



8 North Street
Inverurie
Aberdeenshire
AB51 4QR

01467 268 744
bruce@rjmarchitecturaldesign.co.uk

SUPPORTING STATEMENT

DEMOLITION OF STEADING AND ERECTION OF 2 STOREY DWELLING HOUSE WITH TERRACE, DENHEAD, SKENE ROAD

1.00 INTRODUCTION

- 1.01 Proposal: Demolition of existing steading and the erection of a 2 storey dwelling house with terrace
- 1.02 Applicant: Mr D Mennie
- 1.03 Client Agent: RJM Architectural Design
- 1.04 Our client Mr David Mennie is seeking Planning Consent for the demolition of an existing steading and replacement with a new house. Full details of the proposal can be viewed on the associated drawings.
- 1.05 This statement will discuss the proposals in the context of the relevant policies and provide a case for why these proposals should be approved.

2.00 BACKGROUND

- 2.01 Our client currently owns the site and resides to the property to the immediate South of the proposed development.
- 2.02 In 2014 an application was made to convert the existing steading into a 1 bedroom dwelling. This was subsequently withdrawn in order to allow for a Bat Survey to be undertaken on the property. Refer to application 141016
- 2.03 In 2015 a resubmission was made for the same proposals and subsequently approved by the Planning Authority. Refer to app 150364.
- 2.04 Works commenced in March 2018 and as a result it was discovered that the condition of the building was far worse than originally thought. Large areas of underpinning would be required where no foundations have been included as part of the original build. Coupled with the visible cracking in the gable it became financial unviable for our client to proceed with the works as well as in-practical due to access restrictions to the Northern Boundary.
- 2.05 Alternatives were reviewed at this stage and no viable long-term use could be found for the steading building and as a result options to the replace the dwelling were explored.
- 2.06 An Application for the demolition of the steading and the erection of a new house was made in August 2018 which was subsequently refused by the authority. This report has been prepared to accompany a submission to the LRB for that Application. Refer to 181539

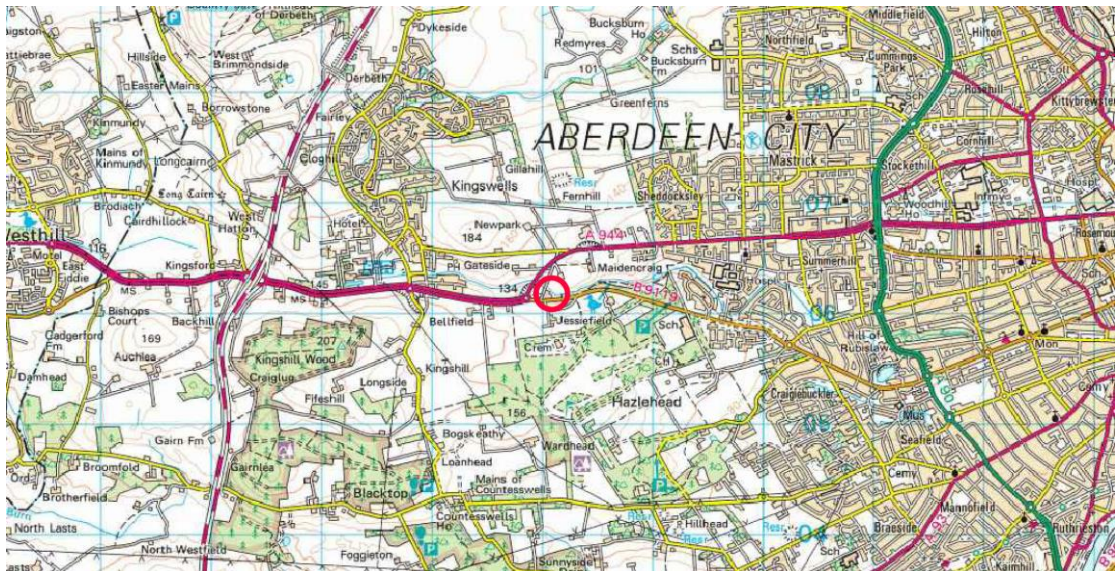
2.07 The application was refused on the following grounds:

- The proposals fail to comply with Policy NE2 (Green Belt)
- The proposals fail to comply with Policy D5 (Our granite Heritage)
- The proposals fail to comply with Policy D1 (Quality Place Making by Design)
- The proposals fail to comply with Policy NE8 (Natural Heritage)

2.08 We do not agree with the reasons for the refusal of the Planning Application and intend to demonstrate below that the proposals are consistent with objectives of the local plan.

3.00 SITE

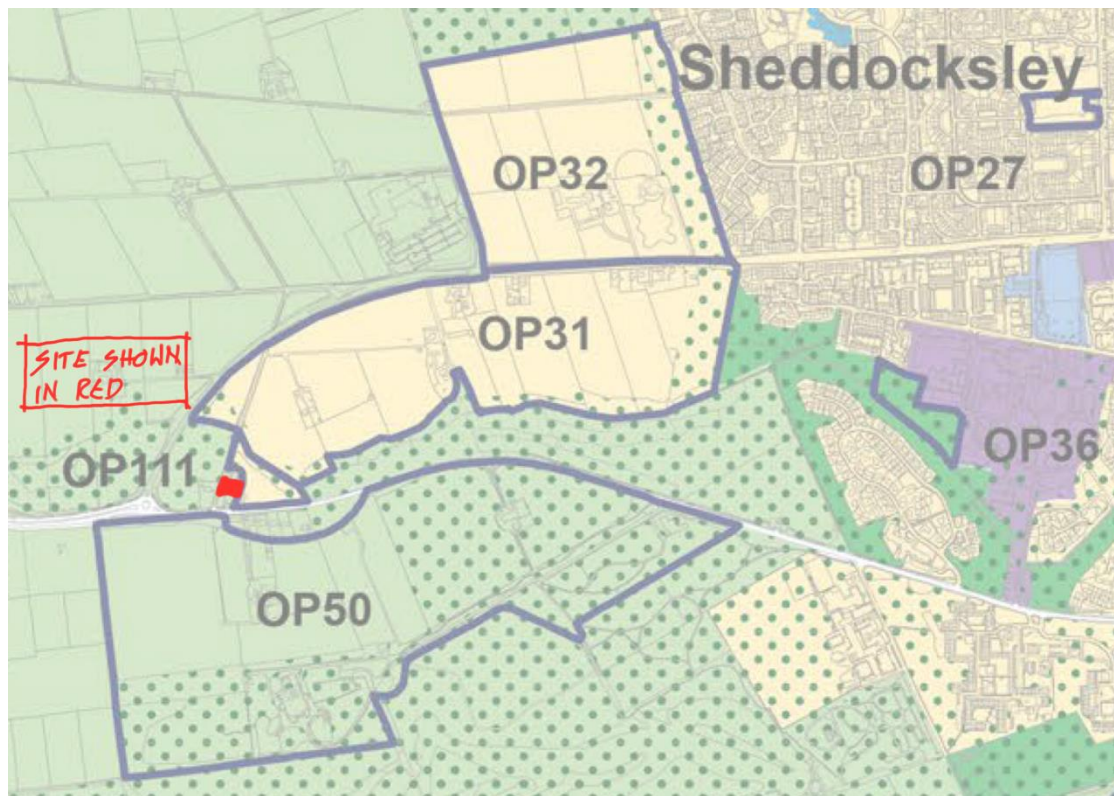
3.01 The site in question sits approximately 1/3 of a mile from the outskirts of Aberdeen City just before the A944 Aberdeen to Alford road.



3.02 The site is part of a cluster of buildings within the fork where Skene Road meets the Lang Stracht and is accessed off Skene Road.



- 3.03 The site is approximately 480m² in area with the steading occupying approximately 22% of the sites footprint.
- 3.04 The Site is located between two existing modern houses and an existing steading is present on the Western boundary of the site. The position of the existing steading so close to the road creates issues with visibility at the existing access which will be increased as traffic increases on the road as a result of future planned development (OP111 will be accessed by this road)
- 3.05 Skene road to the South is a busy road in and out of the city and the land to the North and East is all zoned for planned housing development.



- 3.06 Planned expansion of the city is due to occur on the following identified sites:

OP31 – Maidencraig South East (450 homes)

OP111 -Skene Road Maidencraig (15 homes)

The later site OP111 shares a boundary with our clients site. This planned development will shift the “urban edge” of the city outward encapsulating the properties off Skene Road.

- 3.07 The steading on site is located immediately adjacent to the access road. As well as causing issues with visibility the conversion of the steading necessitated new windows being formed on this elevation close to the ground introducing risks to future occupants from materials kicked up by vehicles and also privacy.



- 3.08 The steading itself is of low architectural quality. There is very little in the way of foundation. Successive alterations have made prior to our clients ownership have led to defects which over time have contributed to overall degeneration of the building fabric.

4.00 DESIGN DEVELOPMENT/PRINCIPLES

- 4.01 It is proposed that the existing steading be demolished and replaced with a new storey and a half house which would be set back from the road.
- 4.02 The new dwelling would be of a similar style to the existing dwelling to the North and positioned on the site to create a complementary street scape.
- 4.03 The new dwelling will be set back from the road and be positioned no further forward than the existing house to the North. This will improve visibility at all existing accesses and improve the access to future development at OP111.
- 4.04 The existing wall of the steading along the property boundary will be reduced in height to 900mm which as well as improving visibility will improve daylight and amenity to the property directly to the North.
- 4.05 The retention of the perimeter wall will provide a link to the sites history providing an echo of the steading on the site
- 4.06 The house its self will comprise a limited pallet of high-quality materials. Slate roofs, re-used granite to the new porch and base course, and an off-white dry-dash render to compliment the adjacent property.
- 4.07 The house design incorporates a space capable of becoming a bedroom on the ground floor ensuring that it is adaptable and capable of catering to occupants with different needs.
- 4.08 The house will be built using modern air tight construction methods ensuring a high standard of energy efficiency.
- 4.09 Reference should be made to the drawings and design statement submitted as part of the original application for planning permission.

5.00 MATERIALS

- 5.01 Images of the proposed materials are shown below:



Slate



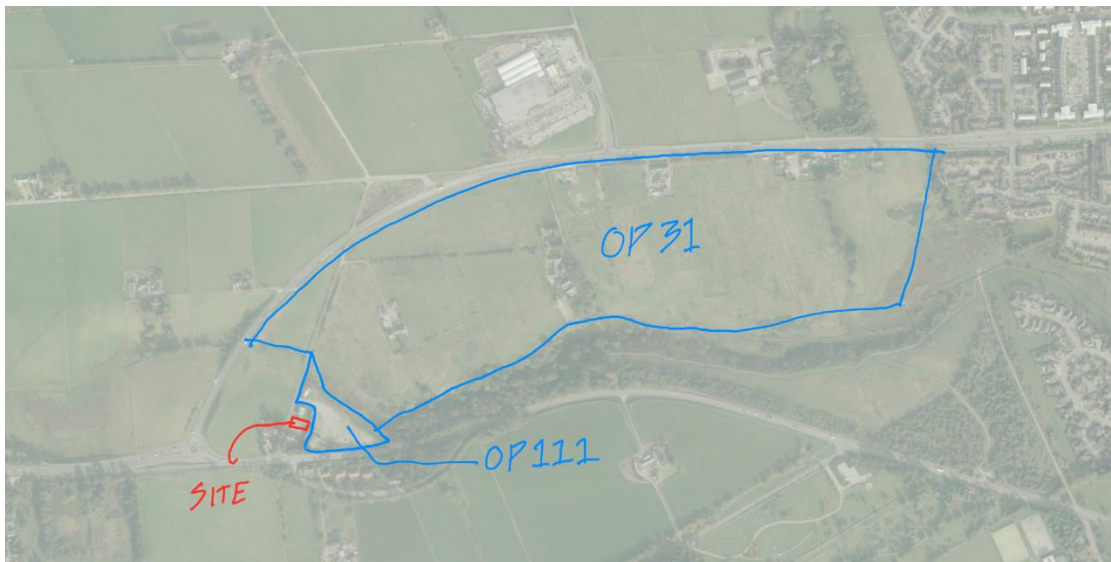
Off White Render

6.00 POLICY

- 6.01 The proposals have been prepared in the context of the Aberdeen Local Development Plan (2017) (ALDP). The relevant policies within the plan are discussed below with specific reference being made to those policies quoted within the Refusal of Planning Permission. This includes supplementary guidance which supports the ALDP, and which has the same weight in decision making as the plan itself.

NE2 GREEN BELT

- 6.02 The site is located within the green belt, where there is a presumption set by Policy NE2 against development other than those essential for: agriculture, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction or restoration or landscape renewal. There are a number of exceptions noted within the policy which do not apply to this application.
- 6.03 It is important to note the reasons for the provisions contained within policy NE2. This is to safeguard the greenbelt and avoid coalescence of settlements and sprawling development maintaining the cities landscape setting and providing access to open space.
- 6.04 In the case of these proposals it should be noted that Planned Development is proposed on sites OP31 and OP111 which will expand the urban edge of the city to the boundary of our clients site. The site is also located between two existing properties, in effect a "gap site". With both of these factors taken into consideration the development would not result in coalescence of settlements or sprawling development. The development will instead create a more cohesive group of properties forming part of a planned urban edge.



- 6.05 Our client has made all reasonable endeavours to work with the existing building and as discussed previously within this report has obtained consent for converting the steading into a dwelling. It is due to the low quality of the building and its fabric that this approved conversion has not been possible. Alternative uses for the buildings have been considered and no viable use case has been found. The principal of a dwelling on the site has been established.
- 6.06 The steadings architectural merit and importance within the landscape was cited as part of the reason for refusal. From the North (the Lang Stracht) the steading is partially obscured by the house immediately to the North and lost against the backdrop of the house to the south. From the South the site and steading are wholly screened by established trees. Refer to the following images. Demolishing the steading will have little to no impact on the landscape character in this area. This will be further minimised by development on sites OP31 and OP111. The steadings position impedes visibility from the site particularly at the access creating a hazard on exiting in a vehicle.



View from the North (lang stracht)



View from the West (lang stracht)



View from the South (skene road)

D5 OUR GRANITE HERITAGE

- 6.07 Throughout Aberdeen the Council seeks the retention and appropriate re-use, conversion and adaption of all granite features, structures and buildings, including setted streets, granite kerbs and granite boundary walls. Where retention and re-use of a granite feature, building or structure, in whole or part is unviable then the visible re-use of as much of the original granite as is practically possible as a building material within the development site is required.
- 6.08 The proposals put forward for the demolition of the steading and replacement with a house are a result of the conversion of the existing steading being unviable. As such the granite from the demolition is being reused within the development.

- 6.09 Granite from the steading is proposed to be reused within boundary walls, base course to the house, the houses porch and retaining walls to the rear terrace. Any additional granite left over will be used to form landscaped features with the garden space. This is an appropriate and visible re-use of granite within the site and complies with the provisions of Policy D5
- 6.10 We would note that extent of granite use on the proposals was not raised as an issue during the Planning Process and discussions with the planner during the application. Our client would be amenable to using more granite on the principal façade to address any concerns but that opportunity was not afforded during the process. The extent of materials used on the house is intended to match with the neighbouring property to the North which is why the principal façade is primarily render.

D1 QUALITY PLACE MAKING BY DESIGN

- 6.11 Policy D1 requires all developments to have high standards of design and a strong sense of place. This policy sets out the six essential qualities of successful place making, with the criteria to be used in assessing an application dependant on the scale, character and nature of the proposal. The proposed development has been assessed against the relevant criteria as follows:
- 6.12 Distinctive:
- The proposed design responds to its context providing an appropriate transition between the two houses North and Site and echoing the materials and form of the northern property.
 - The proposal uses high quality and appropriate materials complimenting the neighbouring properties. These include slate, re-used granite and off-white render.
 - The proposals re-use material from demolition
 - The proposal rationalises the row of buildings which are currently split awkwardly either side of the steading providing a coherent set piece of buildings of similar character.
 - The double fronted house style is consistent with the neighbouring properties and their character.
 - The proposals will not have any adverse effects on views or the wider character of the area.
- 6.13 Welcoming:
- The proposals provide a clearly defined entrance and also reinforce the legibility of the entrances to the other properties.
 - Materials, colour, texture and proportions have been chosen to be consistent with the neighbouring property
- 6.14 Safe & Pleasant
- The set-back frontage created by the new house will improve visibility at all accesses
 - The reduction in height of the steading wall at the boundary will have a net positive effect on daylight to the neighbouring property.
 - the proposals remove several nooks which could be used for individuals to hide and is consistent with the objectives set out in Secured by Design
- 6.15 Easy to Move Around
- The proposals for a new house improve parking provision on the site.
 - The site is in close proximity to 2 primary routes into the city

- 6.16 Adaptable
- The plan of the house allows flexibility in use.
- 6.17 Resource Efficient
- The proposals incorporate the re-use of granite
 - The proposals replace a building which is no longer suitable for the purpose for which it was erected.
- 6.18 The proposals put forward for the demolition of the steading and erection of a replacement house respond to the criteria within Policy D1 and comply with the policy.

NE8 NATURAL HERITAGE

- 6.19 This policy deals with the treatment of protected species and in the case of these proposals specifically bats.
- 6.20 A bat survey was submitted as part of the application approved for converting the steading 150364. At no point during the application process was any correspondence received requesting that this survey required to be updated. Given the application was submitted in August it would have been possible to undertake a survey prior to hibernation had ourselves or our client been notified. Works on the steading commenced in March 2018 and no bat activity or evidence of bats has been noted on the property.
- 6.21 Given the date of refusal and the deadline for submitting the proposals to the LRB it will not be possible to address this issue ahead of making the appeal submission. Our client is fully prepared to update the bat survey when the seasons allow. We would request the provision of a revised bat survey is dealt with by means of a suspensive condition to allow this application to be reviewed by the LRB within the allotted time scales.

7.00 CONCLUSION

- 7.01 While it is accepted that the principal of a new house is not covered by the exceptions for development outlined in policy NE2 it is clear that planned development is intended which will connect our clients site to the city. This development will move the urban edge of Aberdeen to include our Clients site.
- 7.02 Our client has used all reasonable endeavours to find a long-term use for the steading building however due to the extent of repairs required and no viable alternative use this will not be possible. As such our client is exploring demolition and replacement to avoid a situation where the building falls further into disrepair.
- 7.03 The steading in question is of low architectural merit with several areas having limited to no foundation. The steading substantially screened and is only partially visible from the North of the site (zoned for housing development and subsequently limiting visibility further) and does not form part of an important view within the landscape. The demolition of the building will not have a significant effect on the character of the landscape or the area.
- 7.04 The proposals comply fully with the provisions of Policies D1 and D5 and provide a high quality of design which responds to the site visually linking the two houses to the North and South and creating a more legible place.
- 7.05 We note that the provision of an updated bat survey is noted as an information deficiency. Due to the timing of the refusal and the appeal to the LRB it will not be possible to rectify this within the allotted timescales. Our client however is fully committed to resolving this at the earliest opportunity.
- 7.06 It is our view that the based on the quality of design and proposals integration with Planned development for the area that this application should be approved.