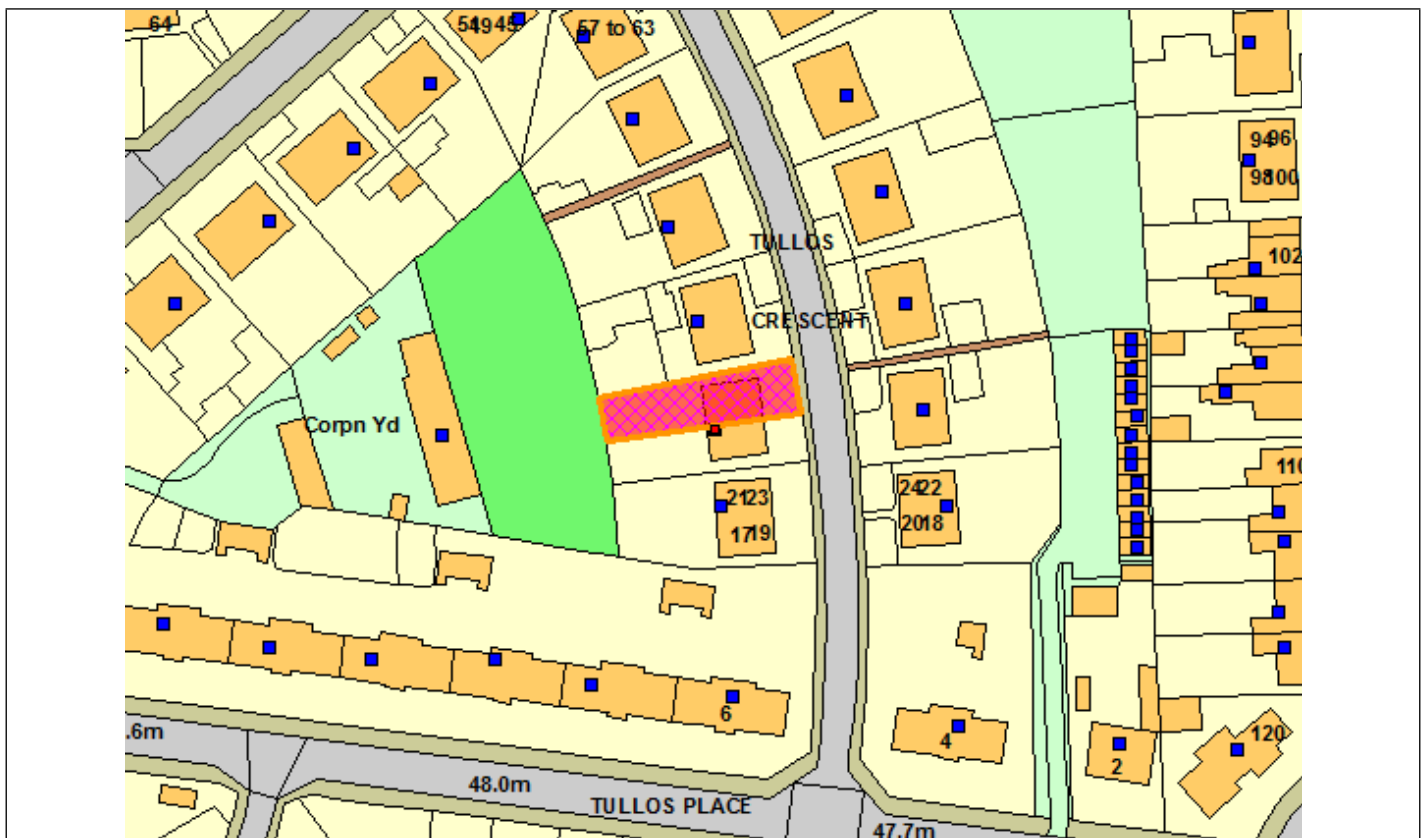


Site Address:	31 Tullos Crescent, Aberdeen, AB11 8JW.
Application Description:	Erection of single storey extension to rear
Application Reference:	171418/DPP
Application Type	Detailed Planning Permission
Application Date:	29 November 2017
Applicant:	Mr F Main
Ward:	Torry/Ferryhill
Community Council	Torry
Case Officer:	Roy Brown



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RECOMMENDATION

Approve Unconditionally

APPLICATION BACKGROUND

Site Description

The application site relates to a ground floor flat within an early-mid twentieth century four-in-a-block residential building, and its associated rear curtilage. The building has a hipped roof and a northeast facing principal elevation, which fronts Tullos Crescent, close to its junction with Tullos Place. The rear elevation of the application property has a patio door and its curtilage is bound by a fence which is approximately 1.5m in height.

The curtilage of the property is surrounded by grounds associated to the neighbouring properties of this building, 25, 27 and 29 Tullos Crescent. The application site is situated in a residential area of Torry characterised by similar four-in-a-block buildings.

Relevant Planning History

None

APPLICATION DESCRIPTION

Description of Proposal

Detailed Planning Permission is sought for the erection of a single storey extension to the rear of the ground floor flat.

The extension would have an overall built footprint of approximately 10.4sqm, would project 2.98m from the rear elevation and would be 3.5m wide. It would have a lean-to styled roof with an eaves height of approximately 2.8m and a maximum height of approximately 3.7m. It would be finished with roughcast, grey concrete roofing tiles and white uPVC windows.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P04EDABZHGO00>

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because it has been the subject of six or more timeous letters of representation (following advertisement and/or notification) that express objection or concern about the proposal and thus falls outwith the Council's Scheme of Delegation.

CONSULTATIONS

ACC (Housing) - have advised that the development would not affect Aberdeen City Council as a landowner.

REPRESENTATIONS

Eight letters of objection have been submitted. The matters raised relate to:

- The loss of privacy;
- The height of the roof, which would be directly under the window sill of the upper storey flat and the potential impacts to safety. If the roof is of poor construction, it would adversely affect the upper window as a fire escape;
- Noise from rain landing on the roof of the proposed extension;
- Property maintenance issues relating to water ingress and the potential increased costs regarding window maintenance/replacement due to access issues;
- The proposal could prevent future development in the neighbouring curtilage;
- The loss of outlook/private views;
- Noise associated with construction;
- The impact on property values;
- The proposal would set a precedent for similar extensions in the surrounding area which could cumulatively impact the level of daylight, privacy and overall look of the buildings, parking availability, the requirement for more HMO licenses and overpopulation of the street; and
- The properties not being suitable for extension.

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

Supplementary Guidance and Technical Advice Notes

- The Householder Development Guide

EVALUATION

Principle of Development

The application site is located in a residential area, under Policy H1 – Residential Areas of the Aberdeen Local Development Plan and the proposal relates to householder development. Proposals for householder development will accord with this policy in principle if it: does not constitute over development; does not have an unacceptable impact on the character and amenity of the surrounding area; 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 complies with associated Supplementary Guidance.

As this proposal would be located on existing residential curtilage, the proposal would not result in the loss of valuable and valued areas of open space. The other guidelines mentioned above are assessed in the below evaluation.

Design and Scale

The built footprint of the building as extended would only be 1.08 times that of the original building and only 27% of the rear curtilage would be covered, in compliance with the general principles of

the Supplementary Guidance: 'The Householder Development Guide'. Because of this, the proposal would not constitute over-development, in compliance with Policy H1 – Residential Areas of the Aberdeen Local Development Plan.

In addition to its minor built footprint, the proposed extension would appear ancillary in that it would be a single storey extension on the non-public rear elevation, it would have a maximum height less than the eaves height of the original building, it would not extend the entire width of the rear elevation, it would only project 3m from the rear elevation, and it would have a lean-to roof. It would have no impact on the visual setting of the public streetscape as it would not be publically visible. The materials would be compatible with the modern materials on the existing building.

The Supplementary Guidance: The Householder Development Guide states that proposals for extensions 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 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.

This proposal would comply with this Supplementary Guidance as it would be architecturally compatible in both design and scale to the original building and the surrounding area. It would be visually subservient to the original building, it would not serve to dominate its original form or appearance, and the materials used would be complementary. It would therefore comply with Policies H1 – Residential Areas and D1 – Quality Placemaking by Design of the Aberdeen Local Development Plan.

Amenity

The proposed extension would not overlook any habitable rooms of the neighbouring properties.

It would, however, have glazing on the southwest and north elevations which face towards the curtilage of the other properties in the block, numbers 25, 27 and 29, and the curtilage of the four-in-block to the north, 33-39 Tullos Crescent. Given the pattern of development in the immediate area where there are gardens and properties facing one another, the proposed extension would not adversely impact the existing level of privacy afforded to the curtilage of the neighbouring residential properties.

In terms of the overall massing of the proposed extension in the context of the adjoining properties in the building, its less than 3m projection from the rear elevation would be minor and would not be overbearing to any of the properties in the building. Calculations, using the 45 degree rules in the Supplementary Guidance: 'The Householder Development Guide', show that the proposed extension would have negligible impact on the level of sunlight and background daylight into the neighbouring residential properties and their curtilage.

The proposed extension would have no adverse impact on the existing level of amenity afforded to the neighbouring residential properties, in compliance with the Supplementary Guidance: 'The Householder Development Guide', and Policies D1 – Quality Placemaking by Design and H1 – Residential Areas of the Aberdeen Local Development Plan.

Matters Raised in the Letters of Representation

Matters relating to design, height, sunlight, daylight, and privacy have been assessed in the above evaluation.

This proposal would be an extension to the existing lounge in the property and would not result in an increase in the number of bedrooms in the property. It would therefore have no impact on the

level of on-street parking provision in the surrounding area or the local transport network. It would not in itself result in any more residents in the surrounding area.

Although the impact of noise is a material consideration, the very minor level of increased noise from rain landing on a roof would be negligible and would not have any adverse impact on the level of amenity of the surrounding properties.

No precedent would be set by this application as every planning application is assessed on its own merits against the relevant current national and local planning policies and guidance. Issues from any other householder applications or HMO change of use applications relating to the impact on parking availability, sunlight, daylight and design would be assessed on their own merits in their own context in separate planning applications.

The effect on property maintenance, private views, property values, and issues relating to construction are not material planning considerations for which the planning authority has powers of intervention. Issues relating to property maintenance would be a civil matter between the relevant parties. Matters relating to the safety and function of the extension are matters relating to building regulations, which would be assessed in a building warrant application under separate legislation.

Summary

The proposed single storey rear extension would be architecturally compatible in terms of design, siting, materials and scale with the original four-in-a-block building and the surrounding area. It would not adversely affect the visual amenity of the public streetscape and would not adversely affect the amenity of the surrounding residential properties in terms of sunlight, daylight and privacy. It would therefore not adversely affect the character and amenity of the surrounding area. The proposal would therefore comply with Policies H1 – Residential Areas and D1 – Quality Placemaking by Design of the Aberdeen Local Development Plan; and the associated Supplementary Guidance: 'The Householder Development Guide'. There are no material planning considerations, including matters raised in the submitted letters of representation, that would warrant refusal of planning permission in this instance.

RECOMMENDATION

Approve Unconditionally

REASON FOR RECOMMENDATION

The proposed single storey rear extension would be architecturally compatible in terms of design, siting, materials and scale with the original for-in-a-block building and the surrounding area. It would not adversely affect the character and amenity of the surrounding area. The proposal would therefore comply with Policies H1 – Residential Areas and D1 – Quality Placemaking by Design of the Aberdeen Local Development Plan; and the associated Supplementary Guidance: 'The Householder Development Guide'. There are no material planning considerations which would warrant the refusal of planning permission in this instance.