

Planning Development Management Committee

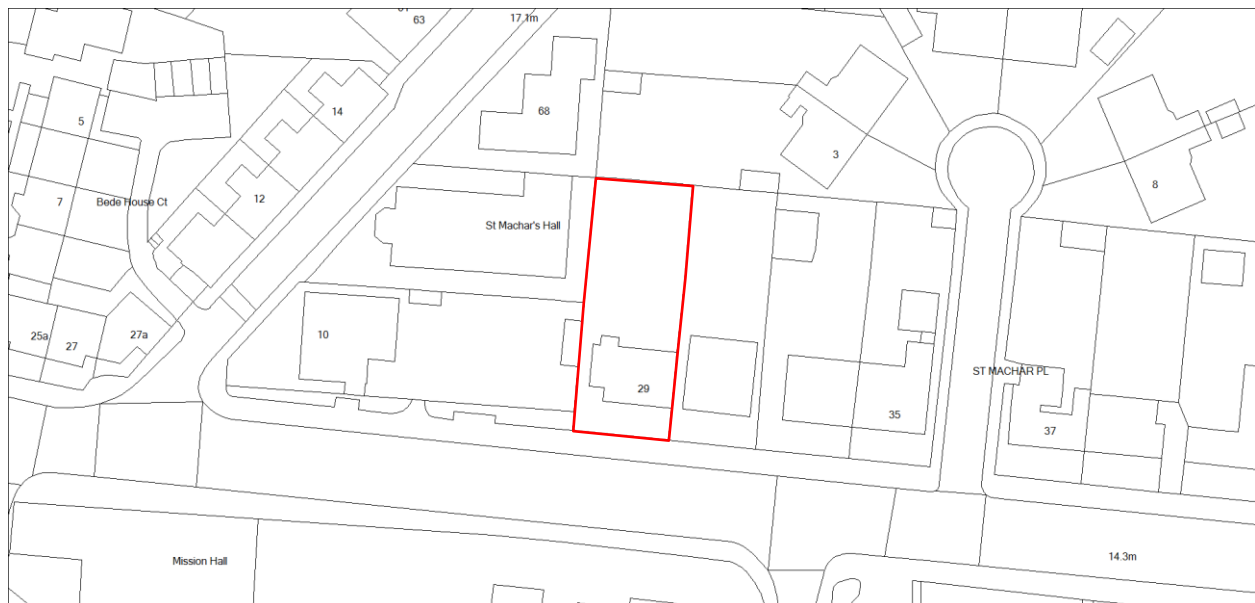
29 ST MACHAR DRIVE, ABERDEEN

PROPOSED 1.5 STOREY REAR EXTENSION;
SINGLE STOREY SIDE/REAR EXTENSION;
FRONT AND SIDE DORMERS AND FRONT
CANOPY TO EXISTING DWELLING HOUSE.

For: Mr Syed Masood Hossain

Application Type : Detailed Planning Permission
Application Ref. : P151801
Application Date: 13/11/2015
Officer: Ross McMahon
Ward : Tillydrone/Seaton/Old Aberdeen (J
Noble/R Milne/R Grant)

Advert : NA
Advertised on: NA
Committee Date: 17/03/2016
Community Council : Comments



RECOMMENDATION:

Approve Unconditionally

DESCRIPTION

The application site is located to the northern side of St Machar Drive, comprising a traditional one-and-a-half storey detached dwelling house of slate and granite construction. The site lies within a Residential Area, as identified in the adopted Aberdeen Local Development Plan 2012. The application site lies immediately outwith the Old Aberdeen Conservation Area, which bounds the site to the north, south and west.

RELEVANT HISTORY

Planning permission (application ref. P120165) was approved unconditionally under delegated powers in October 2012 for the erection of a rear extension, front and side dormers, and front canopy. It is understood that this consent was never acted upon by the applicant, subsequently expiring in October 2015.

PROPOSAL

Planning permission is sought for the erection of a one-and-a-half storey extension to the rear (north) elevation of the property, to provide further accommodation at ground and upper floor level. The proposed roof would be dual-pitched, encompassing a small flat roof element, raising the existing roof ridge and extending to the rear of the site. The proposed roof would follow through the existing hipped roof profile to the north, terminating in a rear gable.

It is also proposed to extend an existing single-storey, flat-roofed side (west) extension towards the rear (north) of the site.

Consent is also sought for the formation of a box-style dormer to both the front (south) and side (east) elevation of the dwelling to serve a new bedroom space and bathroom respectively.

It is also proposed to form a canopy to the front elevation of the existing dwelling.

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=151801>

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 as a formal objection to the proposal has been received from the Old

Aberdeen Community Council. Accordingly, the application falls out with the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Development Management – Notes that the proposal would increase the number of bedrooms to the property from three to six, which would require a minimum of three off-street parking spaces. Notes that the property is within a controlled parking area (Area R) and residents of the property are entitled to two parking permits from ACC. Notes that a shortfall of one off-street parking space is considered to be acceptable given the location of the property, access to public transport links and services within walking distance.

Environmental Health – No observations.

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

Community Council – Object to the proposal, as submitted, on the following grounds: excessive and unsympathetic development at the boundary of a conservation area; the proposal would erode the character of a traditional property; no demand for a six bedroom property; proposed dormers do not comply with ACC's supplementary guidance; no parking provision available within the site.

REPRESENTATIONS

One letter of representation has been received in connection with the application, and relates to the following matters:

1. Overdevelopment of the site;
2. Proposed design is unsympathetic to the design and scale of the existing property and would overwhelm its traditional form;
3. Lack of information with regard to proposed materials;
4. Lack of off-street parking resulting from the increase in accommodation;
5. Impact on the character and appearance of the Old Aberdeen Conservation Area.

PLANNING POLICY

National Policy and Guidance

- Scottish Planning Policy (SPP)
- Scottish Historic Environment Policy (SHEP)

Aberdeen Local Development Plan

- Policy D1 – Architecture and Placemaking

- Policy H1 – Residential Areas
- Policy D5 – Built Heritage

Other Material Considerations

- 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*);
- D4 – Historic Environment (*D5 – Built Heritage 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.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities to preserve and enhance the character or appearance of conservation areas

H1 – Residential Areas

The proposal is considered to generally comply with Policy H1 (Residential Areas) and the Council's supplementary guidance on householder development for the following reasons:

1. It is considered that all elements of the proposal are architecturally compatible in design and scale with the original property. The proposed rear and side extension has been designed as a continuation of the existing dwelling in terms of its width and roof profile. The proposed canopy is considered to be complementary and would be relatively unimposing addition to the frontage of the property, which would not

detract from its character. As such, the proposal would not appear to compete with the property's overall form generally, with the majority of the proposed works located on a non-public, rear elevation which is well screened from adjacent properties and the surrounding area generally. Additionally, all proposed materials are considered to be appropriate in the context of the existing dwelling and character of the wider area.

2. The built footprint of the existing dwellinghouse, as extended, does not represent an-development of the site, and is not an excessive addition to the existing built footprint.
3. No more than 50% of the rear curtilage would be covered by development.
4. The proposed side and rear extension would adhere to the 'Rear & Side Extensions' section, in relation to detached properties, of the aforementioned guidance in terms of projection in that all remaining 'general principles' are satisfied.
5. Calculations indicate that all neighbouring properties are located sufficiently distant from all elements of the proposal to ensure no significant adverse impact in terms of loss of daylight to the windows of habitable rooms.

Turning to the impact on adjacent properties in terms of overshadowing, the orientation of the proposal and its separation from those neighbouring dwellings are important factors. Calculations indicate that due to the size, form and orientation of the proposal, there would be little or no additional impact relating to overshadowing of private rear garden ground or habitable room windows to surrounding properties, and certainly not at a level which would be harmful to residential amenity.

In terms of overlooking, it is noted that the rear boundaries of the site are well screened by small trees and hedges. Furthermore, a significant amount of rear garden ground would remain following development. Accordingly, there is no concern with regard to overlooking of private amenity ground or loss of privacy to the windows of habitable rooms at both ground and upper floor levels.

6. It is noted that the proposed front dormer would not be of a traditional design as recommended by the aforementioned supplementary guidance. Given the limited headroom available within the upper floor of the property, a traditional style (e.g. piended dormer/pitched roof) could not be accommodated within the existing roofspace. As such, it is considered acceptable in this instance to allow a modest front dormer of an appropriate size and scale, given the lack of uniformity and the established mix of residential properties within the immediate locale. The proposed front dormer is considered to comply with the remaining aspects of the aforementioned guidance in terms of its proportions, and would maintain

the balance and symmetry of the original property by virtue of its size, scale and position on the existing roofslope.

The proposed side dormer would be located sufficiently distant beneath the proposed ridge and above the existing eaves, would be predominantly glazed and sufficiently hidden behind an existing chimney stack so as not to detract from the overall appearance of the streetscape or wider area generally.

D1 – Architecture and Placemaking

For the aforementioned reasons, all elements of the proposal are considered to be architecturally compatible with the existing property and the surrounding area in terms of design, size, scale, massing and use of materials. Accordingly, it is not considered that there is a conflict with Policy D1 (Architecture and Placemaking).

D5 – Built Heritage

It is noted that the application site, while not situated within the Old Aberdeen Conservation Area, is surrounded by its boundary to the north, south and west. As such, it is considered necessary to assess any potential impact on its character or appearance.

The majority of the proposed development would be situated to the rear (north) of the application site, the boundaries of which are well screened by trees and bushes. Following a site visit, it is evident that the majority of the proposal would not be readily viewable from public viewpoints within the conservation area itself, albeit an obscured, partial view from St Machar Drive to the east of the site does exist. It is clear that the works to the rear of the property would not be a prominent addition to the existing streetscape, and any visual impact would be highly localised, with no material impact on the character or appearance of the conservation area.

Elements of the proposal viewable from St Machar Drive, namely, the proposed front dormer and canopy, are considered to be architecturally compatible with the existing dwelling for the aforementioned reasons and as such would not detract overall from the appearance of the adjacent conservation area. Accordingly, it is not considered that there is a conflict with Policy D5 (Built Heritage), SHEP or SPP, as the character and appearance of the Old Aberdeen Conservation Area would be suitably maintained.

Matters Raised by the Community Council

Objections points 1 to 3 have been addressed in the evaluation section of this report. However, the following comments should also be noted:

- It is not for the Planning Authority to comment the necessity and/or market demand relating to 6 bedroom properties within this area of the city;

- While it is acknowledged that the proposed front dormer would not fully comply with the Council's supplementary guidance on dormers and roof extensions, it is considered that, in this instance, material considerations allow for the formation of a modest dormer of a more contemporary style in this location due to the character of the property and the surrounding area being adequately maintained;
- On the matter of off-street parking provision, Roads Development Management has not objected to the proposal, highlighting the entitlement to on-street permits, the proximity of the site relative to bus routes and the relative accessibility of local shops and services, and therefore the enlargement of the existing property to accommodate six bedrooms is considered to be acceptable in this instance.

Matters Raised in Representations

Objection points 1 to 4 have been addressed in the evaluation section of this report. The amended proposal has been found to generally comply with the relevant policies set out in the Aberdeen Local Development Plan and associated supplementary guidance.

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

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, proposed policies D1 (Quality Placemaking by Design), H1 (Residential Areas) and D5 (Built Heritage) substantively reiterate policies, D1 (Architecture and Placemaking), H1 (Residential Areas) and D4 (Historic Environment) of the

adopted Aberdeen Local Development Plan and therefore raise no additional material considerations.

RECOMMENDATION

Approve Unconditionally

REASONS FOR RECOMMENDATION

The proposal is considered to generally comply with the relevant policies of the Aberdeen Local Development Plan 2012, namely Policies D1 (Architecture and Placemaking), H1 (Residential Areas) and D5 (Built Heritage) in addition to the Council's Supplementary Guidance: Householder Development Guide in that all elements of the proposal have been designed to respect the scale and form of the existing dwelling and in addition there would be no significant detrimental impact on the existing visual or residential amenities of the area. 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. 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 – including the Proposed Aberdeen Local Development Plan – that would warrant refusal of the application.