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PLANNING APPLICATION 210541/DPP

**ERECTION OF 2 STOREY EXTENSION & REPLACEMENT GARAGE TO SIDE
AT
97 SPRINGFIELD ROAD, ABERDEEN**

**APPEAL STATEMENT
ON BEHALF OF
MR. F. MOONIE**

1. Introduction

- 1.1 Planning application ref: 210541/DPP was submitted by Albyn Architects to Aberdeen City Council on 23 December 2020, seeking planning permission for the erection of a 2 storey rear extension and replacement garage to the side.
- 1.2 This extension is required to provide additional living and bedroom accommodation to the occupants of the house. The extension has been designed specifically for this site, so as to not overlook the neighbouring properties.

2. Reasons for Refusal

- 2.1 The following paragraphs look at the reasons for refusal given in the decision notice, demonstrating how the application does not conflict with the design guidance.
- 2.2 The above application was refused, with the following reasons stated on the refusal: -
“By way of its two storey flat roofed form, unbalanced asymmetric design, projection to the rear, and extensive glazing at the upper level, the proposed rear extension would not be architecturally compatible in design and scale with the symmetrical 1½ storey hipped roofed form of the original dwelling and the other residential properties of the surrounding area. Given its prominent location, which would be readily visible on the streetscape of Springfield Gardens and Springfield Road, the proposed extension would adversely affect the character and visual amenity of the surrounding area.
The elevations of the proposed single storey garage extension would uncomfortably rise above the eaves of the original dwelling which would have an unbalanced appearance on the principal elevation and from the character and visual amenity of the streetscape.
The proposal could set a precedent for similar proposals in the surrounding area, which could significantly detract from the character and amenity of the surrounding area.
It would therefore conflict with Policies H1 - Residential Areas and D1 - Quality Placemaking by Design and of the adopted Aberdeen Local Development Plan 2017; the Supplementary Guidance: 'The Householder Development Guide'; and Policies H1 - Residential Areas, D1 - Quality Placemaking and D2 - Amenity of the Proposed Aberdeen Local Development Plan 2020.
There are no material planning considerations that would warrant approval of planning permission in this instance.”
- 2.3 Addressing the issue of design, form and proportions.
 - 2.3.1 The extension has been designed in a way to maximise the usable floor space in the 1st floor of the extension, orientated towards Springfield Gardens, to the South, as opposed to overlooking any of the neighbouring properties.
 - 2.3.2 The extension replaces an existing conservatory which is predominantly glass, to the South, West and North elevations.
 - 2.3.3 The proposed north elevation demonstrates that the view from the neighbouring property (No.99 Springfield Road) would resemble that of a ‘traditional’ extension. See Figure 01.
 - 2.3.4 The height of the extension has been carefully considered, with the line of the roof no higher than the original dormer window and leaves a substantial area of the existing roof untouched.
 - 2.3.5 The refused design is very similar to the approved application for a 2-storey extension at 52 Westholme Avenue (Planning Ref: 191451) which was approved in

March 2020. The design of the refused extension is lower in height and has significantly less glazing than the approved design at Westholme Avenue. See Figure 02.

- 2.3.6 In terms of modern design, there are other precedents on the same street, for example the new build house at 68 Springfield Road (Planning Ref:120661) Figure 03. This house is in a very prominent position.



Figure 01. Showing view from No.99 Springfield Road.



Figure 02. Showing approved elevation at No.52 Westholme Avenue



Figure 03. Modern house at 68 Springfield Road

2.4 Addressing the issue of garage design.

- 2.4.1 The garage design replicates that of a replacement garage directly opposite the applicants house, at No.58 Springfield Road (Planning ref: 150431) Figure 04 shows an extract of the planning approved design, along with Figure 05 showing the refused elevation for the garage for No. 97.

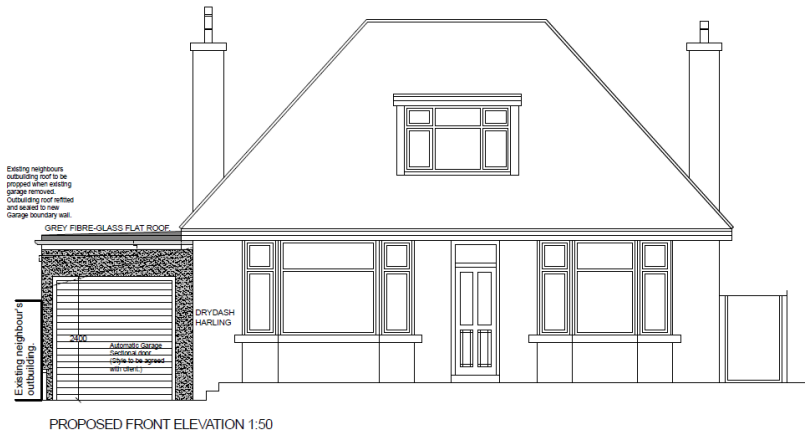


Figure 04. Showing approved elevation at No. 58 Springfield Road.

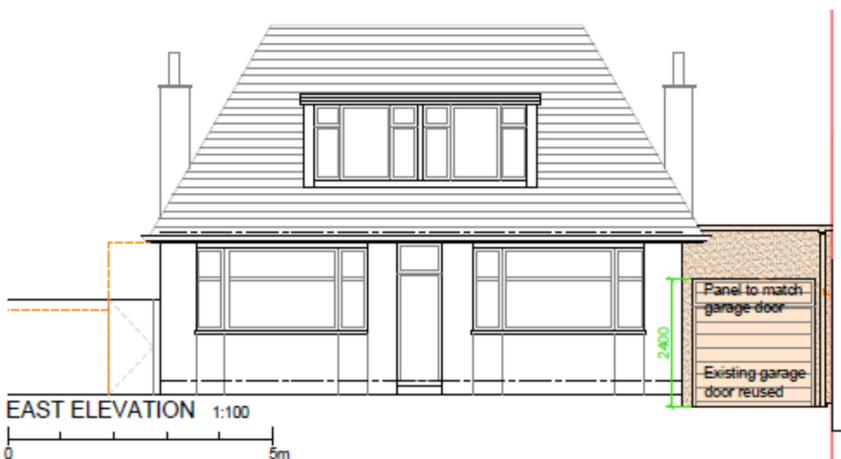


Figure 05. Showing refused elevation at No. 97 Springfield Road

2.5 Addressing the issue of precedent.

- 2.5.1 This application is for a unique corner plot and has been designed in a way to take advantage of the surroundings, acknowledging its relationship with Springfield Gardens.

3. Conclusion

- 3.1 It is worth noting that there were no objections to the proposed extension raised by any of the neighbouring properties.
- 3.2 For the reasons stated above, we believe the reasons given for the refusal of the application are not justified. Therefore, the appeal should be allowed and the application for the erection of a 2-storey rear extension and replacement garage to the side approved.