

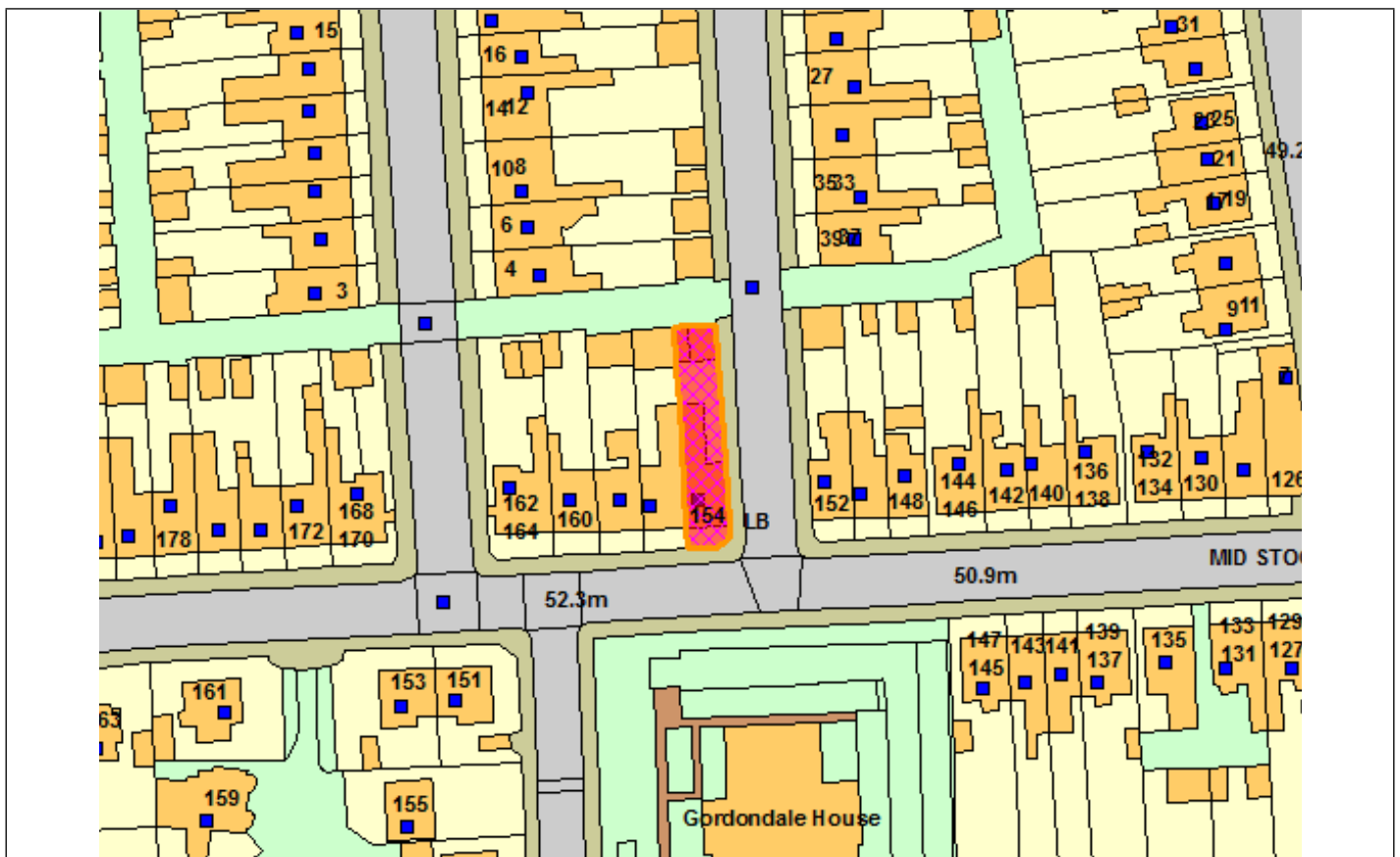


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 20th September 2018

Site Address:	154 Midsocket Road, Aberdeen, AB15 5HT,
Application Description:	Erection of first floor extension above existing single storey extension to rear
Application Ref:	181378/DPP
Application Type	Detailed Planning Permission
Application Date:	3 August 2018
Applicant:	Mr & Mrs F & J Stewart
Ward:	Mid Stocket/Rosemount
Community Council	Rosemount And Mile End
Case Officer:	Roy Brown



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RECOMMENDATION

Approve Unconditionally

APPLICATION BACKGROUND

Site Description

A late 19th Century two storey end-terraced granite dwelling, and its associated front and rear curtilage. The dwelling has a south facing principal elevation. The site is bounded by Midstocket Road to the south, which the principal elevation fronts; Hosefield Avenue to the east; and Rosebery Lane to the north. It adjoins 156 Midstocket Road to its west and the dwelling has a traditional hipped roofed rear annexe projecting to the rear along the mutual western boundary which adjoins and mirrors the rear annexe of 156 Midstocket Road. Both of these rear annexes are two storeys in height for a projection of 4.6m from the rear elevation of the main dwelling and single storey for approximately 5.4m.

Relevant Planning History

Planning permission (Ref: A7/0621) was approved in July 2007 for the formation of a dormer window.

APPLICATION DESCRIPTION

Description of Proposal

The erection of a hipped roofed upper storey extension above the existing single storey rear annexe.

Supporting Documents

All drawings can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PCTQ84BZG7H00>

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because the application has been made by an elected member of the Council (Councillor Jennifer Stewart).

CONSULTATIONS

ACC - Roads Development Management Team – No objection – No observations

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 H1 -Residential Areas

Policy D1 - Quality Placemaking by Design

Supplementary Guidance (SG)

The Householder Development Guide (HDG)

EVALUATION

Principle of Development

The application site is located within a residential area, under Policy H1 of the ALDP, and the proposal relates to householder development. Householder development would accord with this policy in principle if it does not constitute over development, adversely affect the character and amenity of the surrounding area, and it complies with the SG. The extension would not result in the footprint of the dwelling being altered and would not significantly increase the intensity of activity on the site. It would thus not constitute overdevelopment, in compliance with Policy H1 of the ALDP.

Design and Scale

To determine the effect of the proposal on the character of the area it is necessary to assess the it in the context of Policy D1 of the ALDP. This policy recognises that not all development will be of a scale that makes a significant placemaking impact but recognises that good design and detail adds to the attractiveness of the built environment.

Scale, Materials and Form

The form of the proposed extension would be sympathetic to that of the original dwelling and the pattern of development in the surrounding area in that the extension would have a traditional hipped roofed form with the same pitch as the existing two storey annexe but would have a lower eaves and maximum height than the existing two storey annexe, which in turn has lower eaves and maximum heights than the main dwelling. The extension would not serve to overwhelm or dominate the original form or appearance of the dwelling and would be visually subservient to the original dwelling in terms of its height, mass and scale, in compliance with the Supplementary Guidance: 'The Householder Development Guide'. Whilst this two-storey form would have a substantial presence on Hosefield Avenue, it reflects the rear extensions in the area, notably those to the rear of Rosebery Street and the extension would have no impact on the principal elevation of the terrace.

In compliance with the Supplementary Guidance: 'The Householder Development Guide', the window proportions and the proposed slate roof would be complementary to the original dwelling. Whilst dry dash render is not a traditional material, it has been widely used on rear extensions and outbuildings in the surrounding area and thus would be compatible in this context.

Two Storey Extension Projecting Along the Mutual Boundary

With regard to terraced dwellings, the Supplementary Guidance: 'The Householder Development Guide' states that extensions of more than one storey would normally be refused where the proposal runs along a mutual boundary unless it can be demonstrated that the specific circumstances of the site and the proposal would ensure that there would be no detrimental impact on either the character or amenity of the area. It follows this by stating that proposals for extensions to end-terrace properties, as in this case, will be subject to these standards unless it can be demonstrated that the specific circumstances of the site and the proposal justify a departure from the above.

In this instance, the proposed extension would result in a two-storey extension projecting 10m from the rear elevation of the main dwelling along the mutual western boundary shared with the 156 Midsocket Road. Whilst this two-storey projection is significant, the rear annexe of 156 Midsocket Road projects an equal distance along the other side of this boundary and is two storeys in height for the first 5m from the rear elevation of the main dwelling, which would limit its massing from the west. Its projection would not adversely affect the character of the surrounding area.

The design and scale of the proposal would thus comply with the Householder Development Guide, and policies D1 and H1 of the ALDP.

Amenity

Background Daylight

Calculations, using the 45-degree rules in the Supplementary Guidance: 'The Householder Development Guide' show that the proposed extension would have no impact on the level of background daylight afforded to the habitable rooms of neighbouring residential properties.

Sunlight and Overshadowing

Calculations do, however, show that the proposed extension would have an adverse impact on the level of sunlight afforded to an area of approximately 22sqm of the 76sqm area of the undeveloped area of the rear garden of 156 Midstocket Road.

The Householder Development Guide states that where a proposal fails to satisfy the requirements of the relevant test as in this instance, it will be appropriate for officers to consider other factors relevant to the likely impact on amenity including the proportion of amenity space/garden ground the proportion of amenity space/garden affected; the position of the overshadowed area relative to windows (of habitable rooms) of an adjacent property; and the nature of the space affected (e.g. overshadowed driveway).

The proposed extension would not affect the level of sunlight afforded into the habitable rooms of any of the neighbouring properties. Whilst the calculations show that the extension would affect approximately 29% of the rear garden of 156 Midstocket Road and the majority of this area is the primary outdoor amenity space of the affected garden, its patio, the orientation of the extension to the southeast of the affected space would mean that the extension would only impact this area for a few hours from the middle of to later in the morning, by midday there would be no overshadowing impact and the affected area would still be afforded a generous amount of sunlight from midday onwards. Approximately 7sqm of this area is affected already in the morning by the existing dwelling. On balance, the impact on the level of sunlight afforded to the rear of 156 Midstocket Road would have an insignificant impact on the existing level of amenity afforded to this residential property. It would therefore not conflict with the Supplementary Guidance: 'The Householder Development Guide to a degree that warrants refusal.

Privacy

The Supplementary Guidance: 'The Householder Development Guide' states that windows to habitable rooms (habitable rooms constitute all rooms designed for living, eating or sleeping e.g. lounges, bedrooms and dining rooms/areas) should not look out directly over, or down into, areas used as private amenity space by residents of adjoining dwellings and in conflict with this, the bedroom window in the north elevation of the proposed extension would be able to look down into the rear patio area of 156 Midstocket Road at an oblique angle.

Whilst not compliant with the Supplementary Guidance, given an existing bedroom window on the north elevation of the rear annexe overlooks this area, the area would be overlooked from an oblique angle and there is presently limited screening between the two properties in the rear garden, the bedroom window on the north elevation would have negligible impact on the existing level of privacy, and thus amenity, afforded to this property, as well as any other neighbouring residential properties. It would therefore not conflict with the principles of Policies D1 and H1 of the ALDP.

On this basis, the circumstances of the site demonstrate that the two-storey projection along the mutual boundary would not have a detrimental impact on the character and amenity of the surrounding area.

The proposed extension would thus not have an impact on residential amenity in terms of daylight, sunlight and privacy to a degree that warrants refusal. It would therefore not conflict with the principles of Policies H1 – Residential Areas and D1 – Quality Placemaking by Design of the ALDP.

RECOMMENDATION

Approve Unconditionally

REASON FOR RECOMMENDATION

The proposed extension would be architecturally compatible in design and scale with the original building and the surrounding area.

Whilst the extension would be able to overlook the patio in the rear garden of the adjoining property from a habitable room, in conflict with the Supplementary Guidance: 'The Householder Development Guide', there is already a bedroom window overlooking the affected area, it would be at an oblique angle and there is presently limited screening between the curtilage of these two properties. Therefore, the overlooking from this window would have negligible impact on the existing level of privacy afforded to this property, as well as any other residential properties, and thus does not warrant refusal in this instance.

Whilst the proposal would have an adverse impact on the level of sunlight afforded to the patio in the rear garden of the adjoining property, 156 Midsocket Road, the impact would be limited to mid-late morning and the affected area would still be afforded a generous amount of sunlight from midday onwards.

On balance, with respect to its two-storey form projecting along the mutual boundary, the proposed extension would not adversely affect residential amenity in terms of sunlight and privacy to a degree that would warrant refusal of planning permission in this instance.

The proposal would not significantly adversely affect the character and amenity of the surrounding area. It would therefore not conflict with the principles of Policies H1 – Residential Areas and D1 – Quality Placemaking by Design of the Aberdeen Local Development Plan. There are no material planning considerations that warrant refusal in this instance.