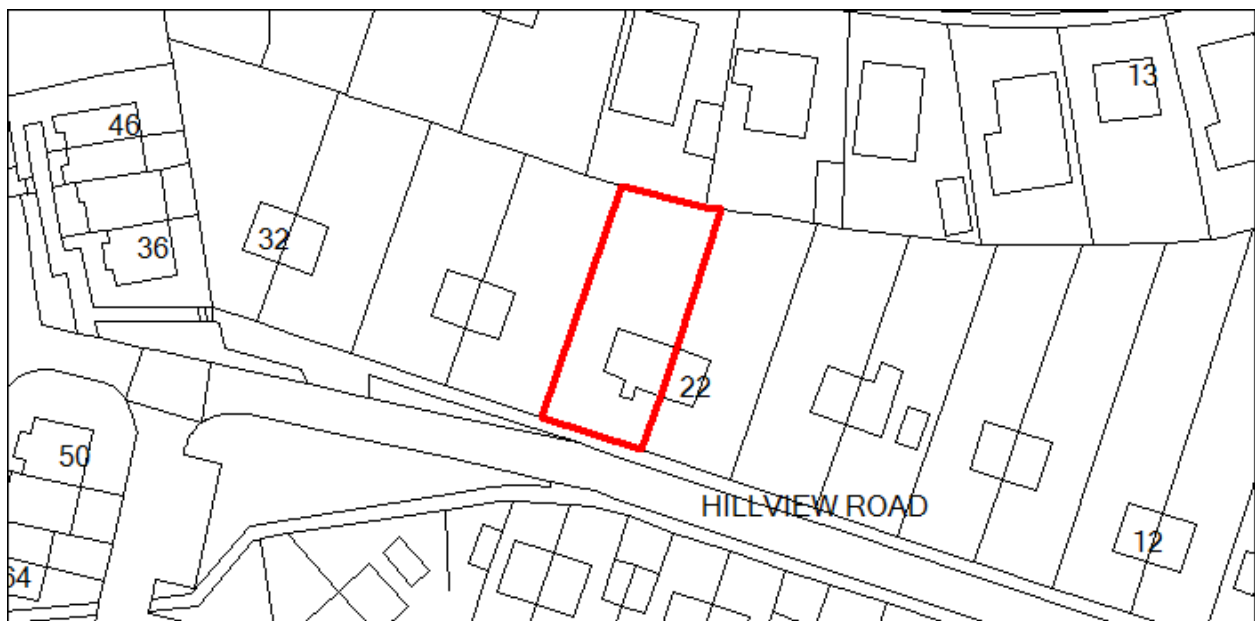
24 HILLVIEW ROAD, PETERCULTER

REMOVAL OF EXISTING GARAGE AND
REPLACEMENT BY 2 STOREY EXTENSION

For: Mr Eugene Ong

Application Type : Detailed Planning Permission
Application Ref. : P151201
Application Date: 22/07/2015
Officer: Hannah Readman
Ward : Lower Deeside (M Boulton/A Malone/M
Malik)

Advert :
Advertised on:
Committee Date: 29/10/2015
Community Council : Comments



RECOMMENDATION:

Approve Unconditionally

DESCRIPTION

This application relates to a two storey, semi-detached dwelling located on the north side of Hillview Road. The property comprises pink granite external walls, slated roof tiles and white UPVC windows. The plot extends to approximately 480m² and boasts a large garden to the front, side and rear, where it slopes gently uphill. A porch has been added to the front of the property and a single garage to the side, neither of which are of particular architectural merit. The surrounding area is of residential character with other properties of a similar style occupying the north side of the street whilst the garages and rear of more modern semi-detached properties which front Craigton Drive, define the south side of the street.

RELEVANT HISTORY

P851642 – Outline planning permission for the erection of a dwelling within the rear garden was refused at planning committee in September 1985, in accordance with the officer's recommendation.

P891560 – Detailed planning permission for a single storey extension was approved conditionally, under delegated powers, in January 1990.

P901333 – Detailed planning permission for a single storey extension was approved unconditionally, under delegated powers, in August 1990.

PROPOSAL

Detailed planning permission is sought for a two storey extension with hipped roof to the west facing side elevation. The existing garage would be removed, with the extension occupying marginally more than its current footprint. The proposed extension would measure 4.8m in width, 5.9m in depth, 4.7m to eaves height and 6.5m to roof ridge height. It would be set 1.15m back from the principal elevation and 4m off the nearest boundary shared with the adjacent property to the west. There would be two windows located at ground floor level on the west elevation, 1 window at first floor level on the north elevation and 2 windows on the south elevation; 1 on each floor. A single door would also be located on the south elevation. Proposed materials include pink granite quoins and basecourse, rendered walls, slate roof tiles and white UPVC windows.

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=151201>

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 local Culter Community Council has objected. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Development Management – Requested a plan detailing two off street parking spaces. This has been provided, no objection;

Environmental Health – No observations;

Flooding – No observations;

Community Council – Object for the following reasons:

- Roofline would be broken
- Proposed extension is not architecturally compatible with the original house
- Rendered finish not in keeping with the house or others in the street
- Would support proposed design if granite was to be used
- Contrary to Local Development Plan Policies D1, D4 and Supplementary Guidance: Householder Development Guide

REPRESENTATIONS

None.

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 over development;
2. Does not have an unacceptable impact on the character or amenity of the surrounding area;
3. Complies with the Supplementary Guidance relating to the Householder Development Guide.

Supplementary Guidance: Householder Development Guide

Proposals for extensions should be architecturally compatible in design and scale with the original house. Materials should complement the original house and the surrounding area. Any extension should not serve to overwhelm or dominate the

original form or appearance of the dwelling and should not result in a situation where amenity is 'borrowed' from an adjacent property. Two storey extensions on semi-detached properties will be restricted to 3m in projection along the boundary shared with the other half.

Proposed Aberdeen Local Development Plan

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

Policy H1 - Residential Areas (*H1 – Residential Areas in adopted LDP*);

Policy D1 - Quality Placemaking by Design (*D1 – Architecture and Placemaking 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

The proposed extension, in place of the existing garage, would provide a study and occasional guest accommodation at ground floor level and a new master bedroom with en-suite and walk in wardrobe at first floor level. The extension has been positioned 0.4m below the existing roof ridge line and 1.15m back from the principal elevation of the existing house, thereby ensuring that it would appear subservient to the dwelling and would not overwhelm the original architectural form. The materials have been thoughtfully selected with the pink granite quoins and basecourse reflecting elements of the existing dwelling and the rendered walls matching those of the existing rear extension. The chosen materials would be in keeping with the character of the application property and that of the wider street which is characterised by a variety of similar materials. The original extension's design has been amended since submission to include a hipped roof of the same pitch as the roof of the existing dwelling. The hipped roof is a design feature of all properties and subsequent two storey extensions on the north side of Hillview Road. Therefore, the proposed extension in its revised form is consistent with this established form. The fenestration of the proposed extension matches with the fenestration of the existing principal elevation which contributes to a high standard of design, in compliance with policy D1 and the Householder Development Guide.

Residential Amenity

The large plot on which the property sits would ensure that there would be no impact on the residential amenity afforded to neighbours as a result of this proposal. The proposed side extension would be sited 4m off the boundary shared with the adjacent semi-detached house to the west, the dwelling being 13.5m away. This distance, coupled with the fact that there are only windows proposed at ground floor level on the extension, that there are no windows on the side of the neighbouring property and an established tree between the two properties, would ensure that there would be no loss of privacy to either

household. Furthermore, there is a separation distance of approximately 30m between the proposed extension and the properties north of the site. Again, this distance is sufficient to ensure that no properties would be directly overlooked by the development. Minimal overshadowing would occur on the applicant's garden ground throughout the day. However, given that approximately 80% of the site would remain as garden ground following the development, the overshadowing would not impact upon the high level of occupier amenity that this property has and is considered acceptable, in compliance with policy H1 and the relevant supplementary guidance document.

Access and Parking

The demolition of the existing garage would result in the loss of 1 off-street parking space. The subsequent proposed extension would add an additional bedroom to the property and therefore Roads Development Management Officers requested the re-provision of 1 off street parking space to ensure that there is parking for 2 cars on site. A subsequent plan has been submitted demonstrating that this would be accommodated alongside the existing driveway at the front of the property. This is to the satisfaction of Roads Officers who have no objection to the development.

Community Council Comments

The community council have objected to the proposal, based on the original and the amended design which includes the hipped roof, for the following reasons which thereafter are addressed:

1. *Roofline would be broken with the extension having less height than the original building and the extension is not architecturally compatible with the original house* – The proposed extension has been designed in accordance with the Council's Supplementary Guidance: Householder Development Guide which states that "any extension should not serve to overwhelm or dominate the original form or appearance of the dwelling". Should the extension design be amended to line through at ridge height, the distinction between 'old' and 'new' would be lost and the extension would not be subservient. The proposed design allows the original dwelling to remain dominant on the site. Furthermore, number 20 Hillview Road has a two storey extension of a similar subservient design to the proposed which would therefore be in keeping with its immediate context.
2. *Rendered finish not in keeping with the house or others in the street* – The garage and rear extension of the property are already rendered. The proposed materials (granite quoins and rendered walls) would provide a link between this and the original dwelling. Furthermore, the use of rendered walls would complement the existing granite and allow the original house to remain dominant in form and material. The garages and rear of properties that line the south side of the street feature an off-white rendered finish and therefore the proposed rendered finish is considered entirely appropriate for its context.

3. *Would support proposed design if granite was to be used* – This was carefully considered by the applicant but is not deemed economically viable. Also, it is understood that there would not be enough granite down takings from the gable end to do any more than the proposed quoins.
4. *Contrary to Local Development Plan Policies D1, D4, paragraphs 3.18 & 3.25 and Supplementary Guidance: Householder Development Guide* – This application is considered to be compliant with Policy D1, paragraph 3.18 and the supplementary guidance for the reasons aforementioned in this report. *Policy D4: Aberdeen’s Granite Heritage* is not a relevant material consideration in this instance as this policy seeks “the retention of granite buildings throughout the City” and “where a locally significant granite building that is not listed or in a conservation area is demolished, the City Council will expect the original granite to be used on the principle elevations of the replacement building”. This application does not include the demolition of any granite buildings or the erection of a replacement building. It is for an extension to an existing granite house. The extension would be built over the footprint of a rendered garage that would be removed. The garage does not comprise any granite blocks that could be reused. Paragraph 3.25 states that “existing granite heritage should be conserved and the use of granite in new development should be encouraged”. The proposed development conserves the existing granite house and the use of granite in the extension has been encouraged (see point 3) but, whilst desirable, is not mandatory to make this proposal acceptable.

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 therefore would not warrant any departure from the terms of the adopted plan. The proposal is considered to be acceptable in terms of the development for the reasons already previously given, and no material considerations have been identified that would warrant determination other than in accordance with the Development Plan.

RECOMMENDATION

Approve Unconditionally

REASONS FOR RECOMMENDATION

The proposed extension is of an acceptable scale and considerate design that would complement the architectural form and materials of the existing dwelling. The residential amenity of the area would be unharmed and the site would not be over-developed, in compliance with Adopted Local Development Plan Policies D1 - Architecture and Placemaking and H1 - Residential Areas and the Council's Supplementary Guidance: Householder Development Guide. There is no material change in the zoning of the site in the Proposed Local Development Plan or the applicable policies D1 - Quality Placemaking by Design and H1 - Residential Areas which would warrant determination otherwise than in accordance with the Development Plan.