

# Planning Development Management Committee

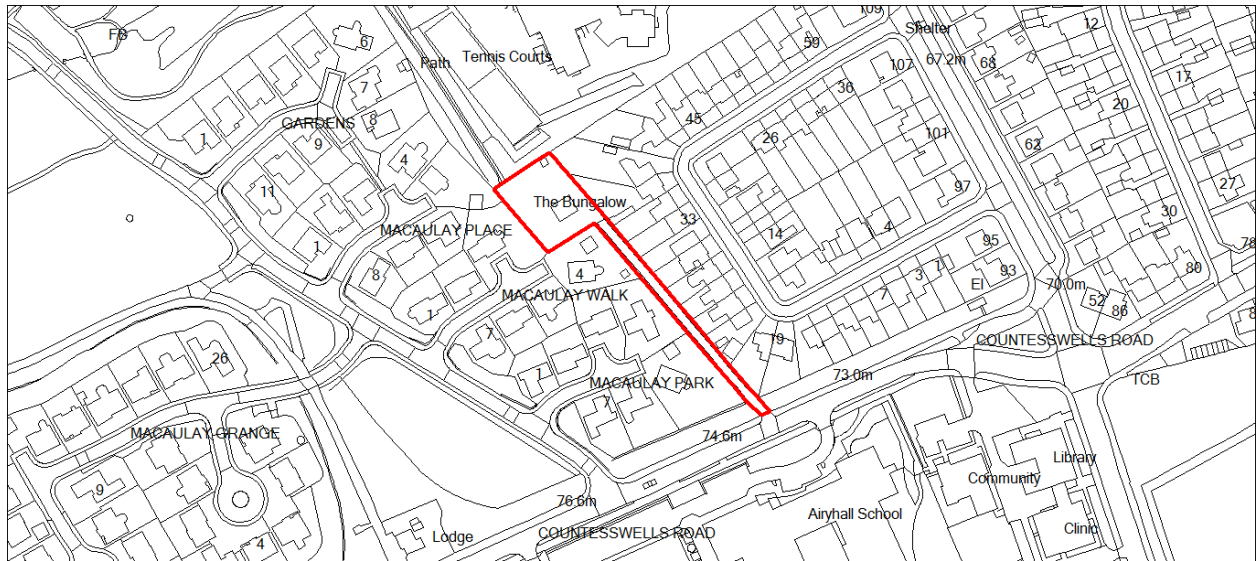
COUNTESSWELLS ROAD, ABERDEEN

REPLACEMENT DWELLING

For: Macaulay Development Trust Ltd.

Application Type : Planning Permission in Principle  
Application Ref. : P151756  
Application Date: 05/11/2015  
Officer: Hannah Readman  
Ward : Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)

Advert :  
Advertised on:  
Committee Date: 14/01/2016  
Community Council : Comments



## RECOMMENDATION:

**Approve subject to conditions**

## **DESCRIPTION**

This application relates to a 0.25hectare site bound by properties on Macaulay Walk to the west and Springfield Gardens to the east. To the north is the Hilton Tree Tops hotel and grounds. Accessed is via a 113m long private lane, off of the north side of Countesswells Road. A large, detached dormer bungalow of traditional granite and slate construction currently occupies a position towards the centre of the southern part. There is an area of hard standing to the front of this dwelling, with space for four vehicles and spacious garden ground to the sides and rear. It is within a wider residential area allocated within the Local Development Plan, which sees a mix of housing styles, but surrounded primarily by late 20<sup>th</sup> century dwellings of between 1 and 1.75 storey's.

## **RELEVANT HISTORY**

P151031 – An application for detailed planning permission for the demolition of the existing dwelling and erection of a replacement dwelling was withdrawn by the applicant on the 8<sup>th</sup> October 2015. This was following design concerns that would have resulted in a recommendation for refusal, should the application have proceeded.

## **PROPOSAL**

Planning permission in principle is sought for the demolition of an existing dwelling and subsequent erection of a single dwelling, associated car parking and landscaping on the site. No details in relation to design or layout are sought to be approved.

## **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=151756>

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

- Bat Survey Report (July 2015)
- Supporting Statement (November 2015)
- Drainage Statement

## **REASON FOR REFERRAL TO COMMITTEE**

The application has been referred to the Planning Development Management Committee because 5 letters of objection have been received and the Community Council have also objected. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

## **CONSULTATIONS**

**Roads Development Management** – No observations;

**Environmental Health** - No observations;

**Flooding** – No response received.

**Community Council** – Object to the application on the basis that the submitted indicative drawings present a house that is out of character in terms of massing

and architectural design with neighbouring properties. The submitted drawings are not considered to accurately reflect the topography of the area and a new dwelling would have a big visual impact on Macaulay Walk. There would be a loss of privacy to the garden of the bungalow at the end of Macaulay Walk.

## **REPRESENTATIONS**

Five letters of objection have been received. The objections raised relate to the following matters:

1. The garage is too big and too close to the boundary;
2. The submitted drawings are inaccurate;
3. The massing and height of the indicative building is inappropriate/excessive;
4. There would be a loss of privacy to Macaulay Walk;
5. It would de-value neighbouring properties.

## **PLANNING POLICY**

### **Aberdeen Local Development Plan**

#### H1 - Residential Areas

Within existing residential area, proposals for new residential development will be approved in principle if it:

1. Does not constitute over development;
2. Does not have an adverse 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.

#### Policy D1 - Architecture and Placemaking

Ensures that new development is designed with due consideration for its context. Factors considered include design, massing, orientation and materials to ensure that the proposed development is acceptable.

#### Policy D4 – Aberdeen’s Granite Heritage

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 principal elevations of the replacement building.

### **Proposed Aberdeen Local Development Plan**

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

*Policy D1 – Quality Placemaking by Design* (D1 – Architecture and Placemaking in ALDP)

*Policy H1 – Residential Areas* (H1 – Residential Areas in ALDP)

*Policy D5 – Our Granite Heritage* (D4 – Aberdeen’s Granite Heritage in ADLP)

## **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.

The indicative drawings submitted for consideration alongside this application suggest that the plot could sufficiently accommodate a four bedroomed dwelling. However, the details of the design and layout of the replacement dwelling would be considered as part of a matters specified in conditions (MSC) application and therefore are not assessed as part of this application. Discussion, guidance and conditions are provided to indicate the parameters of an acceptable replacement dwelling.

#### Principle of Development

The site is located within a residential area and has been in long term residential use, with one dwelling present. Its demolition and subsequent replacement with another single dwelling is therefore considered appropriate, as it would not greatly intensify the established use, which would continue to be compatible with adjacent land uses, in compliance with policy H1. A replacement dwelling is considered acceptable in principle, subject to a high quality design that demonstrates due consideration for its context.

#### Design Considerations

As the application is for Planning Permission in Principle (PPiP), acceptable details of the design and siting of the proposed dwelling are not necessary, as these can be dealt with by way of planning condition(s). Policy D1 of the Local Development Plan requires new development to be designed with due consideration for its context and to make a positive contribution to its setting. Critical to this should be the careful consideration for the reuse of the granite from the existing structure. This material should form an integral part of the proposed design, in order to comply with policy D4. Taking account of the sites location, encompassed by 1.5 storey properties to the east, a bungalow to the south and a 1.75 storey property to the west, as well as its existing unique character and setting, it would be appropriate to restrict the ridge height of any new dwelling to 6.5m so as not to appear unduly prominent or out of context when viewed from surrounding plots. This provides flexibility for any forthcoming detailed design to either take the form of a modern, flat roofed dwelling or a more traditional 1.5 storey dwelling where dormers are contained entirely within the roof space, as per the existing dwelling and those to the east. This height restriction would also assist in neighbouring gardens not being overlooked; windows of habitable rooms should be sensitively integrated into the design to provide a high standard of privacy to the occupiers and neighbours. As such, it is recommended that a condition be placed restricting the ridge height of any replacement dwelling to 6.5m, in the interests of retaining the character of the site, the residential amenity of neighbours and to ensure an appropriate, high quality design which demonstrates due consideration for its context.

#### Servicing (Access and Drainage)

Currently and proposed to be accessed by private lane leading up from Countesswells Road, an arrangement deemed satisfactory. There is ample space for car parking and cycle storage to be designed in. A turning area should be included in any future layout so that the site can be entered and exited in a forward gear. Roads Development Management officers have not put forward any comments in relation to this application, indicating that they are satisfied that

any reasonable scenario associated with the erection of a single dwelling can be accommodated on site.

As the application is for PPIP, the details of drainage provided will require to be updated to address the design which comes forward and conditions can require this be provided via an MSC application.

#### Matters raised in letters of representation

As the layout and design of the dwelling is reserved, no further comment can be given on the concerns raised. Matters relating to loss of privacy, overlooking, access and safety will be assessed at MSC stage and neighbours will have the opportunity to comment at that time. However, the value of neighbouring properties is not a material planning consideration.

#### Proposed Aberdeen Local Development Plan

The Proposed ALDP was approved for submission for Examination by Scottish Ministers at the meeting of the Communities, Housing and Infrastructure Committee of 27 October 2015. 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 representation and are regarded as unresolved issues to be determined at the Examination; and
- the relevance of these matters to the application under consideration.

Policies and proposals which have not been subject to objection will not be considered at Examination. In such instances, they are likely to be carried forward for adoption. Such cases can be regarded as having greater material weight than those issues subject to Examination. 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**

Subject to the recommended conditions, the site is considered suitable for the development of a single dwelling of up to 6.5m in height, in compliance with Adopted Local Development Plan Policies D1: Architecture and Placemaking, D4: Aberdeen's Granite Heritage, H1: Residential Areas and Proposed Local Development Plan Policies D1: Quality Placemaking by Design, D5: Our Granite Heritage and H1: Residential Areas.

### **CONDITIONS**

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

1. No development shall take place unless a matters specified in conditions application has been submitted to and approved by the planning authority comprising –
  - a. details of layout, bespoke design and external appearance of –
    - i. buildings and any ancillary structures;
    - ii. plot boundary enclosures;
    - iii. storage areas for waste and recyclables
    - iv. vehiclular/cycle/pedestrian access;
    - v. vehicle parking;

- in order to ensure a satisfactory bespoke design and a layout of the plot that respects the character and built form of the area.
2. That the ridge height of the dwelling subject to a matters specified in conditions application shall not exceed 6.5m – to ensure that the new dwelling does not dominate the site or have have adverse impact on the residential amenity afforded to neighbouring sites.
3. that no development pursuant to the planning permission hereby approved shall be carried out unless a matters specified in conditions application has been submitted comprising a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

**INFORMATIVE**

The planning authority would encourage the applicant of the future detailed planning consent to engage in pre-application discussions prior to submission.