

Mr Collie / Miss Halliday,

11 Gordon Place,

Bridge of Don,

Aberdeen,

AB23 8QX.

Date: 10<sup>th</sup> July 2017

APPLICATION REF; 170755/DPP

DEVELOPMENT ADDRESS; POMONA, 38 CAMERON STREET, BRIDGE OF DON, ABERDEEN, AB23 8QB.

Dear Sir / Madam,

We STRONGLY OBJECT to the above dormer extension at the above development address and would like the council to take our objections seriously into consideration when deciding this planning application. This is due to the proposed **very large intrusive 3 window dormer extension** to the rear of 38 Cameron Street. Number 38 Cameron Street is on **elevated ground** above ours and of which, with dormers would see the entire area of our garden front, back and side, but **mainly and directly** over our last non overlooked private patio area at the rear adjoining the house (see photo). We have enjoyed this small area of privacy for the last **31 years**. This is the last piece of non-overlooked ground on our property as all other areas of our garden can be seen from the road and other properties which have had dormers for over **31 years** (see map and photos). Our patio area only measures 5.49Mts x 3.05Mts (see photo). The impact of the windows which are all **mainly and directly** over our patio will most certainly impact our enjoyment and family life of our home and garden especially because all 5 of us use it daily as a family and have for **31 years**.

We also like to state that two bedroom windows will also be adversely affected, my own (see photo bedroom 1), but **especially** the bedroom which is occupied by two people (see photo bedroom 2). All three proposed dormer windows will most certainly see in this particular bedroom.

Everyone has a human right to privacy in their own garden. The Human Acts Right 1998, Article 8: "everyone has the right to respect for his or her private and family life, home and correspondence".

I have also enclosed a copy of Aberdeen Development Plan which states our points of relevance to this matter of privacy.

We strongly feel we fall within the recommended distance set by yourselves for being overlooked. There is a "not to scale" drawing on the plans for No. 38 of the area where the surrounding houses are in the vicinity but does not show or give the understanding of the close proximity of our houses or elevations. There is already a wall and fence measuring 2.6Mts separating our houses but because No. 38 is on **elevated ground and directly facing** onto our patio the proposed dormers would still have full view of our garden and bedrooms. No. 38 has an old garage at the back of the property, if No. 38 intends to take this down as there is a new garage proposed on the plans, the view would be even greater into our garden.

We know and understand that people come and go and needs of people change with houses, but if the dormers are approved at No. 38 it would be at our expense of losing our only privacy.

We would like and appreciate a site visit by yourselves to our property at 11 Gordon Place to verify and fully understand our objection before a decision is made. You can contact us on the phone numbers below or by post.

Regards,



Mr Collie / Miss Halliday



7 photos enclosed



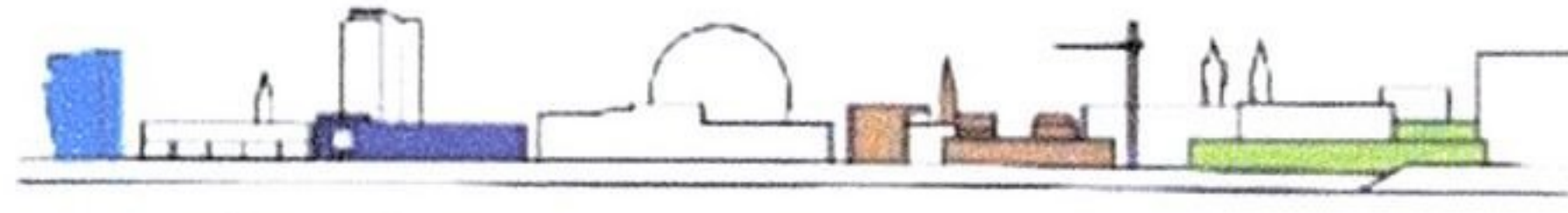
\* DORMER WINDOWS  
THAT HAVE BEEN THERE  
FOR OVER 31 YEARS AND  
OVERLOOK MY PROPERTY,  
BUT NOT PATIO AREA

↑ No 38 VIEW  
IF DORMERS ARE  
PERMITTED  
NO PART OF GARDEN  
LEFT PRIVATE

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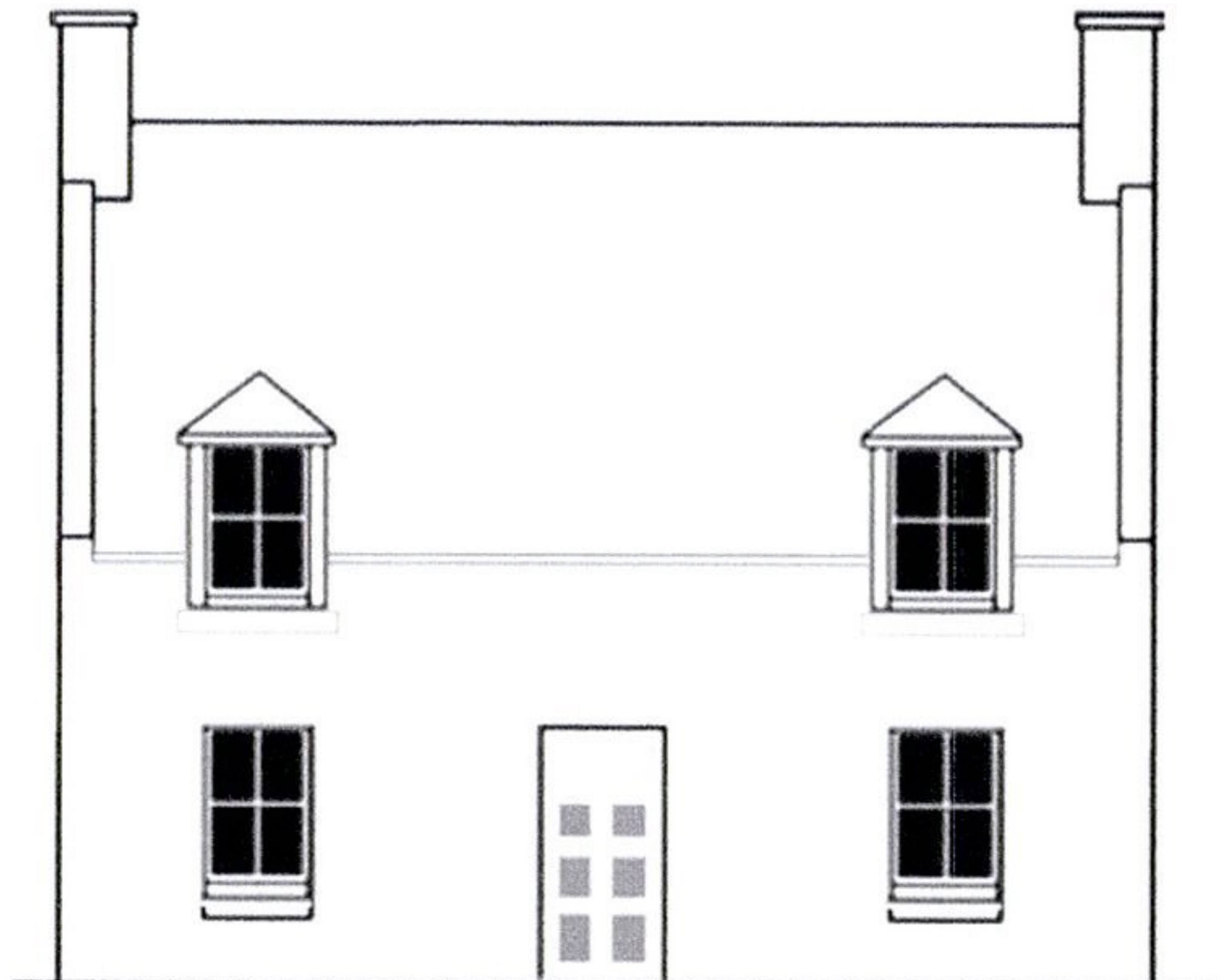
MAP



**aberdeen** local development plan

## Supplementary Guidance

**Topic:** Householder  
Development Guide



NOT COMPLETE  
GUIDE ONLY  
WHAT RELATES  
TO NO 38'S  
DORMER.

please \*  
See  
over.

determining whether there is justification in allowing a proposal which does not satisfy the 45 degree test for sunlight. There will be instances where proposals will be approved on this basis.

## Appendix D: Privacy

New development should not result in significant adverse impact upon the privacy afforded to neighbouring residents, both within dwellings and in any private garden ground/amenity space. What constitutes an acceptable level of privacy will depend on a number of factors. The purpose of this guide is not to create a rigid standard which must be applied in all instances, but rather to set out the criteria which will be taken into account in determining the impact of a particular development.

It is common practice for new-build residential development to ensure a separation distance of 18m between windows where dwellings would be directly opposite one another. Given the application of this distance in designing the layout of new residential development, it would appear unreasonable to then apply this to residential extensions to those same properties.

Assessment of privacy within adjacent dwellings will therefore focus upon the context of a particular development site, taking into account the following factors:

- \* ■ existing window-to-window distances and those characteristic of the surrounding area;
- any existing screening between the respective windows;
- appropriate additional screening proposed
- \* ■ respective site levels \*
- the nature of the respective rooms (i.e. are windows to habitable rooms); and
- \* ■ orientation of the respective buildings and windows.\*

Any windows at a distance of 18m or more will not be considered to be adversely affected through loss of privacy. At lesser distances, the factors stated above will be considered in order to determine the likely degree of impact on privacy. For the purposes of this guidance, habitable rooms constitute all rooms designed for living, eating or sleeping eg. lounges, bedrooms and dining rooms/areas.

Any windows to habitable rooms should not look out directly over, or down into, areas used as private amenity space by residents of adjoining dwellings. In these circumstances the windows of non-habitable rooms should be fitted with obscure glass.

The addition of balconies to existing residential dwellings will require careful consideration of their potential impact upon privacy. Such additions, if poorly considered, can result in significant overlooking into adjacent gardens. Any

proposed balcony which would result in direct overlooking of the private garden/amenity space of a neighbouring dwelling, to the detriment of neighbours' privacy, will not be supported by the planning authority.

Not complete guide  
ONLY WHAT RELATES  
TO N° 38<sup>S</sup> DORMER.

SEE  
Page 4  
+ PAGE 5.



#### What constitutes 'Permitted Development'?

Where alterations to a dwelling would constitute development, Scottish Government legislation still allows for a variety of minor alterations and extensions to be carried out to properties without the need to apply for planning permission. These are known as Permitted Development rights and they are covered by The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (As amended).

Useful guidance on the interpretation of the Householder Permitted Development Rights can be found in Circular 1/2012 on the Scottish Government website.

GUIDANCE ON  
HOUSEHOLDER PERMITTED  
DEVELOPMENT RIGHTS



#### 3.1.3 Conservation Areas and Listed Buildings

Although the Householder Permitted Development Rights allow for a wide variety of minor works to be carried out, the legislation often does not allow for such works to take place without consent in conservation areas and, in some instances, on listed buildings.

##### Conservation Areas

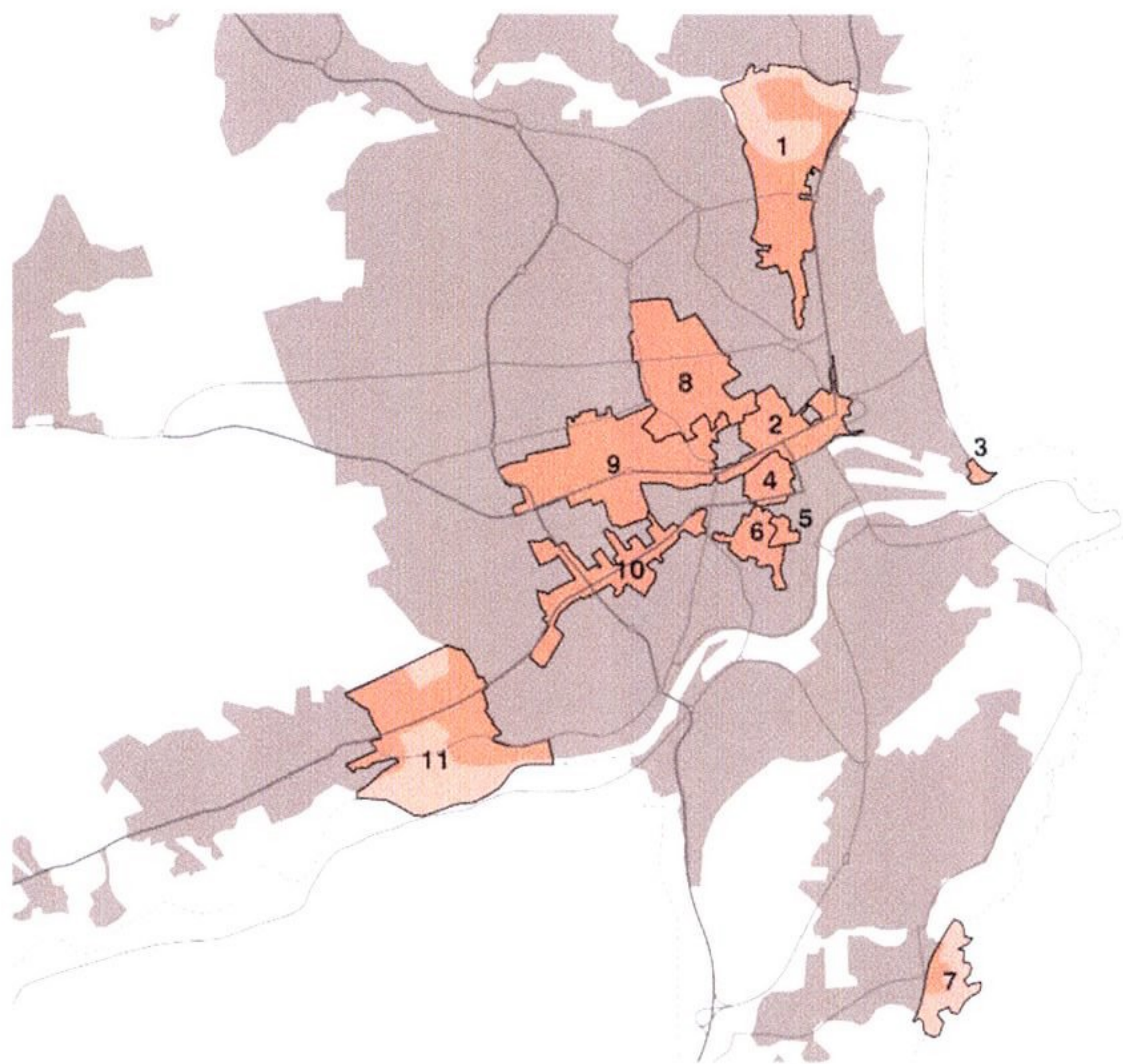
Works to a dwelling within a conservation area will almost always require planning permission and in the assessment of planning applications, special attention will be paid to the desirability of preserving or enhancing the character and appearance of the area.

Many properties in Aberdeen city centre lie within a conservation area, as well as some in outlying areas such as Footdee and Old Aberdeen. Homeowners can check via the Council's website whether their property is situated within a conservation area.

##### Listed Buildings

Whilst planning permission may not be required for certain works to a listed dwelling, Listed Building Consent will almost always be required. Listed Building Consent needs to be applied for in much the same way as planning permission, although there is no application fee payable for a Listed Building Consent application.

There are over 1200 listed buildings in Aberdeen, many of which are residential addresses. For advice on whether your property is listed or if works to a listed dwelling require consent and are likely to be acceptable, general enquiries should be made to the Council's Application Support Team on:  
Tel: 01224 523470 or E: pi@aberdeencity.gov.uk



**Conservation Areas**

- 1 Old Aberdeen
- 2 Union Street
- 3 Footdee
- 4 Bon Accord and Crown Street
- 5 Marine Terrace
- 6 Ferryhill
- 7 Cove Bay
- 8 Rosemount and Westburn
- 9 Albyn Place and Rubislaw
- 10 Great Western Road
- 11 Pittfodells





## Supplementary Guidance: Householder Development Guide

### 3.1.1 Introduction

This Supplementary Guidance (SG) forms part of the Development Plan and is a material consideration in the determination of planning applications.

The aim of this guidance is to:

- promote high quality design solutions;
- foster greater consistency in planning decision making;
- promote and encourage the use of traditional materials and building techniques; and
- restrict the incremental expansion of traditional buildings.

### 3.1.2 Development and Permitted Development

This document sets out guidelines as to what types of extension and alteration to a dwellinghouse may be permissible when planning permission is required. However, many minor works and small extensions to residential properties do not require planning permission.

In this regard, there are two main categories of works that can be carried out by a homeowner to their property without needing planning permission. These are:

- Works which do not constitute 'Development'; and
- Works which constitute 'Permitted Development'.

#### What Constitutes 'Development'?

Small scale alterations to your home which do not have any impact on the building's external appearance may not constitute 'Development' and therefore do not require planning permission. Such works can include, but are not limited to:

- The installation of door bells;
- The erection of TV aerials;
- The carrying out of any internal alterations;
- The installation of moveable structures in the property's garden such as garden furniture and trampolines etc.



### 3.1.4 Householder Development: General Considerations

#### Aim of the Guidance

Good quality design, careful siting and due consideration of scale, context and design of the parent building are key to ensuring that development does not erode the character and appearance of our residential areas. Poorly designed extensions and alterations can have a significant impact on the character and appearance of a building which, when repeated over time, can have a cumulatively detrimental impact upon the wider area. We can seek to retain the characteristics of the built environment which contribute towards the character and identity of an area, while also protecting the amenity enjoyed by residents. This document aims to facilitate good design and provide a sound basis for restricting inappropriate development.

#### Scope of the Guidance

Although this guidance predominantly relates to alterations and extensions to domestic properties, in the case of dormer windows, rooflights and roof extensions, the guidelines will also apply to originally residential properties now in non-domestic use.

#### General Principles

Elsewhere in this document, guidelines are set out in relation to specific types of development. In addition to those specific criteria, the following principles will be applied to all applications for householder development:

#### General Principles

1. Proposals for extensions, dormers and other 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 and should be visually subservient in terms of height, mass and scale.
2. No extension or alteration should result in a situation where the amenity of any neighbouring properties would be adversely affected. Significant adverse impact on privacy, daylight and general amenity will count against a development proposal.
3. No existing extensions, dormers or other alterations which were approved prior to the introduction of this supplementary guidance will be considered by the planning authority to provide justification for a development proposal which would otherwise fail to comply with the guidance set out in this document.
4. The built footprint of a dwelling house as extended should not exceed twice that of the original dwelling.
5. No more than 50% of the front or rear curtilage shall be covered by development.



## MODERN PROPERTIES

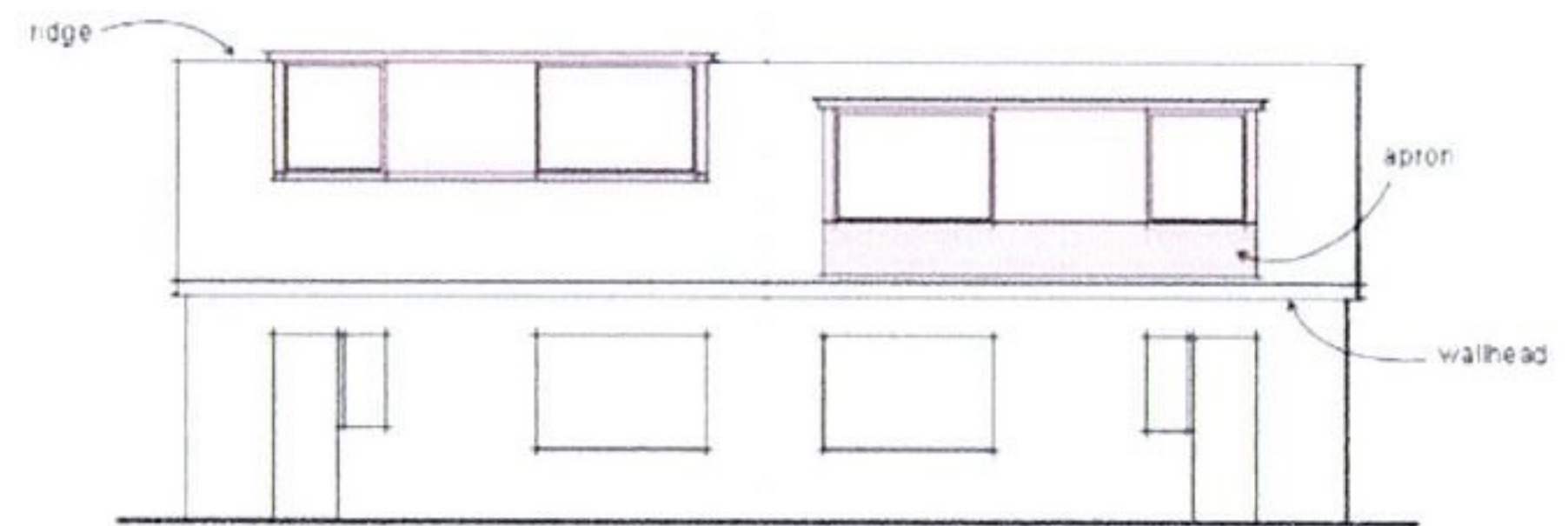
Dormers and box dormer extensions have become common features in many modern housing areas, and the wide variety of designs of modern dwellings necessitates a greater flexibility in terms of design guidance. The amenity of other properties and the residential neighbourhood must however, still be protected, with the integrity of the building being retained after alteration.

- The dormer extension should be a minimum of 600mm in from the gable. The dormer haffit should never be built off the gable or party walls, except perhaps in the situation of a small semi-detached house where the dormer extension may sometimes be built off the common boundary. In terrace situations, or where a detached or semi-detached bungalow is very long, dormer extensions should be kept about 1500mm apart (i.e. dormer haffits should be 750mm back from the mutual boundary) so as not to make the dormer appear continuous or near continuous;

### The following basic principles may be used to guide the design and scale of any new dormer extension:

- The dormer extension should not appear to dominate the original roofspace;
- The dormer extension should not be built directly off the front of the wallhead as the roof will then have the appearance of a full storey. On public elevations there should be no apron below the window, although a small apron may be acceptable on the rear or non-public elevations. Such an apron would be no more than three slates high or 300mm, whichever is the lesser;
- The roof of the proposed extension should not extend to, or beyond the ridge of the existing roof, nor should it breach any hip. Dormer extensions cannot easily be formed in hipped roofs. Flat roofed extensions should generally be a minimum of 600mm below the existing ridge;

front & rear elevations



dormer should not extend to or breach ridge  
*not acceptable*



dormer should not be built off of the wallhead or include an apron  
*not acceptable*

### Dormers Modern Properties

No 38  
DORMERS + EXTENSION!

OLD GARAGE  
PROBABLY TO  
COME DOWN

FENCE  
BY RE

OUR PATIO  
NO 11  
GORDON PLACE

No 38  
DORMERS →  
+ EXTENSION

OLD GARAGE PROBABLY TO  
BE DEMOLISHED AS NEW  
ONE IN EXTENSION  
PLAN

FENCE  
8 1/2 FT

OUR  
PATIO NEW GOALPOSTS

NO 38 CAMERON STREET  
DORMERS & EXTENSION!

NO TV STAIRS  
NO VIEW POINT  
DORMERS BEEN  
UP OVER  
31 YEARS

OLD GARAGE  
PROBABLY TO COME  
DOWN NEW ONE  
IN EXTENSION

FENCE

OUR  
PATIO  
NO  
H



Nº 38 DORMER  
EXTENSION  
& DORMER



OUR PATIO  
Nº 11 GORDON  
PLACE

MY GARDEN IN  
GORDON PL, FROM STREET.





NO 50 EXTENSION  
FROM NO 11 BEDROOM

1



Nº 38 PROPOSED EXTENSION EXAMPLE  
VIEW FROM MY TWO DAUGHTERS BEDROOM WINDOW  
BEDROOM 2

