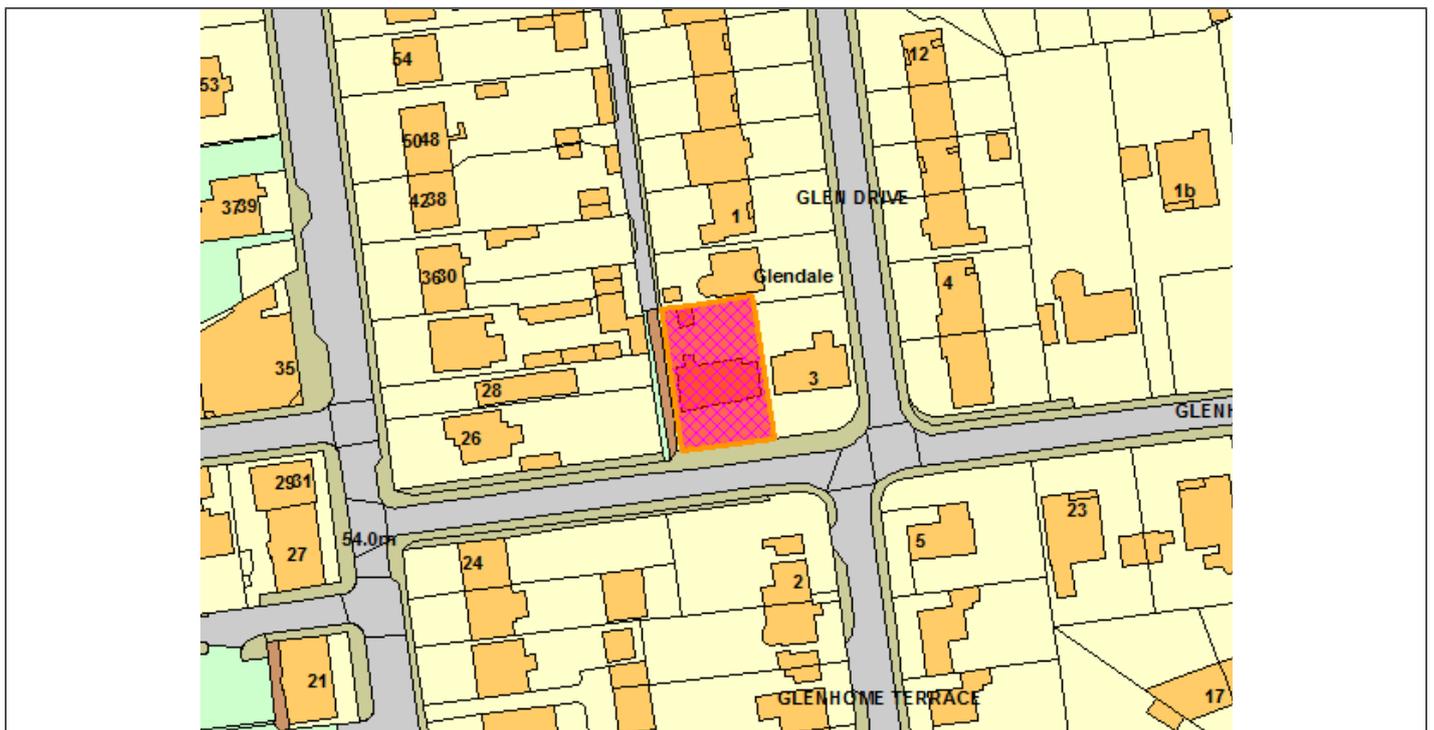


Site Address:	Taree, 1 Glenhome Terrace, Aberdeen, AB21 7EB
Application Description:	Installation of Log Cabin to Rear (Retrospective)
Application Reference:	170385/DPP
Application Type	Detailed Planning Permission
Application Date:	24 April 2017
Applicant:	Mr Kenneth Clark
Ward:	Dyce / Bucksburn / Danestone
Community Council	Dyce and Stoneywood
Case Officer:	Siobhan Wolverson



© Crown Copyright. Aberdeen City Council. Licence Number: 100023401 - 2017

RECOMMENDATION

Approve Unconditionally

APPLICATION BACKGROUND

Site Description

The application relates to a single storey, detached property with a southern facing principal elevation. The property has a pitched roof with small upper floor windows on either gable end, an adjoining single garage on its eastern side and is finished in a white render, with red roof tiles and white uPVC window frames. To the rear, the garden slopes upwards to the side elevation and rear garden of a two storey dwellinghouse named Glendale, located on Glen Drive. There is a shed towards the north-western corner of the rear garden and a raised patio covers much of the eastern half of this garden. To the west, the application site bounds a narrow rear lane, the other side of which is the rear boundaries of 26 and 28 Victoria Street. To the east is 3 Glenhome Terrace, which is situated on a lower level to the application site. The surrounding area has a mixture of housing designs and sizes.

Relevant Planning History

Planning permission (Ref: 851784) was approved in September 1985 for the erection of a garage to the side of the dwellinghouse. This consent was approved conditionally and was implemented.

Planning permission (Ref: 061383) was approved in September 2006 for a house extension and dormer window. This consent was approved unconditionally and was partially implemented.

Planning permission (Ref: 110948) was approved in August 2011 for the installation of a dormer window. This consent was not implemented and has since expired.

APPLICATION DESCRIPTION

Description of Proposal

Planning permission is sought retrospectively for a log cabin within the rear garden ground of the application property. This structure has a length of 9.6m, a width of 4.3m and a height of 2.9m and has been built on top of the raised patio (which levels the sloping site), with a height of up to 1.1m.

The cabin is constructed of timber, which is painted dark grey, and has a pitched roof with black roof tiles. The cabin is split into two sections: the southern 5.3m section of the cabin is enclosed, with six floor-to-ceiling length glazed units on its western elevation (two of which are doors); the remaining northern 4.3m section of the cabin is open on the western elevation and houses a hot tub. There are a further four, partly glazed, bi-fold, 'internal' doors leading from the hot tub area into the enclosed room.

The cabin is located on average 1m from the eastern boundary wall the application site shares with 3 Glenhome Terrace and approximately 450mm from the northern boundary wall it shares with Glendale, Glen Drive.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at: <https://publicaccess.aberdeencity.gov.uk>.

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee due to an objection from Dyce and Stoneywood Community Council. The application therefore falls out with the Council's Scheme of Delegation.

CONSULTATIONS

Dyce and Stoneywood Community Council: object to the application for the following reasons:

- Proximity of the log cabin to the neighbouring dwellinghouse (Glendale, Glen Drive); and
- Scale of the cabin in relation to the surrounding area and the size of the application site.

REPRESENTATIONS

None

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 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.

Aberdeen Local Development Plan (2017)

- Policy D1: Quality Placemaking by Design
- Policy H1: Residential Areas

Supplementary Guidance and Technical Advice Notes

- Householder Development Guide

EVALUATION

This planning application relates to householder development and, as per the Proposals Map of the Aberdeen Local Development Plan, the site is located within a residential area. The main determining issues regarding the acceptability of this proposal relate to the scale and design of the log cabin and its impact on surrounding residential amenity. These issues will be explored below.

Scale and Design & Principle of Development

Policy H1 (Residential Areas) of the Aberdeen Local Development Plan sets out four principles which an application for new development within a residential area should meet for approval; the first is that it should not constitute over development. The Householder Development Guide expands on this and advises that at least half of a rear curtilage should not be developed. With the addition of this log cabin, less than 25% of the rear curtilage has been developed, complying with these guidelines. This does not include the patio, which can be considered as an amenity space.

Policy H1 also states that an application should be compliant with the relevant Supplementary Guidance, in this instance the Householder Development Guide. For outbuildings, this states that

they should always be subordinate in scale to the dwellinghouse and single storey structures are preferred. Whilst the log cabin is large, it is considerably smaller and noticeably subordinate to the application property, despite being located on a raised patio. With it being single storey, it complies with this part of the Supplementary Guidance.

A third principal stated in Policy H1 and reinforced through the Householder Development Guide is that a new development should not have an unacceptable impact on the character and amenity of the surrounding area. Views of the log cabin from the surrounding streets are limited due to its location to the rear of the application property; however are possible from the southeast of the dwellinghouse (where it is visible to the side of the application property's garage, however is significantly lower than the roofline of Glendale, Glen Drive behind it) and from parts of Glen Drive to the east (where the ridge of the roof is visible behind the garden fence and row of small trees associated with 3 Glenhome Terrace). In considering the mixture of housing styles in this area, as well as the log cabin being visibly smaller than all the other properties surrounding it, the development is considered to comply with this part of the Supplementary Guidance.

The fourth principle of Policy H1 relates to the loss of valued open space, which is not the case for this application.

In regards to the materials used for the construction of this log cabin, the dark grey timber and black tiled roof is not common to this area and does not match the application property, with its white render and red roof tiles. However, the use of timber is appropriate to a garden outbuilding and there is a mixture of roof colours in the surrounding streetscape. It does not therefore have an adverse impact on the sense of place or the character of the area, complying with Policy D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan. The finish and design of the log cabin is of a high quality and whilst it is a large outbuilding in comparison to outbuildings elsewhere in this area, its size, location on a raised patio and design do not contravene planning policy.

Residential Amenity

A key area of the Householder Development Guide that a new development, such as this outbuilding; must comply with is in regards to its impact on residential amenity, mainly in regards to daylight, sunlight and privacy.

Glenhome, Glen Drive, is one of the closest neighbours to the log cabin, with the southern side elevation of this property facing the northern side elevation of the cabin. Neither of these side elevations have any windows. As the rear of Glenhome extends further to the west than the proposed cabin, the cabin does not impact this neighbour in regards to overshadowing.

As for privacy, only oblique views from the western elevation of the log cabin are possible towards Glenhome, as no part of the structure directly overlooks its neighbour. The existing boundary wall and the different levels between the two properties also prevent any impacts on privacy from being significant. There is a rear conservatory attached to Glenhome, however this looks directly down upon the application site and therefore causes its own privacy issues. Whilst there is likely to be an impact on the conservatory from the log cabin, development within the application site cannot be prevented for this reason alone, since the conservatory itself is also a poor neighbour.

In regards to 3 Glenhome Terrace, this is situated at a lower ground level in comparison to the application site. Whilst there are no windows on the eastern or southern elevations of the log cabin to cause issues in regards to privacy, the potential for overshadowing is a consideration. As per the relevant daylight and sunlight amenity calculations set out in the Householder Development Guide, there are no adverse issues on this dwellinghouse. Relevant factors to these calculations include the situation of the structure to the northwest of the neighbouring dwellinghouse and the difference in ground level heights between the properties. In regards to the rear garden of 3

Glenhome Terrace, which is directly to the east of the log cabin, there is a minor impact on this from the proposal. However, this will not be significant, with the majority of the garden being unaffected by overshadowing.

The residential amenity of 26 and 28 Victoria Street to the east is not impacted by the proposal due to the distance between these properties and the log cabin, in addition to the rear of intervening buildings bordering the lane between the properties.

Matters Raised by the Community Council

Two issues were raised in the objection from the Community Council, the second of which (the scale of the project) has been addressed above through 'Scale and Design.'

In regards to the proximity of the development to Glendale, Glen View, the assessment above has demonstrated that there will be no significant impacts on residential amenity in regards to daylight, sunlight or privacy. The location of the log cabin within 1m of the shared boundary between these properties is not contrary to planning policy and therefore is not a justifiable reason for refusal.

RECOMMENDATION

Approve Unconditionally

REASON FOR RECOMMENDATION

The log cabin is an appropriate scale to the dwellinghouse and rear curtilage of the application site. There is a minor impact on the streetscape as the log cabin is only visible from limited public views and where it can be seen, is clearly a subordinate structure to the surrounding dwellinghouses. The materials are appropriate due to its location within a rear garden and the mixed housing styles in the surrounding area. The structure does not have a significant effect on residential amenity in regards to daylight, sunlight or privacy due to the context of the site. The application is therefore considered to comply with Policies D1 (Quality Placemaking by Design) and H1 (Residential Areas) of the Aberdeen Local Development Plan, in addition to the general principles of the Supplementary Guidance (Householder Development Guide).