

Detailed Planning Permission

170591/DPP: Formation of garage dormer and roof lights at 21 Hamilton Place, Aberdeen, AB15 4AX.

For: Dr Sherif Salah

Application Date:	31 May 2017
Officer:	Sheila Robertson
Ward:	Hazlehead/Ashley/Queens Cross
Community Council:	Rosemount And Mile End
Advertisement:	Section 60/65 – Dev. affecting LB/CA
Advertised Date:	Aberdeen Citizen (07.06.2017)

RECOMMENDATION: Refuse

SITE DESCRIPTION

The application site is located on the southern side of Hamilton Place, within the Albyn Place/Rubislaw Conservation Area, and is occupied by a 2.5 storey, terraced dwelling house of traditional design and build divided into 2 flats. There is a rear lane running parallel with Hamilton Place whose gradient falls westwards. A recently constructed garage has been erected within the rear garden, abutting the heel of the lane at an angle, and a 2 storey 'mews' cottage to the north. To the immediate west, there is single modest garage of lesser scale and dimensions than the application garage. The garage is 5.3m wide x 8m deep x 4.5m high to ridge. The roof is pitched at 30° and finished with natural slate with 2 roof lights to the lane elevation (although these did not form part of the approved plan and are not shown on the current submitted elevations). The majority of properties have some form of garage positioned to the rear of their feu, fronting onto the rear lane. The existing garage is of similar design and dimensions to the majority of garages within this lane.

DESCRIPTION OF PROPOSAL

Planning permission is sought to alter the existing garage by replacing the existing roof lights to the lane (south) elevation with a box dormer. The dormer would be 5m in width, when measured at roof height, set 135mm in from the western gable of the mews cottage, and 400mm from the garage's western gable. It would be positioned 800mm up from the eaves and 230mm down from the ridge. The window units would be framed in uPVC, with the cheeks clad in weather boarding. Two roof lights, each measuring 1180mm x 1140mm would be installed to the north elevation, facing the host dwellinghouse. No indication has been given as to the proposed use of the upper floor

though given that the internal head room height would be approximately 1.7m, potential uses would be limited.

RELEVANT HISTORY

Planning permission (Ref: 140690) was approved in October 2015 for the erection of a dormer extension to the rear of the dwellinghouse and the installation of roof lights to the principal elevation.

Planning permission (Ref: 111346) was approved in October 2011 for alterations to the front of the dwellinghouse and the erection of a replacement garage. This consent has been implemented, although works have not been carried out in accordance with the approved plans, as two roof lights are located on the south elevation of the garage.

DOCUMENTS

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

CONSULTATIONS

None

REPRESENTATIONS

1 letter of representation (1 letter of objection) has been received. The issues relate to unfinished works in connection with the building warrant approval for construction of the garage and are not relevant to determination of the current planning application.

PLANNING POLICY

National Planning Policy

- Scottish Planning Policy (SPP)
- Historic Environment Scotland Policy Statement 2016 (HESPS)

Aberdeen Local Development Plan 2017

- Policy H1: Residential Areas
- Policy D1: Quality Placemaking by Design
- Policy D4: Historic Environment

Other Material Planning Considerations

- Albyn Place/Rubislaw Conservation Area Appraisal and Management Plan
- Supplementary Guidance: Householder Development Guide

EVALUATION

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.

Principle of Development

Whilst the principle of altering a garage for purposes incidental to the enjoyment of the dwelling is normally acceptable within a residentially-zoned area such as this, proposals must also be assessed in terms of factors such as design, appearance and its location, its impact on the character and amenity of the area, effects on residential character and amenity and on the surrounding conservation area.

Scale and Design

Guidance relating specifically to the erection of, or alterations to domestic garages is contained in Section 3.1.6 “Outbuildings” of the adopted Supplementary Guidance: Householder Development Guide. It states that whilst the principle of providing ancillary accommodation within the roof space of a pitched roofed garage is generally acceptable, where a second storey is to be accommodated, outbuildings should retain the impression of being single storey in height (i.e. by containing all upper floor accommodation within the roof space) and dormers will not be permitted as a means of gaining additional headroom. In this instance a large dormer is proposed to the principal, rear elevation, facing the lane which would result in the structure having the appearance of a 2 storey building which is generally discouraged by this guidance. In addition, the placement of the dormer on a shallow pitched roof, whose scale and proximity to the roof ridge would result in a bulky structure that would dominate and overwhelm the roof; be out of character with surrounding garages; and at odds with the domestic character of the surrounding area, all contrary to the above guidance. The addition of features such as dormer windows are not supported by the guidance as their inclusion is not normally associated with domestic garages. The proposal is therefore considered to introduce an intrusive element to the streetscape, increasing the visual dominance of the garage, and would result in an imbalanced structure with a top heavy, bulky and dominant appearance, to the detriment of the visual character and amenity.

The resultant massing of the garage would not reflect the domestic scale that should be expected of such a structure within the immediate area. The proposal would be unsuitable for a residential area by resulting in an imposing and overpowering dormer that would dominate the lane to the detriment of neighbouring properties and the surrounding residential area, and would therefore be contrary to the aims of both Policy D1 (Quality Placemaking by Design) and Policy H1 (Residential Areas) in that the proposal fails to consider the context of the surrounding area, does not make a positive

contribution to the setting of the property and would dominate the streetscape thereby resulting in an unacceptable impact on the visual character of the area.

The proposed roof lights are of acceptable scale and design, would be located sufficiently apart to avoid visual clutter and would have no impact on the visual amenity of the streetscape, not being visible from a public view point, in full compliance with the supplementary guidance.

Impact on Residential Amenity.

The addition of the dormer would not result in any impact in terms of loss of day light to neighbouring windows or cause any additional over shadowing. The dormer would face towards the rear of Nos. 24 and 26 Craigie Park. There would be a separation distance of at least 20m between the proposed dormer and the nearest windows to the rear of these properties, which is outwith the minimum separation distance of 18m required between facing windows to ensure internal privacy. In addition the proposed dormer would neither be on the same plane as the windows to these properties, which are on a lower level than the application garage, nor directly face these windows, its line of sight being slightly offset. Both properties have walls approximately 2.5m in height to the lane boundary, and although the dormer would be partially visible above the boundary walls, their height and resultant line of sight would retain current privacy levels within their rear gardens.

The proposed roof lights to the rear elevation would have an internal height of between 350mm and 850mm, which would present minimal opportunities for overlooking of neighbouring properties.

Impact on character of Conservation Area

The Conservation Area Appraisal for this area has identified the presence of *“Unsympathetic development of large residential garages”* and *“Unsympathetic development that does not reflect or relate to the character of the area”* as being a threat to the character of all Conservation Areas. The proposal is considered to fail to contribute to the preservation and enhancement of the Conservation Area, as required by Policy D4 (Historic Environment) of the ALDP as it would erode the character of the Conservation Area by introducing a visually disruptive feature to the streetscape, at odds with the prevailing character and appearance of garages within the lane, thereby altering the existing balance and character within this part of the Conservation Area, to its detriment.

Conclusion

The addition of the dormer would result in a structure that would not comply with the guidelines contained in the Supplementary Guidance: Householder Development Guide, as it would not reflect the domestic scale that should be expected in such an area, thereby failing to demonstrate due regard for its context or make a positive contribution to its residential setting, contrary to Policies D1 (Quality Placemaking by

Design) and H1 (Residential Areas) of the Aberdeen Local Plan. SPP states proposals for development within conservation areas should preserve or enhance the character and appearance of the conservation area. For the above reasons, the alteration to the garage has not been designed with due consideration to its context, and would negatively affect the character of the Albyn Place/Rubislaw Conservation Area, thus conflicting with Policy D5, HESPS and SPP. 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 matters raised in the letter of representation - that would warrant approval of the application.

RECOMMENDATION: Refuse

REASONS FOR RECOMMENDATION

Although the formation of roof lights to the rear elevation would be acceptable as there would be no adverse impact on the wider Conservation Area or on surrounding residential amenity, the proposed dormer results in a building that fails to comply with the guidelines contained in Section 3.1.6 “Outbuildings” of the Supplementary Guidance: Householder Development Guide, and with Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan, by virtue of its resultant design and massing which would result in an obtrusive structure within the street scene, out of keeping with that of the locale thereby having a detrimental impact on the residential character and visual amenity of the surrounding area. Furthermore, the introduction of a dormer window would fail to demonstrate due regard for its context and would have a negative impact on the character of the Albyn Place/Rubislaw Conservation Area, contrary to Policy D4 (Historic Environment) of the Aberdeen Local Development Plan, Historic Environment Scotland Policy Statement (HESPS) and Scottish Planning Policy (SPP). It is considered that the proposal does not accord with the provisions of the Development Plan and that there are no material planning considerations that would warrant approval of this application.