

Signed (authorised Officer(s)):

1 WOODBURN PLACE, ABERDEEN

ERECTION OF 1.5 STOREY GABLE  
ELEVATION, DORMER TO SOUTH  
ELEVATION AND LINK PANEL TO  
DORMER TO WEST ELEVATION

For: Mr & Mrs Simon Cowie

Application Type : Detailed Planning  
Permission

Application Ref. : P141844

Application Date : 11/12/2014

Advert :

Advertised on :

Officer : Ross McMahon

Creation Date : 6 July 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 located on the east side of Morningside Place extends to 970sq.m and is occupied by a one-and-a-half storey detached dwellinghouse set within an established residential area. The footprint of the existing dwelling results in a site coverage of approx. 20%. The property has recently been extended to the rear by way of a single storey extension (not shown on the submitted plans or elevations). The site levels remain relatively level to the rear (west) of the site, however, the site is elevated to the north of Woodburn Gardens and partially elevated to the west of Woodburn Place. The site is currently demarcated by trees and hedges to all rear boundaries. The site is identified as a Residential Area in the adopted Aberdeen Local Development Plan 2012.

## **RELEVANT HISTORY**

Planning permission (application Ref. P131420 - Extension to dwelling house to provide garden room to replace existing conservatory) was approved unconditionally under delegated powers in November 2011.

Planning permission (application Ref. P110269 - Extension to dwellinghouse to provide double garage with master bedroom over, dormer window, dormer infill) was unconditionally approved under delegated powers in April 2011).

Planning permission (application Ref. P081247 - Domestic garage & alterations to front elevation) was withdrawn by the applicant in October 2008.

Planning permission (application Ref. P031805 - Erect new dormer window extension, reposition existing front entrance, erect canopy over front door, change timber boarding to rendered finish) was approved unconditionally under delegated powers in October 2006.

## **PROPOSAL**

Planning permission is sought to create a 1.5 side storey extension, comprising double garage with bedroom above, on part of the south-most gable. The proposed extension would have a hipped, pitched roof, sit flush with the rear building line and measure c. 8.7m long x 6.3m wide. There would be one dormer window, with hipped pitched roof, on the east elevation and one box dormer window on the west elevation. Two rooflights, both measuring 1400mm x 780mm, would be located on the south elevation of the extension. It is also proposed to create an infill panel between the existing dormer windows on the west elevation, and remove an existing dormer window on the south elevation and build a new, smaller, dormer window with hipped, pitched roof. The materials for the extension and alterations would match the existing property.

## **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.=141844>

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

## **CONSULTATIONS**

**Roads Development Management** – No objection providing a number of informatives are added to the consent.

**Environmental Health** – No observations.

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

**Community Council** – No comments received.

## **REPRESENTATIONS**

None received

## **PLANNING POLICY**

**Aberdeen Local Development Plan**

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### **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**

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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 and Massing

General principles expect that all extensions 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 overall size, scale and projection of extensions to the side of detached properties are determined on a site specific basis.

The proposal would result in an increase in site coverage to approx. 25%, 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.

However, notwithstanding the above, the proposed side extension is considered to be contrary to the following, specific criteria of policy D1 (Architecture and Placemaking) and policy H1 (Residential Areas):

1. The proposal seeks to significantly alter the existing side (south facing) elevation of the property which currently reads as a front elevation, forming part of a building line with adjacent properties to the west along Woodburn Gardens. In essence the extension would break, and be set forward a significant distance from the established building line;
2. The proposed side extension would have a detrimental impact on the streetscape by virtue of its overall size, scale and proximity to the site boundary forming part of Woodburn Gardens, further exacerbated by the exposed, elevated nature of the site at this location;
3. The proposed rear dormer is not considered to be architecturally compatible in terms of design with the existing dormers of the property or surrounding properties;
4. The pitch of the proposed hipped roof differs from that of the original dwelling.

### 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.

All new windows are neither on the same plane nor directly face neighbouring windows, and the rear garden is well screened, therefore there would be no additional impact in terms of loss of privacy to the rear.

### Conclusion

To summarise, while elements of the proposal are considered to be acceptable in relation to the existing property in their own right, the location and elevated nature of the site is such that the proposed extension would have both a detrimental impact on the streetscape and a negative impact on its setting along Woodburn Place. For the aforementioned reasons, the proposal thereby fails 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 approval of the application.

## **Proposed Aberdeen Local Development Plan**

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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**

**Refuse**

## **REASONS FOR RECOMMENDATION**

The proposal does not fully comply 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 would have a significant detrimental impact on the existing visual and residential amenities of the area by virtue of its elevated nature to Woodburn Gardens in addition to its overall size, scale, massing and proximity to the street.