



## Strategic Place Planning

Report of Handling

<b>Site Address:</b>	16 Don Terrace, Aberdeen, AB24 2UH,
<b>Application Description:</b>	Formation of driveway to front
<b>Application Ref:</b>	180912/DPP
<b>Application Type:</b>	Detailed Planning Permission
<b>Application Date:</b>	14 June 2018
<b>Applicant:</b>	Mr Alisdair Pert
<b>Ward:</b>	Tillydrone/Seaton/Old Aberdeen
<b>Community Council:</b>	Tillydrone
<b>Case Officer:</b>	Sheila Robertson

### RECOMMENDATION

---

Refuse

### APPLICATION BACKGROUND

---

#### Site Description

The application site is located on the southern side of Don Terrace, and is occupied by a 1.5 storey, detached dwelling of traditional design, occupying an elevated position approximately 1.1m above street level. The front garden extends to 78sqm and is laid with grass and flower borders with a centrally located set of steps. The garden ground is level and sits at a similar height above the street as the dwelling house, with granite retaining walls to the street frontage varying in height between 1m and 1.3m, topped with metal railings of traditional design, and with a metal gate matching the design and height of the railings. There are single yellow line parking restrictions to both sides of the Don Terrace (no parking between 8am and 5pm, Monday to Friday). Don Terrace rises from west to east, with the properties being set progressively higher above street level westwards.

#### Relevant Planning History

The application property was converted from 2 flats to form a single dwelling, and a rear extension added in 2013, using 'permitted' development rights.

### APPLICATION DESCRIPTION

---

#### Description of Proposal

Formation of a parking space within the front garden, lying parallel to the street, 10.5m wide where it abuts the road narrowing to 5.8m towards the rear and 2.4m in depth. It would have a gradient of 1:20 falling towards the road and laid with a permeable surface (not specified). The proposal would require removal of virtually the entire boundary wall fronting Don Terrace, excavation of the existing front garden and regrading of the remaining garden ground. New retaining walls would be constructed to the rear and sides of the proposed parking space, using granite salvaged from the

removal of the front boundary wall. A new set of steps with handrails and an attached bin ramp would be constructed, accessed from the parking space.

### **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=P9XY5TBZM6O00>

## **CONSULTATIONS**

---

**ACC - Roads Development Management Team (RDM)** - Acknowledge that the design of the driveway is not traditional, as it would not sit perpendicular to the road, however raise no objections provided the applicant funds the cost of removal and relocation of a lighting column.

## **REPRESENTATIONS**

---

1 letter of objection has been received on behalf of the Aberdeen Civic Society on the basis that Don Terrace is a lane with character, provided by the strong linear feature of the front boundary walls and the adjustment to allow for this parking space would change its appearance.

## **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)**

Policies D1 (Quality Placemaking by Design), H1 (Residential Areas) and D5 (Our Granite Heritage)

### **Supplementary Guidance (SG)**

Householder Development Guide (HDG) and Transport and Accessibility (TA)

## **EVALUATION**

---

### **Principle of Development**

The site is located within a residential area where the principle of such residential development is generally accepted, provided it would not have an adverse impact on the character and amenity of the surrounding area and would comply with the relevant supplementary planning guidance, in this case the HDG. Any proposal should also be acceptable in terms of factors such as road safety. The above issues are assessed below.

### **Road Safety Considerations**

Although the proposed driveway would not meet the standard design specifications contained in the Supplementary Guidance for 'Transport and Accessibility' in that the proposed driveway would not be perpendicular to the road, the RDM Team has raised no concerns regarding the proposal's impact on public safety.

### **Impact on residential character and amenity**

Policy H1 (Residential Areas) states that proposals for householder development will be approved in principle if they do not have an unacceptable impact on the character and amenity of the

surrounding area. Don Terrace is characterised by mainly detached properties of traditional design (some converted to flats) with terraced properties (Numbers 119 to 127 Don Street) of more modern design located to the eastern end of Don Street, and whose frontages face south. All properties are confined to the south side of Don Terrace with a mature tree belt to the opposite side. With the exception of No 13a Don Terrace, which is a recently built property attached to a more traditional, formerly detached dwelling, all properties feature some form of traditional granite boundary wall fronting Don Terrace, some topped by railings, however none have been breached to form off street parking spaces within their curtilages. These walls are considered to provide a degree of visual uniformity within the streetscape and to determine its character. The removal of almost the entire front wall would visually disturb the continuity and uniformity of the streetscape by the removal of an important feature which helps to define its character and appearance. Moreover, the proposed removal of this historic granite boundary wall would be contrary to the guidance contained in Policy D5 (Our Granite Heritage) which seeks to retain such features.

Furthermore, the proposal would see extensive excavation within the front garden, which would reduce the planted ground cover from 72% to 47% with a corresponding increase in hard landscaping. The opening up of the site for vehicular access and subsequent loss of soft landscaping, combined with the exposed faces of the new retaining walls to all sides of the parking space and the presence of a car parked parallel to the street, would be visually intrusive, and out of character with that of the surrounding area. The proposal would neither respect the existing landscaped context of this street nor contribute to quality placemaking and would have a detrimental impact on the prevailing residential character and visual amenity of the surrounding area, contrary to both Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design)

### **Conclusion**

It is considered that approval of the proposal would significantly alter the character of the surrounding area, by introducing a visually intrusive element, to its detriment, and, furthermore no over-riding justification has been provided for creating a car parking space which would have a detrimental impact on visual amenity and residential character. Approval of the current application would alter the balance within the immediate area, which would be further compounded should immediate neighbours carry out similar works, thereby changing the prevailing character of Donbank Terrace, therefore the application is recommended for refusal.

### **RECOMMENDATION**

---

Refuse

### **REASON FOR RECOMMENDATION**

---

The proposal would be unsympathetic to the visual character and appearance of the existing streetscape by reason of the unacceptable loss of the front granite boundary walls and planted garden ground, in addition to the depth of excavation required and the combined presence of the retaining walls and a car parked parallel to the road. The proposal would therefore be unsympathetic to the character and appearance of the existing streetscape, adversely affecting residential character and visual amenity, and could set an undesirable precedent for developments of a similar nature which cumulatively would further erode the established character of the area, all contrary to Policies D1 (Quality Placemaking by Design) and H1 (Residential Areas) of the Aberdeen Local Development Plan.