REPORT TO SUPPORT PLANNING APPEAL AT

38 CAMERON STREET, BRIDGE OF DON, ABERDEEN, AB23 8QB

APPICATION REFERENCE – 170755/DPP

38 Cameron Street, Bridge of Don, Aberdeen, AB23 8QB

1. Introduction

This report is submitted as supplementary information as part of the Planning Appeal relating to the Planning refusal for application reference 170755 / DPP at 38 Cameron Street, Bridge of Don, Aberdeen, AB23 8QB.

Planning refusal was dated 6th September 2017.

The reasons given for refusing the planning application was the massing of the porch, the dormers failing to comply with Supplementary Guidance: Householder Development Guide, the rear dormer having an effect of the amenity of 11 Gordon Place, all of which it was stated by the planning authority, fail to comply with Policy D1 – Quality Placemaking by Design and H1 – Residential Areas of the Aberdeen Local Development Plan.

The full refuse decision notice is included within the appendices, where the full description of the refusal can be read.

2. The Site: 38 Cameron Street, Bridge of Don, Aberdeen, AB23 8QB

The site is located at the junction of Cameron Street and Gordon Place, Bridge of Don. Refer to Appendix 1 (Location Plan at scale 1:1250) and Appendix 2 (Block Plan at scale 1:500). The property is within The Bridge of Don suburb. The existing house has no special architectural merit, is not a listed building and is not within a designated conservation area.

The property is a one bed, 1 ½ story, 1970's semi-detached property, like many in the adjacent area. The property has been developed internally, and the loft converted into a bedroom space. A garage has been constructed in the garden. There have been no other developments externally to the property. The property has a front and rear garden. Access to the interior of the house is via the front door which is situated on the side of the property, and can be seen in photograph number 1.

The external materials of the house are very traditional within the local area and consist of a tiled roof finish, roughcast wall finish, and Upvc brown window frames. Soffits and fascia's are white as is the Upvc gutters and downpipes.

There is a window on the side gable, which provides daylight, natural ventilation and a means of escape for the first-floor bedroom.

Photograph No. 1 – Front Elevation

3. Planning Policy and Guidance

Aberdeen Local Development Plan 2017.

Aberdeen Local Development Plan 2017, is the basis on which all planning applications are determined, whether it be the local planning department or at the local planning committee, and these applications are checked against these policies, to determine an applications compliance with the planning guidelines and or with the supplementary guidance. The intension of this appeal is to consider the policies referred to within the refusal decision and the reasons given why planning permission was refused. The aim of this additional information is to challenge the policies that were stated and their interpretation, where necessary counter the reasons given, agree with the policies where appropriate but provide compelling arguments why the application should in fact have been granted when the proposal is compared to the proposal.

As with many planning applications, communication was not restricted to letter and emails, and this report will also document the telephone conversations that were held between the agent (Paul Walber of All Design (Scotland) Limited) and the local planner (Roy Brown), confirming the amendments that were made, but not noted on the planning refusal document, the planning document states no amendments were made which is incorrect, and the other options that were offered by the agent, but were rejected by the planning officer.

Planning Policy D1 – Quality Placemaking by Design.

Policy D1 states that a development should be considered against the following essential qualities:

- Distinctive
- Welcoming
- Safe and pleasant
- Easy to move around
- Adaptable
- Resource efficient

Distinctive

The side extension has been designed to take into consideration the current car parking arrangement at the side of the property. The design incorporates a new attached garage to the side of the house, and in so doing maintains a carparking space at the side of the house. Currently the front door of the house is on the side elevation and therefore a new front door is required. The only location a new front door can be formed is on the front elevation. The existing first floor is extended above the garage and flat roofed dormers are proposed front and rear. The porch, extension and flat roofed dormers are all reflect the architectural vernacular of the surrounding area.

The design responds in both siting, scale, massing, colour, orientation, detail, footprint, proportions, and materials. All the above are met when the adjacent property is taken into consideration, and the many other properties within Cameron Street and adjoining roads (Gordon Place, Cameron Place, and Cameron Terrace. There are many more roads in the area but these four are the closest to the application address and are fully representative of the surrounding area).

The proposed dormers although not fully compliant to the guidelines (the roof height of the dormer would be higher than recommended, but would be the same height as the adjacent dormer, and thereby when seen side by side the dormers would be the same height when viewed from the street). By implementing the design guide for dormers, the dormers are in scale and massing to the property itself and the adjacent property and they are reflective of the architectural vernacular, in particularly relating to the dormers of the properties in the surrounding area. The refusal notice, highlighted the size, proportion, and design of the front dormer. It should be noted at this stage that at no point did the planner ask for any amendments to the front dormer except for reducing the dormers width. The planner raised the height of the flat roof to the dormer in his initial comments only. During an extensive telephone conversation, the planner asked for the removal in whole or part of the rear dormer, but requested that I look at alternative layouts to the first floor, whereby all the bedrooms were in part located within the front dormer.

At no point did the planner advise that the front dormer was also an issue to the planners, other than the width which was addressed by the issue of revised drawings. These revised drawings are not noted on the planning refusal. The refusal document states no revised information was issued. This is an incorrect statement.

The materials for both the extension, porch and dormers are standard materials used on many of the surrounding building, and the materials chosen to compliment the area.

The porch is larger in footprint and height, that would allow for it to be a permitted development. However, to keep the porch in proportion, scale, and a design that reflects the surrounding area, it was felt that a larger porch than one allowed under permitted development legislation would be in more keeping with the proposed width of the house. A permitted development porch requires the height to be kept below 3.0m however to achieve this a flat roof development would have to be considered. However, the pitched roof design, is in more keeping with most of the properties in the area, and therefore a design that is reflects the surrounding area was felt to be more appropriate.

The dormers and porch reinforces the established distinctive patterns within the surrounding developments and reflects the local styles and urban forms: flat roofed dormers, materials, colours, pitched roof porch. The development does compliment the local features, and would not be create a detrimental effect on the adjacent built environment.

Due to the nature of the development, there is no impact on natural assets or features, or important views of the of the city or even the creation of new views.

Soft and hard landscaping can be agreed with the planners to providing an enhanced scheme that allows the proposal to sit well within the local environment.

Welcoming

This *"quality"* is aimed primarily at new developments, however the proposed development, new porch, extension and dormers have all been designed to complement the existing local vernacular, and the proposed design and the proposed materials have all been used extensively with the local area, matches many of the previously extended properties within the local area, in colours, textures and proportions.

Safe and pleasant

The main point raised by the planners in the refusal document, where the design conflicts with this *"quality"* is the potential loss of privacy to the rear garden of No. 11 Gordon Place. During the planning period, discussions were held with the planner, where the agent offered to alter the glazing to the rear dormer. The agent advised that frosted glazing would be installed to all the windows on the rear elevation to prevent anybody from being able to look out directly into the rear garden of the property. A roof light would be installed onto the flat roof of the rear dormer flat roof, above bedroom 3, to ensure compliance with Building Controls natural lighting requirements (if required). Installation of the frosted glazing was considered not acceptable by the planner. The planner stated that the Planning Department would not be able to enforce the glazing being retained. I advised the planner that the use of frosted glass / opaque glazing was standard practice to prevent overlooking of adjacent properties. The planner refused to look at this as an option. All Design have recently had a planning application approved, where the use of opaque glass was used to provide privacy to a neighbouring property from the construction of a new external terrace. I do not understand the statement from the planner when frosted glazing on one development cannot be enforced, when it is accepted, and thereby enforceable, on other developments. (Please refer to application reference - 170592/DPP).

The only advise that the planner was prepared to make regarding the application was an option to reduce the size of the dormer, to the extent that the dormer would only be to the shower room area, and the installation rooflight windows in lieu of the dormer each side of the dormer for the adjacent bedrooms.

I explained that this would in fact not reduce the privacy onto the rear garden of 11 Gordon Place. The applicant could, if they so choose, open a rooflight window, stand at the opening and they would in fact be able to look into the rear garden! Due to the design and installation of rooflight windows, (a roof light must meet certain criteria for installation based on Technical standards requirements), you would in fact be closer to the boundary, than you would if you were standing at a dormer window.

The planner agreed that the rooflight solution (his proposal), would offer no more privacy than the dormer option, but that the planners could support the rooflight option. Planning support for a rooflight on this site is not required, because there are permitted development rights associated with the installation of rooflights on this site. Planning approval would not need to be sought for the extension (the extension would have to be built first and signed off as complete, before the rooflight over the extension can be installed under permitted development rights).

Easy to get around

This *"quality"* is aimed at new developments, however the house is currently within walking distance of public transport, local schools, library, and small independent local shops. There is ample off-street car parking and a garage is proposed as part of the development. The development of the property would also allow the house to become a three-bedroom family house.

Adaptable

Again this "quality" is aimed at new developments, however the current house is a one bedroomed property, and would be suitable for either a single person or couple without children. The proposal would allow the house to become a three bedroomed, a fully functionable family home close to local schools, transport network, and shops.

Resource efficient

One of the primary functions of the *"quality"* is the re-use of existing buildings. The proposed development enhances the property from a single bed to a three-bed house.

With the development of the property, the house will become more energy efficient due to the installation of new insulation not just in the new parts of the house, but also as the existing part is upgraded.

All the above qualities are primarily aimed at new developments, (nevertheless) however it is important that all developments are subject to and meet where possible the asperations of these design considerations.

Planning Policy H1 – Residential Areas

Planning Policy H1 states *"Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new development and householder development will be approved in principle if it:*

1 does not constitute over development;

2 does not have an unacceptable impact on the character and amenity of the surrounding area;

3 does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010; and

4 complies with Supplementary Guidance."

1. The proposals do not constitute over development. The proposed extension is to the side of the house in the area defined for car parking. The proposal leaves the rear garden completely alone and does not intrude into the outside space.
2. If a full and detailed assessment is taken in the immediate area of the proposed development, it can be seen that the porch, extension, and dormers, both front and back are in keeping with the surrounding buildings. Except for the height of the dormers (increased height required for head height, but would be in line with the adjacent property) meet the requirements of the supplemental Guidance. The porch is only slightly over the size for a permitted development, however the porch is in proportion to the building once extended.
3. There is no open space is lost due to the proposals
4. The extension, porch and dormers comply with the supplemental guidance except for, the footprint of the porch (see above statement), the height of the dormers (completing reason given above for the dormers).

Supplementary Guidance : Household Development guide.

3.1.4.

General Principals

1. An extension and dormer should be architecturally compatible in design and scale with the original house and its surrounding area. A careful analysis of the proposed extension, porch, and dormers, shows that the proposals are in keeping with the property, and the surrounding area. Refer to appendices 10 to 24, showing many properties in the immediate area. In general, the dormers proposed have been designed in line with the current guidelines, however on viewing the adjacent properties it can be seen that the proposed development is far superior in design than many of the surrounding, that were developed prior to the current guidelines, In fact careful analysis of the dormers within the area shows quite clearly that there is no overriding vernacular design, and many of the constructed dormers would not be allowed today under the current guidelines. The dormers have been designed carefully to comply with the guidance where possible.

   The porch is slightly over sized however it should be noted that the porch will improve the thermal (heat loss) of the building by improving the loss across the poorly insulated existing walls. The porch is also not out of proportion with the extended property. The refusal notice is also incorrect in that a revised porch deign was issued to the planners however they have failed to note it within the refusal a revised plan was submitted but not acknowledged in the refusal.

   The refusal states that the porch does not incorporate a substantial amount of glazing. This is whole incorrect. The revised scheme incorporated glazing and a door on both the front and side elevation. A small amount of solid wall is incorporated on the door elevation to allow compliance with the 300mm rule with regard to entry into a property (Technical Standards). The remainder of the door and window elevations are glazed. The glazing on the front elevation extends from the extremity to extremity, with the exception where it meets the return wall at the adjacent property. The glazing has fully maximised the wall area. No additional glazing can be installed.

   We would argue that the porch / front extension as indicated in photograph No. 30, is a porch that shows overdevelopment to a front elevation.

   The refusal also states that the windows do not go to the extremities for the proposed dormers. This again is an inaccurate statement. Both dormers incorporate glazing that extends almost to the edge of the dormers, with a dimension of 85mm at each end internally to allow for a curtain to be installed for the obvious privacy that is required for a bedroom.

   The refusal states that the front dormer is non- complaint with the supplemental guidance, because it is not greater than 600mm lower than the ridge. This is a correct statement however the complying reason for this is head height within the bedroom, and that the dormer is proposed to be at the same height as the dormer on the adjacent property. Full compliance with the supplementary guidelines with lead to the two dormers siting side by side with different roof levels. Refer to photograph No. 19 for an example when adjacent dormers are at different heights. It should also be noted at no point during the planning process, did the planner raise the height of the dormer except within his initial letter. During discussions the height of the dormer was never discussed. The planner did not at any point ask for the roof height to be lowered. In fact, due to the planners objection to the rear dormer, we were asked to produce a design that kept the front dormer within the proposal unchanged whilst eliminating two thirds of the rear dormer. It seems wholly wrong that that the planner was willing to accept the front dormer without alteration (the front dormer was reduced in width at the request of the planner to meet the guidance), requesting a revised first floor plan

incorporating the front dormer without alteration (we spend several hours looking at this option before determining it was not possible to achieve a workable layout, and then raise the issue of the front dormers height as a reason for refusal.

The applicant was prepared and it was offered that the privacy issues to the rear dormer could be overcome, but the local planners were not willing to look at glazing proposals in any respect. In fact, the glazing options were rejected on the basis that they could not be enforced! If this is the case, how is it possible that many planning approvals have conditions placed on them? If the statement from the planner is correct, then there is absolutely no point in placing conditions on planning approvals!

I don't believe that any consideration was given to different glazing options and the planner was only prepared to rigidly apply the guidance without looking at flexible ideas and alternative options to standard solutions. The revised options that were given to the planners again seems to have escaped the refusal notice in that it states that no alternative details were made to the original proposal. This again is a wholly inaccurate statement.

- The dormer widths were reduced in line with the supplemental guidance.
- Glazing was taken to the extremities of the dormers in line with the supplemental guidance.
- Glazing options were offered to the planner but rejected immediately without the planner fully assessing the proposals.
- The porch was reduced in size.
- The glazing of the porch was extended to the extremities of the walls, even though the opposite of this is stated in the refusal notice.
- The height of the dormers was never raised during telephone conversations, in fact the planner was looking for a revised first floor layout that incorporated the front dormer without alteration in width or height.

At all times the agent and the applicant were prepared to make changes to the plans, including the footprint of the porch, the width of the dormers, and the amount of glazing to both. The agent and applicant were very flexible and accommodated many of the changes requested by the planners.

4. **Summary**

To summarise the above and provide supporting evidence we would .... The following:

- The planning approval states that we did not offer any changes to the original application. This is an incorrect statement. We amended the foot print of the porch, the amount of glazing to the porch was increased taking the glazing to the extremities of the walls.
- The dormer width was reduced to meet the supplementary guidance.
- During telephone discussions, the planner never raised the height of the dormer as an issue. It is often accepted to allow a higher dormer roof, considering any adjacent properties, the local area, and considerations due to increased insulation requirements for roofs under the Technical Standards. Please see appendixes 10 to 24 which show many dormers within the local area. The dormer that has been proposed would not look out of place within the local area and we would reject the statement made in the planning refusal that they are not architecturally compatible with the surrounding area. If the planners took a full appraisal of the surrounding area then it would be seen that there is no overriding architectural vernacular in particular when applied to the proposed dormers. Within the surrounding area, dormer design is varied in size, colour, and texture.

The dormers proposed meets many of the design aspirations of the supplementary guidance, and which almost all of the existing dormers within the local area fail to meet.

- We offered alternative glazing options for the rear dormer however I believe these options were not given due consideration by the planner and was rejected almost instantly without exploring the possibilities that were available and what could achieved.
- The original porch did not meet the meet the supplementary guidance, however a reduced size porch was submitted to the planners, along with revised elevations which had the proposed glazing indicated to the extremities of the walls. The planning refusal stated no revised drawings were issued. This is an incorrect statement, and we were willing to work with the planner to find a viable solution. It should be noted that the porch can be reduced in size and could be constructed under permitted development rights. At no point during the discussions did the planner raise the issue of permitted development rights for the porch.

We believe that the application should be approved because the applicant and agent were prepared to make changes to the ultimate design that allowed the proposals to turn the 1-bedroom house into a 3 bedroomed family house.

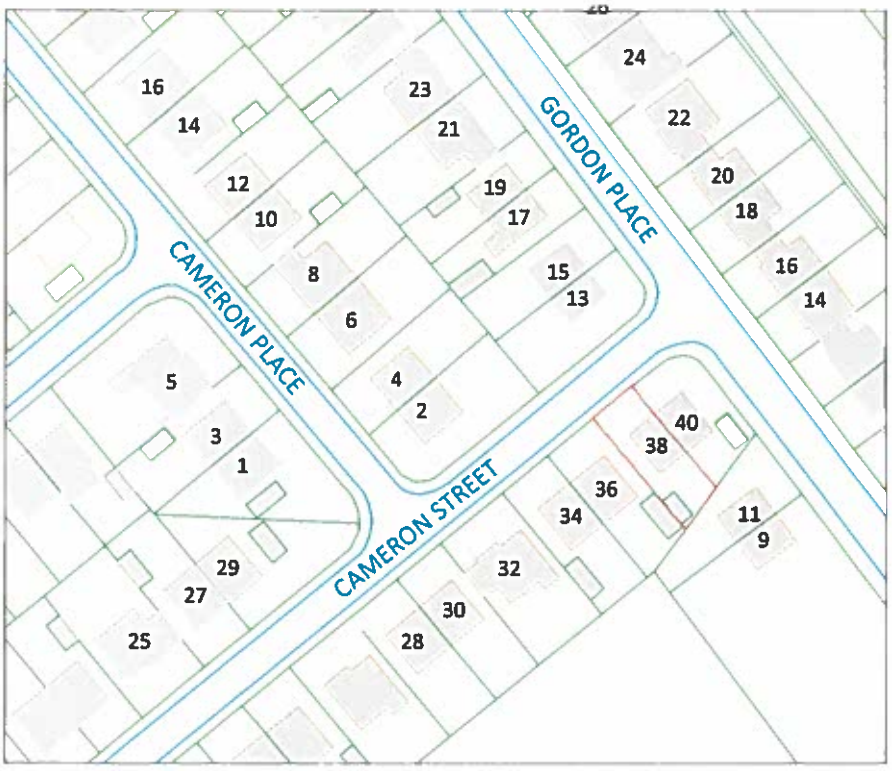
We made several changes to the original design which have not been noted in the refusal document.

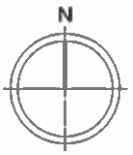
Options were offered to the planners to overcome the privacy issue, but were dismissed out of hand without allowing the options to be fully explored.

The porch design could be altered to be a permitted development; however the porch would not be in proportion to the house, and would almost certainly incorporate a flat roof, which is not architecturally in keeping with the surrounding area.

APPENDICES

Appendix 1 - Location Plan





All Design
architectural services

Aberdeen Innovation Park, Campus 2, James Gregory Centre
Bridge of Don, Aberdeen, AB22 8GU
Telephone Number - 01224 701576
Website : www.all-design.co.uk

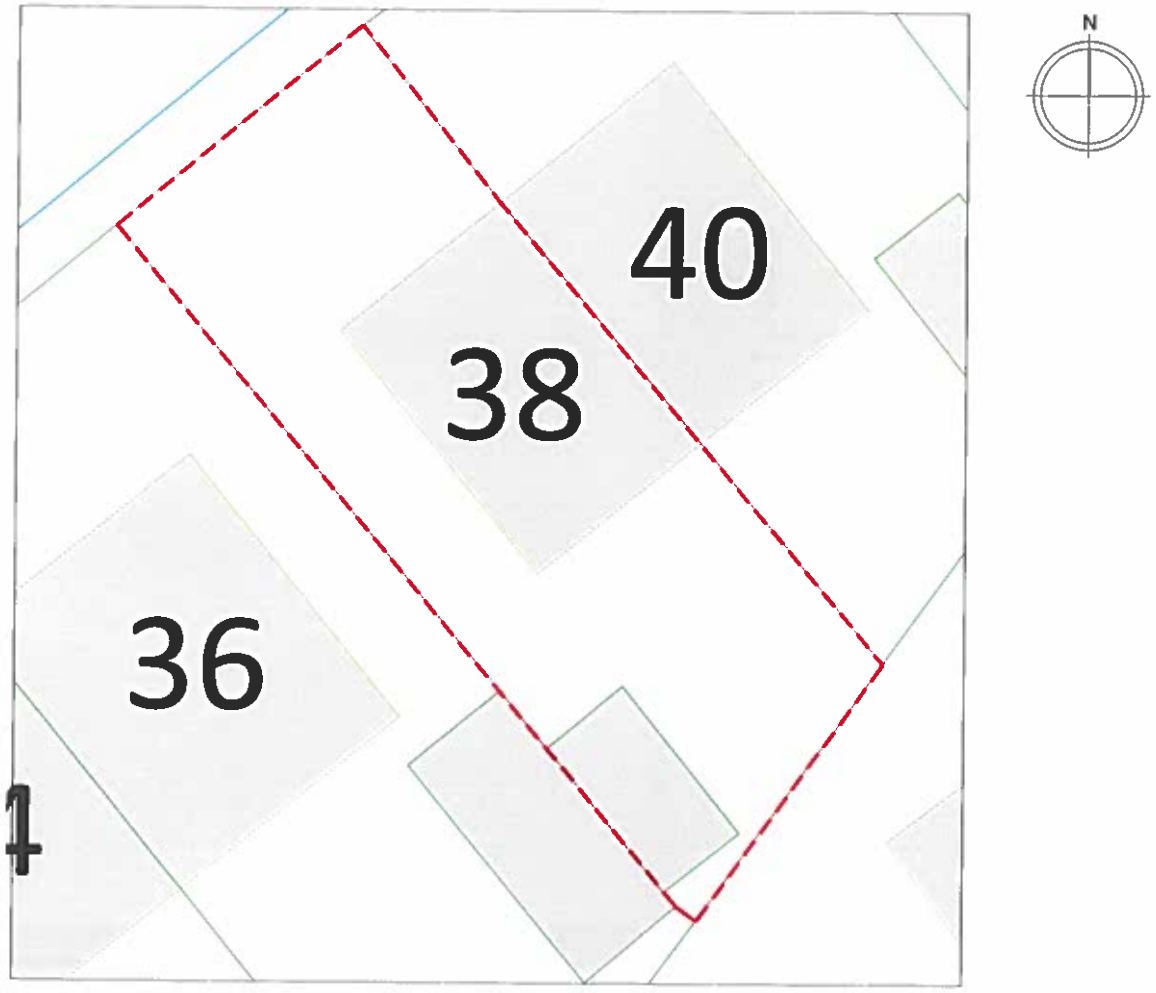
Client : Kamil Sujka

Project : 38 Cameron Street, Bridge of Don, Aberdeen, AB23 8QB

Drawing Title	Drawing No.
Location Plan 1	AD 1082 / LP01

Scale : 1:1250 @ A4	Date : Oct 2017

Appendix 2 - Block Plan

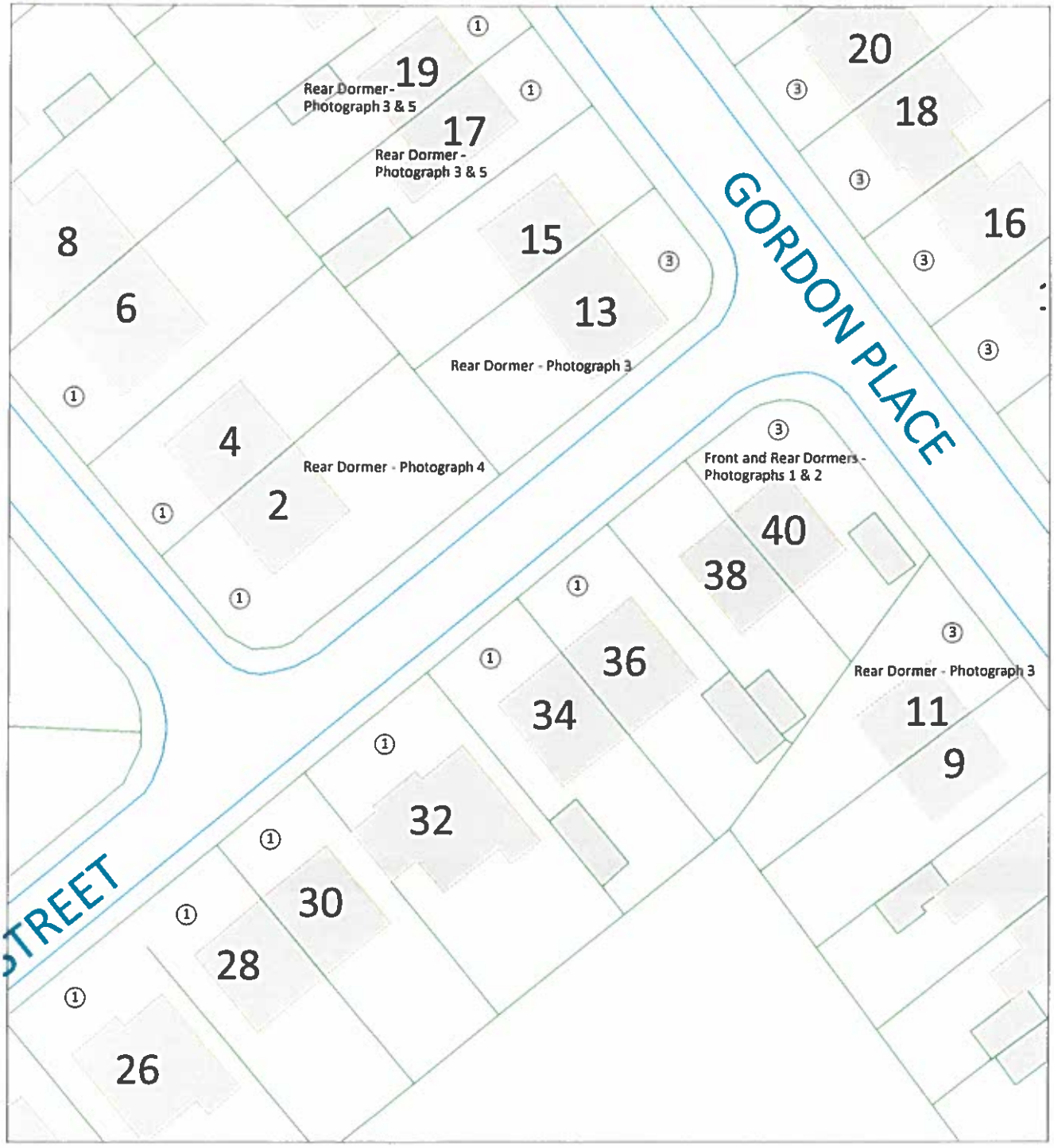


All Design
architectural services

Aberdeen Innovation Park, Campus 2, James Gregory Centre
Bridge of Don, Aberdeen, AB22 8GU
Telephone Number - 01224 701576
Website : www.all-design.co.uk

Client : Kamil Sujka	
Project : 38 Cameron Street, Bridge of Don, Aberdeen, AB23 8QB	
Drawing Title Block Plan	Drawing No. AD 1082 / LP02
Scale : 1:200 @ A4	Date : Oct 2017

Appendix 3 - Photograph Location Plans



All Design
architectural services

Aberdeen Innovation Park, Campus 2, James Gregory Centre
Bridge of Don, Aberdeen, AB22 8GU
Telephone Number - 01224 701576
Website : www.all-design.co.uk

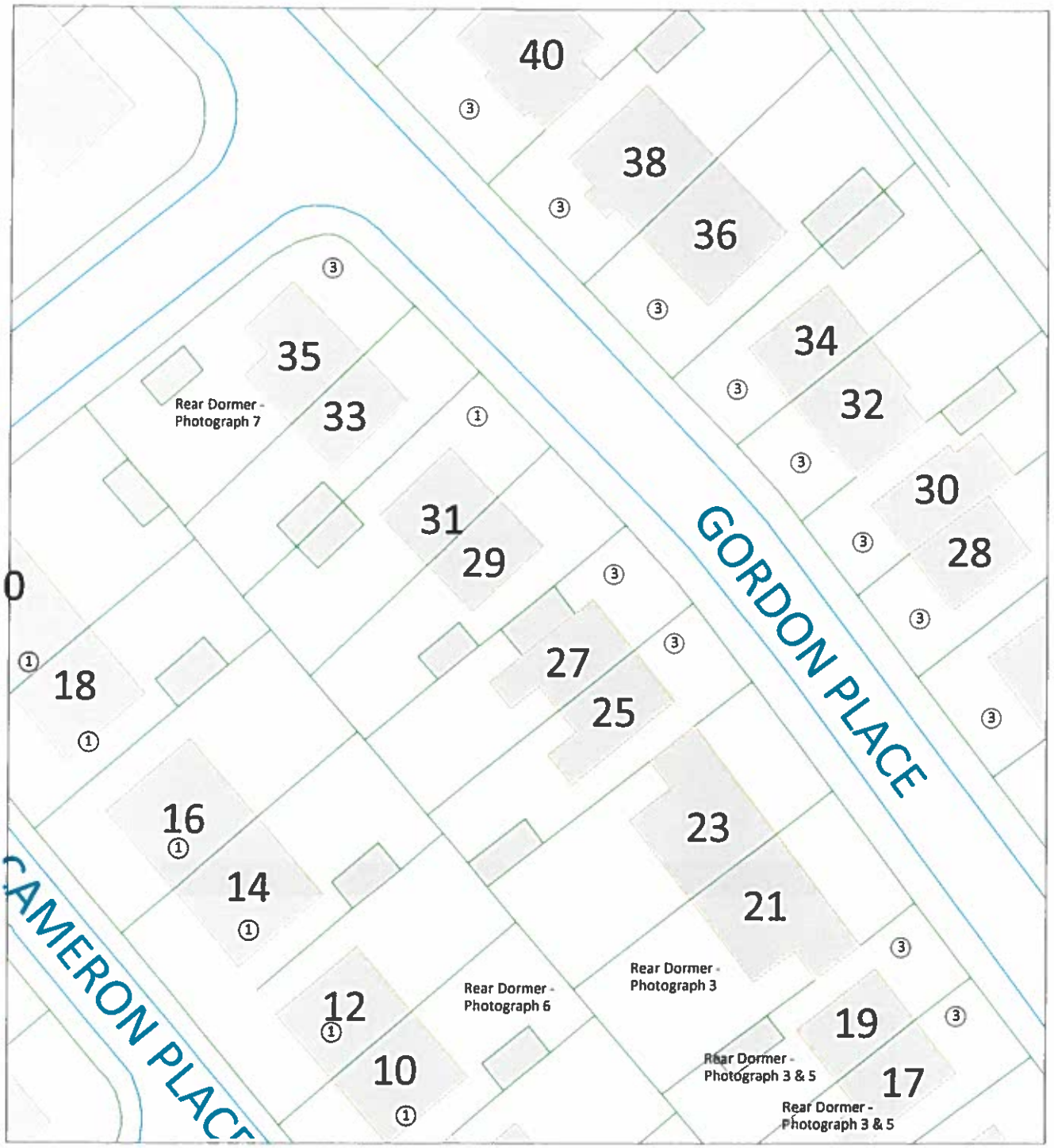
Client : Kamil Sujka

Project : 38 Cameron Street, Bridge of Don, Aberdeen, AB23 8QB

Drawing Title	Drawing No.
Photograph Location Plan 1	AD 1082 / LP03

Scale : 1:500 @ A4	Date : Oct 2017

Appendix 4 - Photograph Location Plans



① Front dormer only ② Rear dormer only ③ Front and Rear dormer

All Design
architectural services

Aberdeen Innovation Park, Campus 2, James Gregory Centre
Bridge of Don, Aberdeen, AB22 8GU
Telephone Number - 01224 701576
Website : www.all-design.co.uk

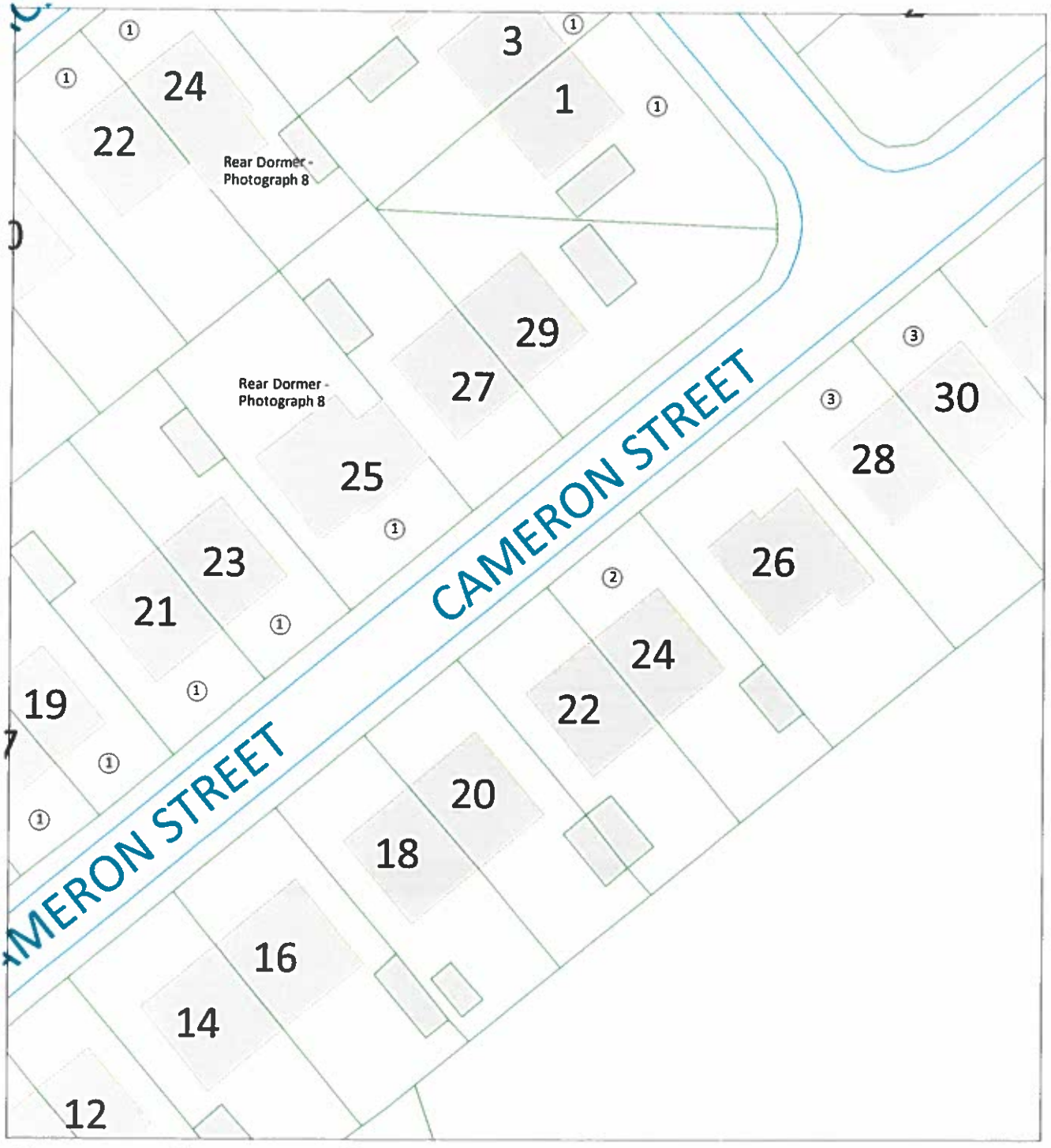
Client : Kamil Sujka
Rear Dormer - Photograph

Project : 38 Cameron Street, Bridge of Don, Aberdeen, AB23 8QB

Drawing Title	Drawing No.
Photograph Location Plan 2	AD 1082 / LP04

Scale : 1:500 @ A4	Date : Oct 2017

Appendix 5 - Photograph Location Plans



All Design
architectural services

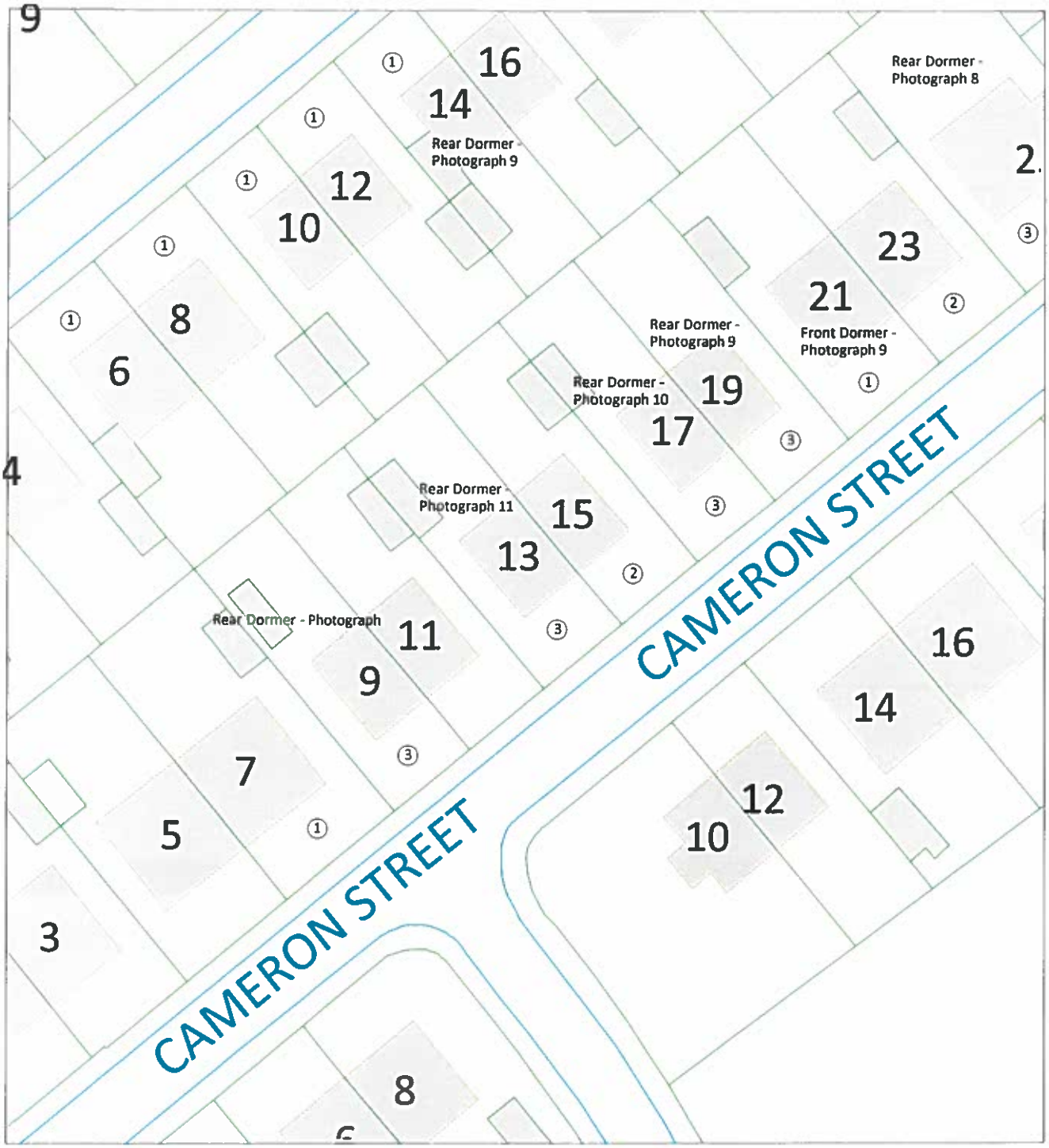
Aberdeen Innovation Park, Campus 2, James Gregory Centre
Bridge of Don, Aberdeen, AB22 8GU
Telephone Number - 01224 701576
Website : www.all-design.co.uk

Client : Kamil Sujka

Project : 38 Cameron Street, Bridge of Don, Aberdeen, AB23 8QB

Drawing Title	Drawing No.
Photograph Location Plan 3	AD 1082 / LP05
Scale : 1:500 @ A4	Date : Oct 2017

Appendix 6 - Photograph Location Plans



(1) Front dormer only (2) Rear dormer only (3) Front and Rear dormer

All Design
architectural services

Aberdeen Innovation Park, Campus 2, James Gregory Centre
Bridge of Don, Aberdeen, AB22 8GU
Telephone Number - 01224 701576
Website : www.all-design.co.uk

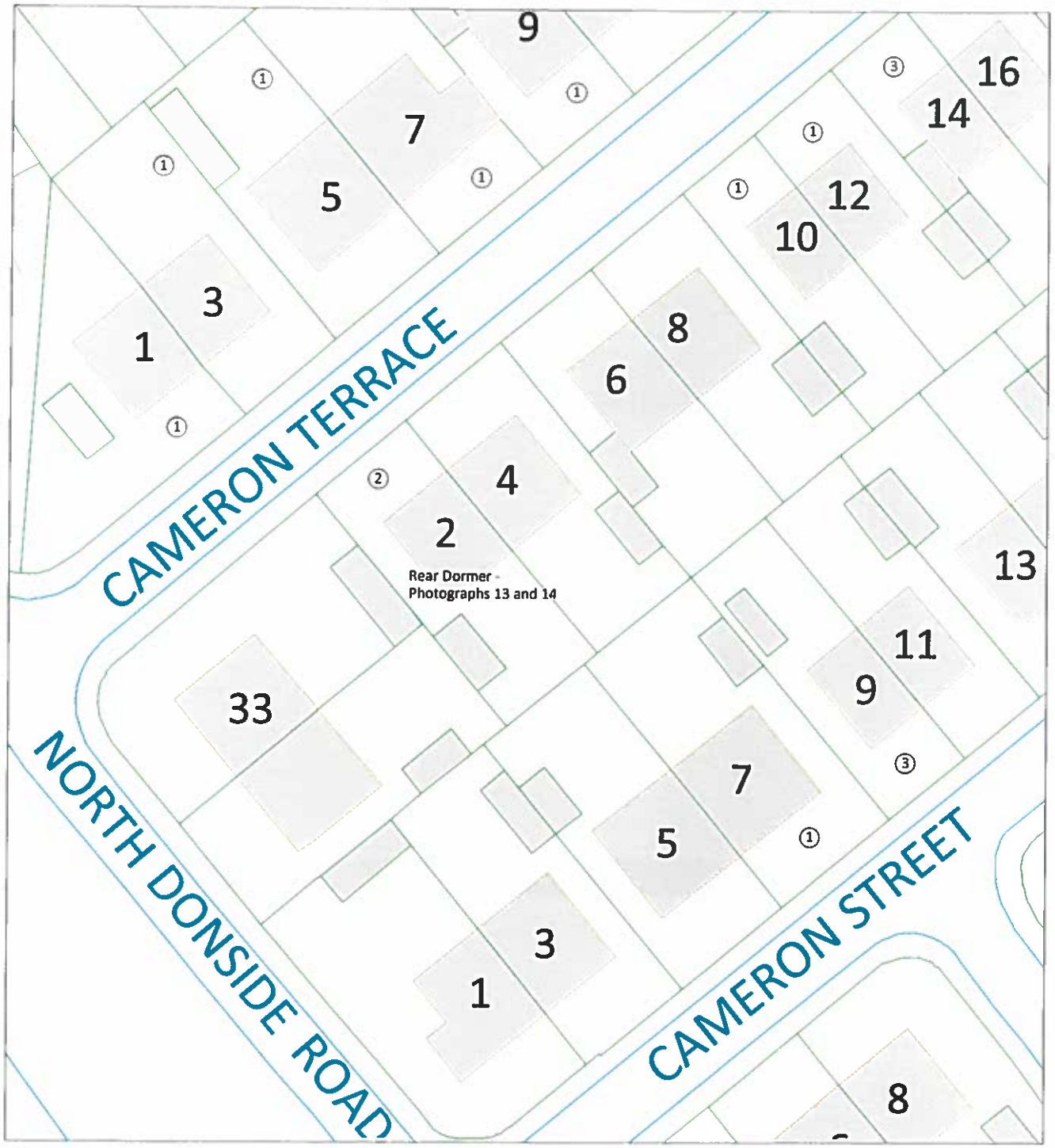
Client : Kamil Sujka

Project : 38 Cameron Street, Bridge of Don, Aberdeen, AB23 8QB

Drawing Title	Drawing No.
Photograph Location Plan 4	AD 1082 / LP06

Scale : 1:500 @ A4	Date : Oct 2017

Appendix 7 - Photograph Location Plans



All Design
architectural services

Aberdeen Innovation Park, Campus 2, James Gregory Centre
Bridge of Don, Aberdeen, AB22 8GU
Telephone Number - 01224 701576
Website : www.all-design.co.uk

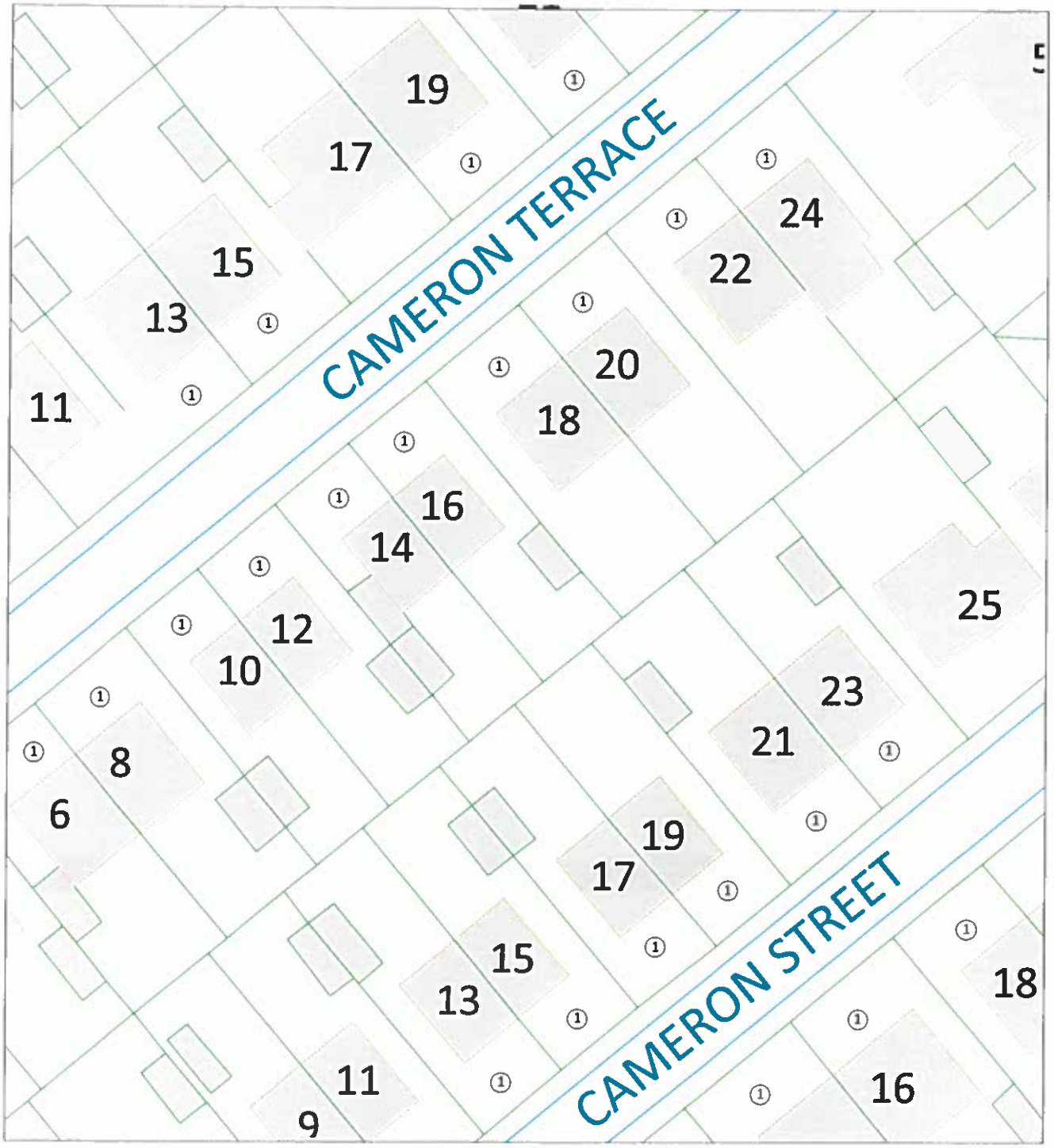
Client : Kamil Sujka

Project : 38 Cameron Street, Bridge of Don, Aberdeen, AB23 8QB

Drawing Title	Drawing No.
Photograph Location Plan 5	AD 1082 / LP07

Scale : 1:500 @ A4	Date : Oct 2017

Appendix 8 - Photograph Location Plans



(1) Front dormer only (2) Rear dormer only (3) Front and Rear dormer

All Design
architectural services

Aberdeen Innovation Park, Campus 2, James Gregory Centre
Bridge of Don, Aberdeen, AB22 8GU
Telephone Number - 01224 701576
Website : www.all-design.co.uk

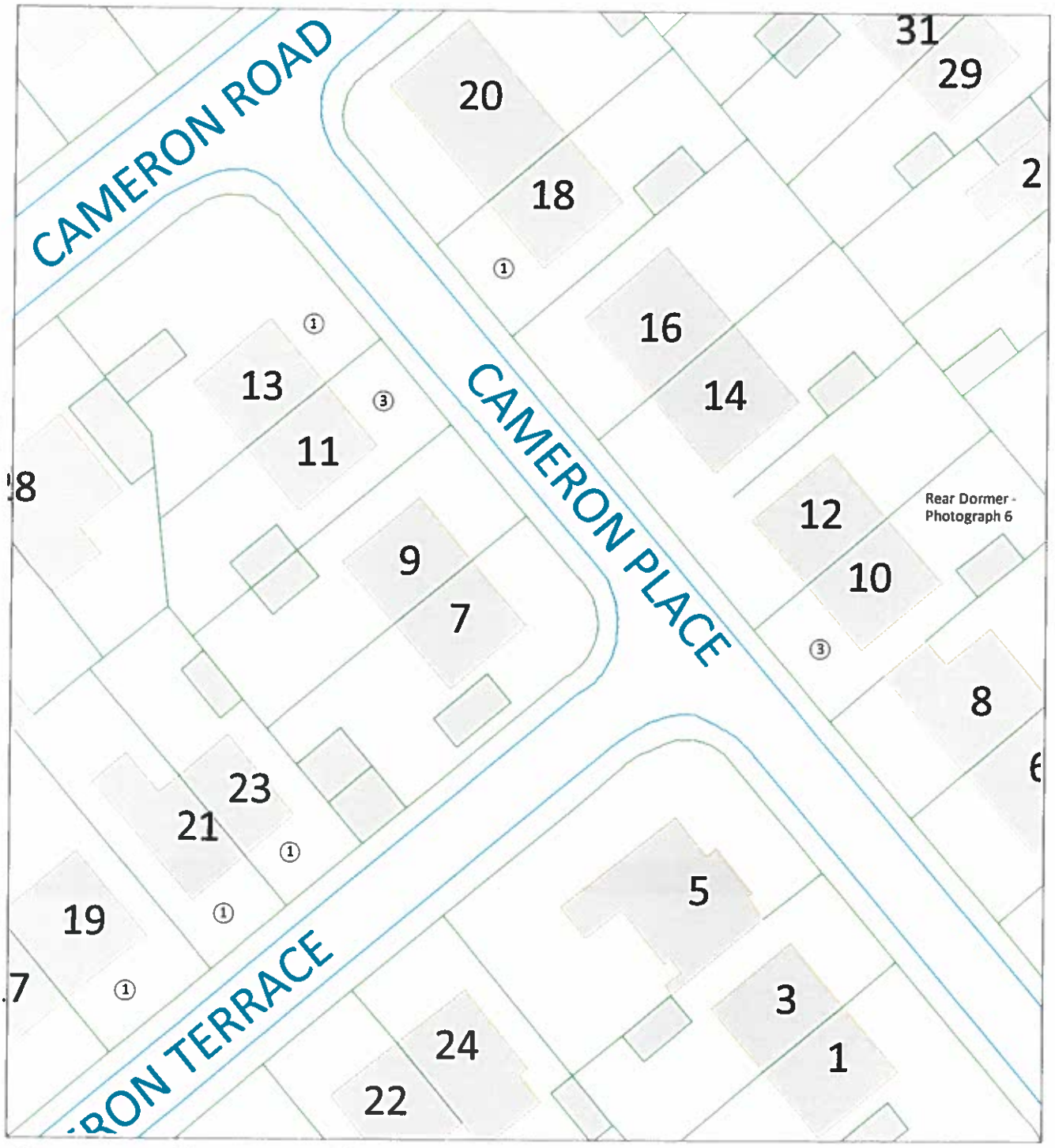
Client : Kamil Sujka

Project : 38 Cameron Street, Bridge of Don, Aberdeen, AB23 8QB

Drawing Title	Drawing No.
Photograph Location Plan 6	AD 1082 / LP08

Scale : 1:500 @ A4	Date : Oct 2017

Appendix 9 - Photograph Location Plans



All Design
architectural services

Aberdeen Innovation Park, Campus 2, James Gregory Centre
Bridge of Don, Aberdeen, AB22 8GU
Telephone Number - 01224 701576
Website : www.all-design.co.uk

Client : Kamil Sujka

Project : 38 Cameron Street, Bridge of Don, Aberdeen, AB23 8QB

Drawing Title	Drawing No.
Photograph Location Plan 7	AD 1082 / LP09

Scale : 1:500 @ A4	Date : Oct 2017

Appendix 10

Photograph No 1. Front elevation of 38 and 40 Cameron Street.
40 Cameron Street has front and rear dormers.

Photograph No 2. Rear elevation of 40 Cameron Street.
40 Cameron Street has front and rear dormers.

Appendix 11

Photograph No 3. Rear elevation of 13, 17, 19 and 21 Gordon Place.

Photograph No 4. Rear elevation of 2 Cameron Street.
2 Cameron Street has a rear dormer.

Appendix 12

Photograph No 5. Rear elevation of 17 and 19 Gordon Place.

Photograph No 6. Rear elevation of 10 Cameron Place.

Appendix 13

Photograph No 7. Rear elevation of 35 Gordon Place.

Photograph No 8. Front elevation of 25 Cameron Street
and the rear of 24 Cameron Terrace.

Appendix 14

Photograph No 9. Front elevation of 19 and 21 Cameron Street and the rear of 14 Cameron Terrace.

Photograph No 10. Front elevation (Front and rear dormers) of 17 Cameron Street.

Appendix 15

Photograph No 11. Front elevation (Front and rear dormers) of 13 Cameron Street.

Photograph No 12. Front elevation (Front and rear dormers) of 9 Cameron Street.

Appendix 16

Photograph No 13. Front elevation (Dormer on rear)
of 2 Cameron Terrace.

Photograph No 14. Rear elevation (Dormer on rear)
of 2 Cameron Terrace.

Appendix 17

Photograph No 15. Typical Dormers in area

Photograph No 16. Typical Dormers in area

Appendix 18

Photograph No 17. Typical Dormers in area

Photograph No 18. Typical Dormers in area

Appendix 19

Photograph No 19. Typical Dormers in area

Photograph No 20. Typical Dormers in area

Appendix 20

Photograph No 21. Typical Dormers in area

Photograph No 22. Typical Dormers in area

Appendix 21

Photograph No 23. Typical Dormers in area

Photograph No 24. Typical Dormers in area

Appendix 22

Photograph No 25. Typical Dormers in area

Photograph No 26. Typical Dormers in area

Appendix 23

Photograph No 27. Typical Dormers in area

Photograph No 28. Typical Dormers in area

Appendix 24

Photograph No 29. Typical Dormers in area

Photograph No 30. Typical Dormers in area