

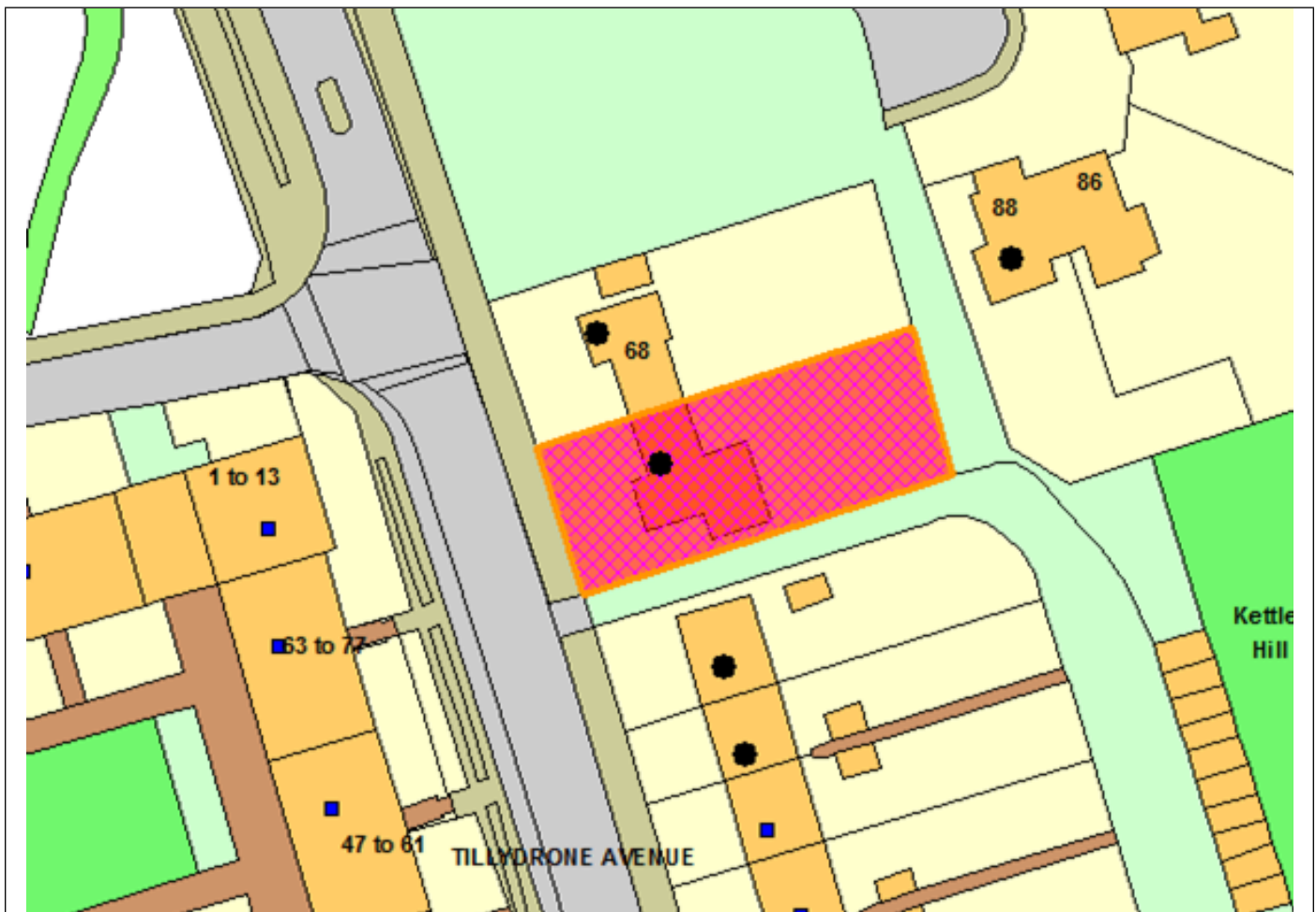


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 18 April 2019

Site Address:	66 Tillydrone Avenue, Aberdeen, AB24 2TN,
Application Description:	Replacement of front door of property (retrospective)
Application Ref:	190233/DPP
Application Type	Detailed Planning Permission
Application Date:	11 February 2019
Applicant:	Lojj (Scotland) Ltd
Ward:	Tillydrone/Seaton/Old Aberdeen
Community Council:	Old Aberdeen
Case Officer:	Linda Speers



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RECOMMENDATION

Approve Unconditionally

APPLICATION BACKGROUND

Site Description

The site relates to a semi-detached 2-storey dwelling, dating from the 1920s, with existing single storey rear and side extension. The property is finished with a slated hipped roof, cream colour harled walls, white PVC windows and panelled timber front door. The property is located within an identified residential area along Tillydrone Avenue and falls within the Old Aberdeen Conservation Area. Surrounding properties include: a row of terraced granite built two storey dwellings, constructed in the 1950s by the University, immediately to the south; four storey flats opposite; and large two storey detached dwellings to the north and east.

Relevant Planning History

A planning application (171368/DPP) was received in 2017 for a retrospective replacement front door; the proposed timber door included planted-on mouldings which was contrary the relevant supplementary guidance and subsequently the application was withdrawn by the applicant while repairs were being carried out to the door.

A Change of use from 5-bedroom dwelling (Class 9) to six-bedroom HMO (Sui Generis), replacement roof, replacement windows to rear extension, reduction of window and blocking up of door to rear extension was refused at Development Management Planning Committee and the decision subsequently overturned following an appeal in 2016 (161003/DPP).

APPLICATION DESCRIPTION

Description of Proposal

Planning permission is sought retrospectively to replace the front door on the principal elevation. The proposed replacement door would be solid single timber door with a vertical strip in the middle and four inset panels. The door would have a painted finished and new letterbox and door knob.

The original door would have matched the door in the adjoining semi-detached property; a double door which splits in the middle and each door having two moulded inset panels.

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=PMRR59BZL0T00>.

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because the Old Aberdeen Community Council object for the reasons outlined below.

CONSULTATIONS

Old Aberdeen Community Council – Objection to application for the following reasons:

- The retrospective application is not competent – The works were carried out concurrent with, but not included within, the scope of work identified in application 161003/DPP
- The proposal is contrary to the Supplementary Guidance as the proposed door is a single door and does not replicate the original door at No. 68 Tillydrone Avenue.
- Approval of this application would set a precedent for other unauthorised modifications within the Conservation Area.

REPRESENTATIONS

Two letters of objection have been received; one from the occupiers of the adjoining semi-detached property and the second letter from the Old Aberdeen Heritage Society. The matters raised can be summarised as follows: -

- The original door was removed and replaced in 2016.
- The design of the door does not match the original door which was a double door and the change diminishes the look of both properties.
- The replacement door has been altered since it was installed in 2016; by removing the 'stick on' mouldings it has made the door almost completely flat. The lack of insert panels with integral mouldings fails to match the neighbouring property. The vertical groove down the centre to imitate the appearance of double doors is also unacceptable.
- The door furniture is unacceptable in terms of materials and positioning.
- The as-built drawing does not accurately represent the door elevation.

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.

National Planning Policy and Guidance

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

Aberdeen City and Shire Strategic Development Plan (2014) (SDP)

The purpose of the SDP is to set a spatial strategy for the future development of the Aberdeen City and Shire. The general objectives of the plan are promoting economic growth and sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change, limiting the use of non-renewable resources, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility.

From the 29 March 2019, the Strategic Development Plan 2014 will be beyond its five-year review period. In the light of this, for proposals which are regionally or strategically significant or give rise to cross boundary issues between Aberdeen City and Aberdeenshire, the presumption in favour of development that contributes to sustainable development will be a significant material consideration in line with Scottish Planning Policy 2014.

The Aberdeen City Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Proposed Aberdeen City & Shire SDP 2020 may also be a material consideration.

Aberdeen Local Development Plan (2017) (ADLP)

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

Supplementary Guidance and Technical Advice Notes (SG)

- SG: Repair or Replacement of Windows & Door

EVALUATION

Principal of Development

The application site is located within a Conservation Area and also an area zoned for Residential Area in the ALDP and relates to an existing dwelling house; the proposal to replace the front door does not in any way impact the surrounding residential amenity in accordance with Policy H1. The proposed alteration must be assessed on its own merits, within the context of the Conservation Area and against the terms of Policy D1 and D4 and the associated supplementary guidance. These policies require all development to have high design standards that respect the character, appearance and setting of the historic environment.

Visual Impact

The original door is thought to have matched the neighbouring semi-detached property; a double door which splits in the middle and each door has two inset moulded panels. The Council's supplementary guidance: Repair or Replacement of Windows & Doors promotes repair and retention of original doors over replacement and this is most significant when a property is listed. The current application relates to a twentieth century building within a Conservation Area and overall context of the site must be examined. The property has been adapted over the years with extensions and new PVC windows. The front door with its original frame and fanlight is considered a nice feature and add a traditional element on what is otherwise a fairly modern looking twentieth century building.

The SG states that *'on listed buildings and public elevations in conservation areas, any new door should match the original in terms of proportion, profile and material, and reuse historic glass where this contributes to a building's character. If the property forms part of a group of uniform design, then any replacement should make reference to those of the neighbouring properties in style, design and size.* While the loss of the original vertically spilt panelled timber door is regrettable; its loss is not considered harmful to the overall property or character of the Conservation Area.

The primary difference between the original door and proposed door is that one is single, and one is double. The proposed door has been modelled on the original and includes a vertical strip down the middle to replicate the look of a double door. The solid core timber door is of acceptable material for a Conservation Area and while the panelling detail is not identical in terms of moulding, the proportions of the inset match closely and in this instance the design is acceptable and provides a good visual match. Together with the original frame and fanlight the frame the replacement door is not readily noticeable from the public viewpoint. The ironmongery is considered acceptable for the replacement door; the letterbox being in the same location while the door knob repositioned for practicality. Given the age and nature of the building the proposed replacement door and ironmongery is considered to not to cause harm to the special character of the building or the wider Old Aberdeen Conservation Area in this instance. Overall the proposal is considered to broadly comply with the SG guidance set for replacement doors within Conservation Areas.

Impact on Historic Environment

The property lies within the Old Aberdeen Conservation Area and thus Historic Environment Scotland Policy Statement (HESPS) must be referred to in the determination of the application. HESPS states that the planning authority must pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area when determining applications. The use of solid core timber door with panelled detail is considered to preserve the character of the Conservation area and therefore complies with Policy D1 and D4.

Assessment against Strategic Development Plan

In terms of assessment against the Strategic Development Plan (SDP), due to the small scale of this proposal, the proposed development is not considered to be strategic or regionally significant,

or require consideration of cross-boundary issues and, therefore, does not require detailed consideration against the SDP.

Matter raised by the Old Aberdeen Community Council

If something is built or replaced without consent but would have been likely to have been granted permission, the Council may ask the person responsible for the breach of planning control to make a 'retrospective' planning application. This will then be decided in the same way as all other planning applications, regardless of when or whom the breach was occasioned. This was the case here and the application was validated accordingly.

While the 'as-built' drawing is not entirely accurate with regards to the scale; it does not undermine proper consideration of the proposal. The door is retrospective, and the original opening and frame have not been altered while the drawing submitted provides adequate information regarding the door style, material and finishes.

RECOMMENDATION

Approve Unconditionally

REASON FOR RECOMMENDATION

The proposed replacement front door is considered suitable for the site's context and within a Conservation Area with no impact on the area's amenity. The design and materials are considered acceptable and the proposals would therefore meet the terms of Scottish Planning Policy, Historic Environment Scotland Policy Statement, and with Policy H1 (Residential Area), D1 (Quality Placemaking by Design) and Policy D4 (Historic Environment) of the Aberdeen Local Development Plan 2017; and broadly complies with the Council's supplementary guidance for The Repair or Replacement of Windows & Doors.