

Signed (authorised Officer(s)):

8 TURNBERRY GARDENS, ABERDEEN

REPLACE EXISTING FLAT ROOF ON
FRONT PORCH WITH PITCHED ROOF
THAT WOULD EXTEND THE FULL WIDTH
OF THE DWELLING

For: Mrs Dawn McKay

Application Type : Detailed Planning
Permission

Application Ref. : P151183

Application Date : 17/07/2015

Advert :

Advertised on :

Officer : Linda Speers

Creation Date : 21 August 2015

Ward: Bridge of Don (M Jaffrey/J Reynolds/S
Stuart/W Young)

Community Council: No comments

RECOMMENDATION:

Refuse

DESCRIPTION

The application site is located in a small residential cul-de-sac off Braehead Way. The property is a modern semi-detached 2-storey dwelling located on the east side of Turnberry Gardens and is set back circa 6000mm from the neighbouring property to the south No. 9 & 10 Turnberry Gardens. The south side of the property has been extended with a 2-storey extension and to the front of the property is small flat roof front porch finished in red brick. The main property has a pitched roof finished with brown roof tiles, the walls are rendered with a black & white dry dash render and the windows and doors are white PVC. The property has a front and rear garden space. The front garden is open and finished with gravel and suitable for parking cars. There are only 2no. house types in this immediate area and the majority of house types on Braehead Way are a similar 2 storey semi-detached.

RELEVANT HISTORY

A8/1671: Planning Permission – House Extension.
Permitted Development 2008

090716: Planning Permission – House Extension.
Approve Unconditionally 2009

P141623: Planning Permission - Erection of pitched roof above existing front porch and formation of canopy to front elevation.
Refused 13/ 2/2015

PROPOSAL

Planning permission is sought to replace the existing flat roof on the front porch with a new lean-to tiled roof which would extend the full width of the front elevation 5200mm metres to form a canopy. The canopy would be supported with a solid wall 1325mm deep on the north elevation. The proposed pitched roof would be 30° and 1200mm high from the wall head level. The proposal includes replacing the existing fascia and soffits which would match the existing. The roof tiles and rendered wall would also match the existing.

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.=151183>

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

CONSULTATIONS

Roads Development Management - No observation

Environmental Health - No observation

Flooding - No observation

Community Council – No comments received

REPRESENTATIONS

No letters of representation/objection/support have been received.

PLANNING POLICY

Aberdeen Local Development Plan 2012

- **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, color, 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; and
3. Complies with the Supplementary Guidance on House Extensions relating to Dormer Windows.

Proposed Aberdeen Local Development Plan

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

- **Policy D1- Quality Placemaking by Design**

All development must ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials.

- **Policy H1 - Residential Areas**

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new 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. Does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010; and
4. Complies with Supplementary Guidance

Supplementary Guidance

- **Householder Development Guide**

There is no specific guidelines relating to replacement roofs and canopy's however all 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.

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.

An identical proposal was submitted and refused earlier this year, the following evaluation and recommendation is unchanged.

The proposed pitched roof above the existing porch would sit well with the existing dwelling as it would be of an appropriate position, scale and design and the materials would match the main property.

The proposed extended canopy which would dominate the entire front elevation (5200mm wide) is deemed to detract from the design of the original building. The canopy proposal is futile and serves to unbalance the pair of semis. The area in general is characterised by similar 2-storey semi-detached properties, however adjacent to the applicants property on Turnberry Road are 2no. 1.5-storey properties. These houses types by virtue of there design have a noticeable overhang, this is not considered a precedent for other house types to mimic. The proposal would result in an objectionable alteration which is considered to have a detriment impact on the pair of semis and the character and amenity of the residential area. In the interest of preserving consistent architectural form and as the design and appearance would not make a positive contribution to the setting and would have unacceptable impact on the character or amenity of the surrounding area; the proposal also fails to comply with policy D1 and H1 of the Aberdeen Local Development Plan 2012.

A recommendation by the case officer to remove the canopy and provide a pitched roof over the existing porch was disregarded by the applicant.

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 and H1 in the Proposed ALDP substantively reiterate that of the adopted local development plan and the proposal is therefore acceptable in terms of both plans for the reasons already previously given.

RECOMMENDATION

Refuse

REASONS FOR RECOMMENDATION

The proposed pitched roof and extended canopy do not comply with Aberdeen Local Development Plan Policy D1 (Architecture and Placemaking) and H1 (Residential Areas) and with the related Household Development Guide as the design and appearance would not make a positive contribution to the setting and would have unacceptable impact on the character or amenity of the surrounding area.

By virtue of the above the application does not comply with policy D1 (Quality Placemaking by Design) and H1 (Residential Areas) in the Proposed Aberdeen Local Development Plan.