

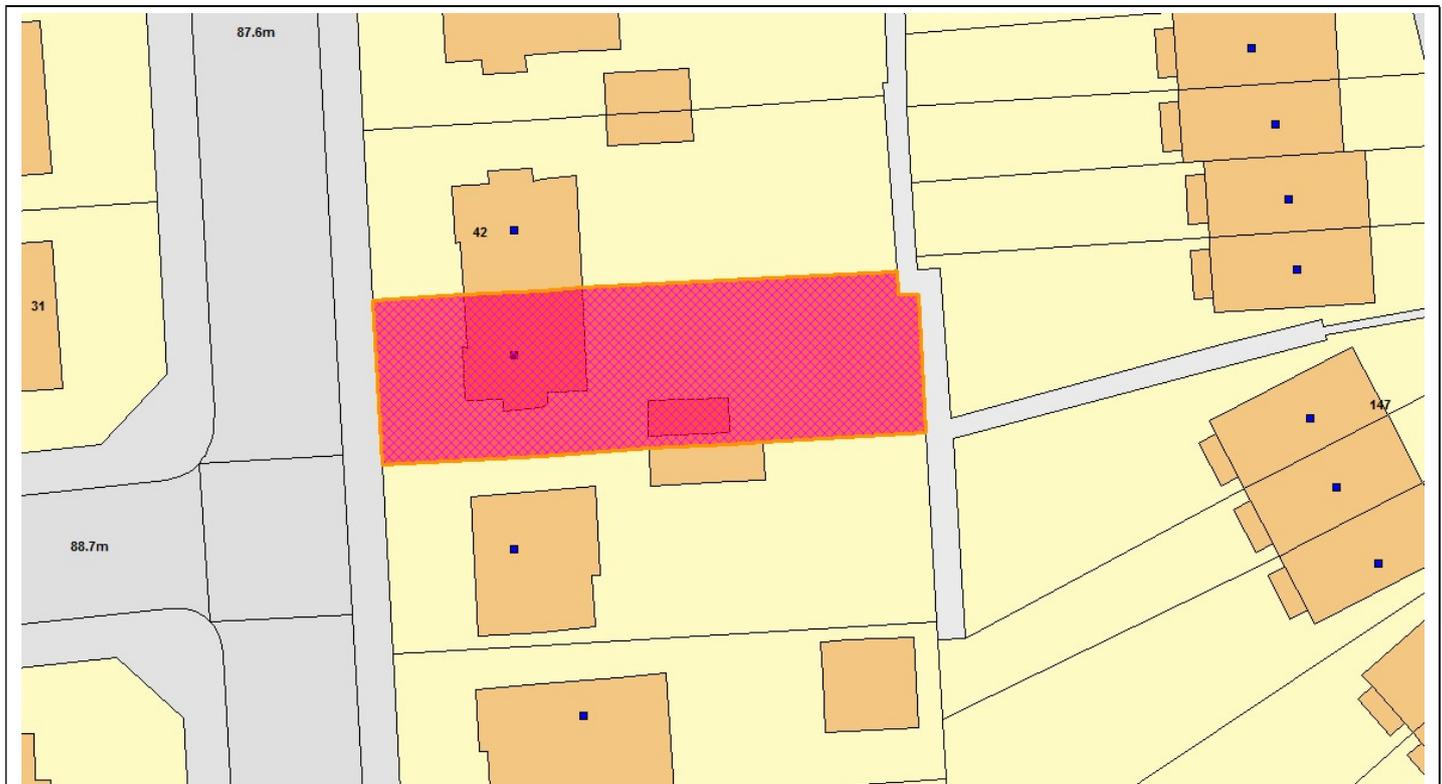


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 29 June 2023

Site Address:	40 Woodstock Road, Aberdeen, AB15 5JF
Application Description:	Erection of 2 storey side extension and single storey rear extension
Application Ref:	230398/DPP
Application Type	Detailed Planning Permission
Application Date:	30 March 2023
Applicant:	Mr Ryan Goldie
Ward:	Mid Stocket/Rosemount
Community Council:	Rosemount and Mile End
Case Officer:	Rebecca Kerr



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RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

The application site is located to the north-west of the city within the established residential neighbourhood of Midsocket. The application site is located on the east side of Woodstock Road across from its junction with Edgehill Road.

The application site comprises a 1.5 storey semi-detached dwelling with attic/dormers and its associated front, side and rear curtilages. The application dwelling is c.1950s, comprising a pitched slate roof with terracotta ridge tiles, granite blockwork walls with synthetic stone quoin detailing, side porch, dormers to upper level, central chimney stack (shared with other semi-detached dwelling) and dark brown uPVC windows and doors.

The principal elevation of the dwelling faces west onto Woodstock Road, with its front curtilage bound by a low c.0.4m granite boundary wall. The front curtilage comprises some shrub planting but is primarily laid to lock-block surfacing as per the side driveway. The side driveway is bound to the south by a c.1.2m high drydash rendered wall with concrete cope. The rear curtilage is comprised of garden ground and a single garage and is bound by neighbouring properties, 38 Woodstock Road to the south and adjoining semi-detached neighbour to the north 42 Woodstock Road. To the east is an access path which serves a number of properties along Oakhill Grange and 149 Oakhill Grange beyond. The site is not located in a conservation area, nor is it a listed building.

Relevant Planning History

220862/DPP – Erection of 2 storey side extension and single storey rear extension. A previous application for a similar scale and level of development was submitted last year, however this was later withdrawn by the applicant on 12th December 2022.

APPLICATION DESCRIPTION

Description of Proposal

The application seeks detailed planning permission for the erection of a two-storey side extension and single storey rear extension. This proposal is described as affecting a two-storey dwelling, however, in strict terms this is a 1.5 storey dwelling as the upper floor level of accommodation comprises an attic with dormers.

The proposed side extension would extend the property by means of a full gable extension and a new dormer to front and rear. The proposed side extension would project approximately c.3.2m from the south elevation and provide an additional c.27sqm of accommodation to the original dwelling, resulting in the existing c.2.9sqm side porch and steps being removed. The entrance door would be relocated to the centre of the front elevation and an additional window added on the same (south) elevation. The proposed new front and rear dormers are of identical dimensions, c.1.7m depth, c.1.6m height by c.2.3m width. A new rear access door and small window are proposed on the rear elevation (east) of the side extension.

Finishing materials include granite facing, synthetic stone quoin detailing, grey slate and terracotta ridge tiles, dark brown uPVC windows and doors, all to match the existing house, with new gable wall in 'Kemnay' grey render.

The proposed single storey rear extension would provide c.25sqm of additional accommodation for use as a dining room. The extension projects c.3.5m from the rear (east) elevation, with approximate overall dimensions of c.5.7m width and a total height of c.3.5m (from lowest ground floor level to highest point of roof), meeting the main house just below its existing eaves level. The extension is offset by c.1.0m from the mutual boundary it shares with 42 Woodstock Road. The

extension features three large windows on its rear (east) elevation and one smaller window to the side (east) elevation, with the other side (north) elevation comprising a blank rendered wall. Finishing materials include 'Kemnay' grey render, grey roofing membrane and dark brown uPVC windows and doors, all to match the existing house, as extended.

The application also includes widening of the vehicular access to create a new front driveway area through removal of two small sections of the low granite boundary wall (c.1.8m and c.1.0m), creating a 6m wide opening to accommodate two off-street car parking spaces. The existing single garage located in the rear garden curtilage would also be removed.

Amendments

- Plans have been amended since original submission to set-back the proposed rear single storey extension 1m away from the mutual boundary to the north, the reasons for which are discussed in the foregoing evaluation under 'Residential Amenity'.
- The roof of the proposed rear extension was amended from flat to a slight lean-to roof, and an additional window was added to the proposed east elevation to reduce the expanse of render.
- Additional information was requested regarding the proposed frontage elevation and how the granite blockwork and quoin detailing would appear.
- The proposed render colour was altered from cream to 'Kemnay' grey colour for the proposed side and rear elevations of the gable extension, and for the rear extension.
- Submission of a north elevation was requested to confirm the proposed material finish along this elevation.
- The proposal originally included patio doors on the south elevation but was later altered to a window, however this was not specifically requested by the Planning Service.
- Furthermore, clarification was requested regarding the front boundary wall removal, proposed driveway and positioning of street tree.

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=RSC1E5BZ14P00>

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because it has received 17 timeous letters of objection and is recommended for approval and as per Section 2. v. it requires determination at Planning Development Management Committee.

CONSULTATIONS

ACC - Roads Development Management Team – No objection to the proposal following submission of revised drawings to clarify the required parking requirement of 2 spaces. These matters are discussed further in the 'Parking and Accessibility' section of the evaluation below.

Rosemount and Mile End Community Council – No comments received.

REPRESENTATIONS

A total of 17 letters have been received objecting to the proposed development. The matters raised in the letters of objection are summarised below:

Design, Layout and Streetscene

1. No information on materials except cream render, which is inconsistent and out of keeping with the granite and synthetic granite finishes elsewhere in the street.
2. Rear extension is 3.5m deep but only 0.4m from boundary line, not practical for carrying out works, 0.4m offset from boundary is not consistent with CDM legislation, non-implementable planning permission cannot be granted.
3. Serious consideration should be given to the layout and the overall scheme, and it's too close to the boundary. It is possible to get the space the applicants wish by an efficiently planned and minimal one storey extension but building low from the entry porch eastward to and including the old garage site and linking to the present kitchen a new dining room, utility room and bedroom and bath could be provided.
4. Detrimental effect on the overall appearance/attractiveness of the street, and not in-keeping with existing properties on the street and loss of symmetrical appearance of the houses.
5. Development involves one half of an un-listed pair of semi-detached houses, dating from post-war mid-20th period and relates to the original design of Oakbank Industrial School, permanently alters the built heritage, adversely affect the designed streetscape and ruins the symmetry of the building with entries at either gable end which is contrary to AHSS and HES guidance on streetscapes.

Amenity

6. Detrimental impact on sun and daylight receipt to neighbouring properties, 42 and 38 Woodstock Road where is affects 3 windows (kitchen, bedroom and stairwell window) darkening, requiring more electric lighting at rising energy cost and lower quality of life for occupants.
7. Block and alter views from neighbouring properties and property opposite application site.
8. Adverse impact on privacy to 38 and 42 Woodstock Road, windows overlook gardens and extension too close.
9. Hedge in-between 40 and 42 Woodstock Road should be protected.

Parking

10. Increase pressure on remaining on-street parking, especially to those with no off-street car parking.
11. Insufficient parking for the size of house and no detail on the 3 required dedicated parking spaces for this size of development.
12. Removes side driveway and does not show car parking arrangement in the property.
13. Reduce parking at time when Council is considering removing on-street parking in parts of Woodstock Road.

Other

14. Lack of north elevation for the proposed extension.
15. Negative effect on house prices.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where making any determination under the planning acts, regard is to be had to the provisions of the Development Plan; and, that any determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

Development Plan

National Planning Framework 4 (NPF4)

NPF4 is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan. The relevant provisions of NPF4 that require consideration in terms of this application are –

- Policy 1 (Tackling the Climate and Nature Crisis)
- Policy 2 (Climate Mitigation and Adaptation)
- Policy 3 (Biodiversity)
- Policy 14 (Design, Quality and Place)
- Policy 16 (Quality Homes)

Aberdeen Local Development Plan (ALDP) 2023

The following policies are relevant –

- Policy D1 (Quality Placemaking)
- Policy D2 (Amenity)
- Policy D7 (Our Granite Heritage)
- Policy H1 (Residential Areas)
- Policy T3 (Parking)

Interim Aberdeen Planning Guidance (APG) and Technical Advice Notes (TAN)

Aberdeen Planning Guidance is currently Interim Guidance. The documents hold limited weight until they are adopted by Council. The weight to be given to the Interim Planning Guidance prior to its adoption is a matter for the decision maker. The following guidance is relevant:

- Householder Design Guide APG
- Transport and Accessibility APG
- Materials TAN

EVALUATION

National Planning Framework 4

Consideration must be given to Policy 1 (Tackling the Climate and Nature Crisis); Policy 2 (Climate Mitigation and Adaptation); Policy 3 (Biodiversity); Policy 14 (Design, Quality and Place); and Section (g) of Policy 16 (Quality Homes). Policy 1 gives significant weight to the global climate and nature crises in order to ensure that it is recognised as a priority in all plans and decisions and Policy 2 states that emissions from new development are minimised as far as possible. Policy 3 seeks to protect and enhance biodiversity and natural assets. Policy 14 and Section (g) of Policy 16 advise that householder development proposals will be supported where they do not have a detrimental impact on the character or environmental quality of the home or the surrounding area nor on any neighbouring properties. In this case, the proposed householder development seeks to adapt an existing semi-detached dwelling to extend the level of living accommodation on an appropriate basis, thus helping to reduce pressure and associated carbon emissions for new build development (Policy 2) and ensures that existing housing stock is maintained and adaptable (Policy 14). The proposed development is for individual householder development which as per Section (c) of Policy 3 they are excluded from this requirement. Nevertheless, the following assessment notes that after development adequate garden ground remains, alongside the retention of mutual boundary hedging to the rear, which contributes to retention of natural spaces and supports biodiversity. The proposal is not considered to significantly adversely impact on the character of the home, surrounding area or any neighbouring properties, which is discussed in full below. Therefore, the following evaluation considers that there are no conflicts with any of the aforementioned NPF4 policies.

Principle of Development

The application property lies in an area zoned on Aberdeen Local Development Plan proposals map as a 'residential area' and is covered by Policy H1 (Residential Areas). Policy H1 states that a proposal for householder development will be approved in principle if it:

1. does not constitute over-development;

2. does not have an adverse impact to residential amenity and the character and appearance of an area; and
3. does not result in the loss of open space.

The proposed development relates to an existing private residential dwelling, with all works contained within the side and rear of the residential curtilage, as such there would be no loss of open space. The remaining issues are assessed in the evaluation below.

Scale and Design of Proposed Side and Rear Extensions

To determine the effect the proposal will have on the character of the area it is necessary to assess the proposal in the context of Policy D1 (Quality Placemaking) of the ALDP. Policy D1 states that all development must ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials. 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.

In terms of the overall design, it is considered that both the side and rear extensions have been designed to respect that of the existing dwelling and the plot, its scale means that they are subservient to the original dwelling and the proposed roof form for the main side extension appropriately replicates that of the existing, with height and proportion being architecturally compatible and consistent with Policy D1. The roof form of the proposed single storey rear extension was amended since original submission to offer a slight lean-to sloping roof, which gently falls away from below the eaves level of the main house. Given the nature of the plot and the slight drop in the site levels to the rear this approach was considered to improve the design aesthetics and help soften the difference in levels at the rear. Furthermore, an additional window was added on the rear (east) elevation to reduce the extent of visible rendered façade, again in the interests of improving visual aesthetics and increased glazing offering a 'lighter' overall appearance for the extension. It is acknowledged that the proposed development would result in the southern gable of the semi-detached dwelling being of larger proportions, and thus no longer be of symmetrical proportions. However, as is discussed further below, given that two other properties in this particular grouping of semi-detached properties have previously been extended to the side, and that the overall streetscape exhibits a mix of property types, sizes, forms, roof shapes, styles and architecture, overall the proposed design and lack of symmetry in the semi-detached pairing is not considered to have a negative or significant adverse impact on the character or visual amenity of the surrounding residential area and would be in accordance with NPF4 Policy 14 and ALDP Policy D1.

The Council's 'Householder Development Guide' APG sets out the considerations to be taken into account in the assessment of householder development proposals. It states that the built footprint of the dwelling house as extended should not exceed twice that of the original dwelling and that no more than 50% of the front or rear curtilage should be covered by development. The combined total of both the single storey rear extension (c.25sqm) and the two-storey side extension (c.27sqm) are considered to comply with both these aspects of the guidance, in that it would not exceed twice that of the original dwelling (c.60sqm before, rising to c.110sqm after development), and given the generous rear garden ground only around 15% of the overall plot would be developed (rear and side). As outlined in the description of proposal, this application dwelling is described as a two-storey dwelling, however, in strict terms this is a 1.5 storey dwelling as the upper floor level of accommodation comprises an attic and dormers. The APG also outlines that on properties of 2 or more storeys, two storey extensions may be possible subject to the design considerations set out in the 'General Principles'. The projection of such extensions will generally be restricted to 3m along the boundary shared with the other half of the semi-detached property. The proposed side extension is located on the gable to the south, on the side furthest away from the boundary shared with the other half of the semi-detached dwelling. The extension would be to

the side along the full width of the side of the existing dwelling, projecting c.3.2m from the gable. The proposed side extension would be offset by c.0.9-1.0m from the mutual boundary to the south. As the extension to the side does not extend beyond the building line of the existing rear elevation of the dwelling it is considered acceptable. Furthermore, the extension has been offset by c.0.9-1.0m from the mutual boundary shared with the neighbour to the south, it would not occupy the entire side curtilage, and side access to the rear garden is still possible by means of a path and single gate, which overall is considered to be an appropriate scale and form of development.

It is acknowledged that the application property forms 1 of 6 properties, arranged in semi-detached pairings which would have originally been associated with the nearby former Oakbank School as teachers houses. However, in consideration of the scale of the proposed side extension, and in recognition that two other properties within this specific grouping of semi-detached dwellings have already been extended to the side (46 and 50 Woodstock Road), both of which occupy the former side driveway area, the proposed side extension and extent of projection in this application is considered to be an appropriate form and scale of householder development for the context of both the existing dwelling and the streetscape. With regard to the proposed single storey rear extension, the projection is c.3.5m from the rear along the mutual boundary shared with neighbouring property 42 Woodside Road and extends to a width of c.5.8m, occupying around two-thirds of the rear elevation (taking account of the proposed side extension). The proposed extension would be offset from the mutual boundary to the north by c.1.0m. Overall, this is considered acceptable and is in compliance with the general restriction of extensions to semi-detached properties to 4m along mutual boundaries shared with the other half of the semi-detached property. The proposed development is therefore not considered to constitute overdevelopment and is consistent with both NPF4 Policy 14, 16 and ALDP Policy D1.

In the context of Policy D1, proposals for extensions must be architecturally compatible in design and scale to both the existing dwelling and the character of the surrounding area. Extensions should not overwhelm or dominate the original form or appearance of the dwelling, should be visually subservient (in terms of height, massing and scale) and materials should be chosen to complement the original building. As outlined above, in terms of scale, both of the proposed extensions are considered to be of an appropriate scale and form which suit the appearance of the original dwelling, the side extension reflects the established gable form of the existing house and although as a result of development the free space to the side is significantly reduced and the dwelling is physically closer to the neighbour to the south, nevertheless the scale and form is still considered to be visually subservient and would not overwhelm or dominate the original form and appearance of the dwelling. The front elevation of the proposed side extension has been designed to meet the front elevation flush, with granite block and synthetic stone quoin detailing all to match the existing house, offering a consistent frontage to blend with the original house. A suitably worded condition would be attached in the event of an approval to ensure appropriate detailing of the proposed blockwork is submitted and agreed with the Planning Service.

Furthermore, all the proposed finishing materials are considered to appropriately blend and complement the existing dwelling. The proposed render colour was amended since original submission from cream to 'Kemnay' grey, which is considered to be a more suitable blend for the surrounding granite, to aid visual consistency of the streetscape and in order to respect the character of the surrounding area in line with the Materials TAN. Additionally, clarification was requested on how the proposed blockwork to the proposed front elevation would be done, to ensure that it matched that of the existing. It was confirmed that the new front walling would match the existing using a combination of synthetic and natural granite blocks. In this respect, a condition is recommended to secure a detailed specification of granite to be used, to ensure that any new material matches the existing. In accordance with the principles of granite reuse, Policy D7, any granite doughtings which result from the removal of the existing side porch are to be reused in the new walling of the front elevation wherever possible, details of which is to be secured as per

associated condition. The proposed roofing materials of slate and ridge tiles would match the existing house, as would the use of brown uPVC to new windows and doors. The use of grey membrane roofing for the proposed rear extension is considered to be consistent with modern extensions, particularly those with flat or low pitch roofs where the use of slate is problematic. The opportunity for a green roof was highlighted to the architect during assessment of the application, this was not progressed, however the lack of green roof would not be considered enough to justify refusal of the application.

In light of the above, the proposed two-storey gable extension and single storey rear extension are considered to be of an acceptable size, form, scale, design and materials to conclude that they are compatible with the existing dwelling and would have no significant adverse impact on the character, streetscene or visual amenity of the surrounding residential area – and are thus in accordance with Policies H1 (Residential Areas), D1 (Quality Placemaking), and D7 (Our Granite Heritage). In specific assessment against NPF4 Policy 14 (Design, Quality and Place) and Policy 16 (Quality Homes) determines that as the proposed extensions do not have a detrimental impact on the character or environmental quality of the home, surrounding area or on any neighbouring properties, the proposed development is in accordance with Policy 14(g). Extending an existing property contributes to investment in existing housing stock and has been designed to be consistent with the 6 qualities of successful places, in particular that places and buildings are 'Adaptable', as per Policy 14(b) of NPF4.

Scale and Design of Proposed Dormers

With regard to the proposed front and rear dormers, the 'Householder Development Guide' APG sets out the considerations to be taken into account in the assessment of new dormers. It advises that new dormers should be principally glazed, respect the scale of the dwelling and should not overwhelm, unbalance or dominate the original roof. Construction of new dormers which match and closely model the existing and are aligned with windows below are considered acceptable. The proposed dormers to the front and rear have been considered and in terms of their design are overall acceptable, in that the outer edge of both front and rear dormers are positioned a suitable distance from the face of the gable (c.600mm), c.1500mm down from the ridge and c.1300mm up from wall head. Furthermore, the dormers are principally glazed and the style, colour and fenestration match the other existing dormers on the dwelling. The dormers are considered to be of appropriate proportions, which match the existing and do not dominate the roof slope. It is recognised that the height of the new front and rear dormers, positioned on the gable extension, would be slightly higher than that of those on the existing dwelling by c.135mm. This slight increase is due to the relative thickness of the roof structure which is required for 'warm roof' construction to meet modern building standards (where insulation is fitted above the structural joists) and the slight difference in roof thickness is considered to be acceptable and would not have any adverse impact on the overall appearance of the semi-detached dwelling, the character of the streetscape or the general amenity of the surrounding area.

In summary, the proposed front and rear dormers are considered to be of an acceptable size, form, scale and design to conclude that they are compatible with the existing dwelling and would have no adverse impact on the character of the streetscene or general visual amenity of the surrounding residential area and are in accordance with Policy D1 (Quality Placemaking) and H1 (Residential Areas). All the proposed finishing materials are considered to match and complement the existing dwelling and respect the character of the surrounding area. In specific assessment against NPF4 Policy 14 (Design, Quality and Place) and Policy 16 (Quality Homes) determines that as the proposed dormers do not have a detrimental impact on the character or environmental quality of the home, surrounding area or on any neighbouring properties, the proposed development is in accordance with Policy 14(g). New dormer designed with enhanced insulation also ensures investment in existing housing stock and has been designed to be consistent with the 6 qualities of successful places, in particular that places and buildings are 'Adaptable', as per Policy 14(b) of NPF4.

Residential Amenity

In respect of residential amenity, Policy H1 (Residential Areas), Policy D2 (Amenity) and the Interim 'Householder Development Guide' APG all advise that no extension should result in a situation where the amenity of any neighbouring properties would be adversely affected with regard to impact on privacy, daylight and general amenity. The proposed side gable extension would bring the side building line physically closer to the neighbouring property at 38 Woodstock Road, however given this area of ground is solely north facing, it is already in considerable shadow from the existing house. Therefore, any impacts in terms of overshadowing or loss of sun/daylight to respective windows on the north elevation of 38 Woodstock Road is not considered to be any worse than currently experienced and determined to be within acceptable limits. The bedroom window on the northern roof slope of this neighbouring dwelling is illuminated by a rooflight which is considered to be sufficient distance from the proposed side extension to not adversely affect any daylight receipt.

The positioning of the proposed rear extension has been amended since original submission, so that it would be inset off the mutual boundary by c.1m. Firstly, with regard to internal daylight receipt, undertaking the relevant calculations (45° method), determined there will be no impact to the nearest glazed windows at ground floor level to the neighbouring property at 42 Woodstock Road as a result of either the original or amended proposal. However, undertaking the relevant calculations did determine that there would be a small portion of the neighbouring property's garden ground to the north which would be overshadowed. Whilst it is recognised that the respective garden ground is generous in terms of size, nevertheless the affected portion of the garden does include a patio area. As a result, amendments to the design were requested to set back the rear extension by c.1m from the mutual boundary, in order to alleviate overshadowing to the neighbour's patio area. Undertaking the calculations on the amended design confirms that the 45° line would no longer intersect the proposed extension, and the proposal is determined to have no adverse impact on overshadowing to the property to the north. Furthermore, the offset has allowed for the retention of hedging associated with this mutual boundary. The other neighbouring property at 38 Woodstock Road is located a sufficient distance away from the proposed rear extension that there would be no impacts with regard to daylight / sunlight receipt or overshadowing of any garden ground from the rear extension.

In terms of privacy and overlooking, the side extension does not include any windows on its gable and therefore no issues with loss of privacy are considered to arise as a result of the side extension. Indeed, given that the existing side entry porch (which includes windows) is to be removed and the main entrance repositioned to the front elevation of the dwelling, there is actually considered to be a lessened privacy impact to the side in terms of the access in and out the property. The proposed rear extension has a window on its south elevation; however, this is considered to be located sufficient distance away from the mutual boundary with neighbour at No. 38 (c.5.5m) and does not directly overlook or face any windows in this neighbouring property, with the nearest window positioned c.12m away, and both of the closest affected windows serve non-habitable rooms (proposed dining room and existing neighbour's kitchen), which determines there are not considered to be any adverse impacts with regard to privacy or overlooking. The proposed rear extension (east) elevation does include 3 large windows, however all of these such windows face into the garden ground of the applicant and there is considered to be adequate boundary treatments (fencing and mature hedging) to avoid any adverse overlooking or privacy concerns.

Finally, both proposed dormers are suitably located on the front and rear roof slopes of the existing dwelling (as extended) and therefore do not cause any overshadowing or loss of daylight / sunlight receipt to any of the neighbouring properties or any adjacent adjoining dormer windows to any habitable rooms. The face of the dormers overlooks out onto the front and rear private garden ground belonging to the existing dwelling, where two other dormers already exist, so that any

overlooking of neighbouring gardens is of negligible impact and no worse than currently experienced.

Overall, and as a result of amended design to include provision of a c.1m set-back from the mutual boundary to the north, the proposed extension to the side and rear (including dormers) are considered to suitably comply with Policy H1 (Residential Areas) and Policy D2 (Amenity) ensuring that there is no adverse impact on surrounding residential amenity.

Parking and Accessibility

Policy T3 (Parking) outlines that all development must include sufficient measures to accommodate transport impacts and parking requirements, commensurate with the scale and anticipated impact. The application site is located in the outer city and is not covered by any area of controlled parking measures, albeit it is directly just outside the controlled parking zone (CPZ) Z which surrounds Aberdeen Royal Infirmary. The proposal increases the number of bedrooms from 2 to 3, which as per the 'Transport and Accessibility' APG retains the same associated parking requirement of 2 spaces. During assessment of the application, further details were requested by Roads Development Management Team with regard to the provision of the 2 parking spaces to the front of the property, given that the proposed extension incurs the loss of part of the existing driveway along the southern gable and removal of the existing single garage. In order to adequately accommodate 2 vehicles to the front it was required to widen the existing driveway opening and dropped kerb to create a double driveway access.

In respect of this amended plans were received which confirm a widened to form a double width driveway to adequately accommodate the required 2 space off-street parking requirement in the front curtilage, without impacting on the nearby street tree. Roads Development Management Team were satisfied with the amended proposal and confirmed no objection or concerns with the proposal. It is recommended an advisory note is appended to the Decision Notice which outlines technical standards for driveways and the application process to the Council regarding widened footway crossings. Therefore, the proposed development is considered to be suitable served by parking commensurate to the size of dwelling, in compliance with Policy T3.

Matters Raised in Representations

The matters raised in representations are responded to below as per each summarised category:

Design, Layout and Streetscene

- 1. No information on materials except cream render, which is inconsistent and out of keeping with the granite and synthetic granite finishes elsewhere in the street.*

The material colour choice for the proposed render was amended from cream to 'Kemnay' grey, which is considered to be an acceptable and consistent finish for householder extensions to granite dwellings.

- 2. Rear extension is 3.5m deep but only 0.4m from boundary line, not practical for carrying out works, 0.4m offset from boundary is not consistent with CDM legislation, non-implementable planning permission cannot be granted.*

The proposed rear extension is set back off the mutual boundary by c.1.0m, however this was determined necessary to alleviate adverse impacts for overshadowing to neighbouring patio area, and not on construction grounds. Extension walls can be constructed on mutual boundaries however where this is the case the type of wall construction will be different to comply with building standards.

- 3. Serious consideration should be given to the layout and the overall scheme, and it's too close to the boundary. It is possible to get the space the applicants wish by an efficiently planned and minimal one storey extension but building low from the entry porch eastward to and including the old garage site and linking to the present kitchen a new dining room, utility room and bedroom and bath could be provided.*

The Planning Service has assessed the application on its own merits and based on the level of accommodation proposed by the architect as submitted, the overall suitability of the extensions in terms of scale have been discussed in the 'Scale and Design of Proposed Side and Rear Extensions' section of the aforementioned evaluation, which also addressed Points 4 and 5.

- 4. Detrimental effect on the overall appearance/attractiveness of the street, and not in-keeping with existing properties on the street and loss of symmetrical appearance of the houses.*

The overall suitability of the extensions in terms of their design and impact on the streetscape have been discussed in the 'Scale and Design of Proposed Side and Rear Extensions' section of the aforementioned evaluation.

- 5. Development involves one half of an un-listed pair of semi-detached houses, dating from post-war mid-20th period and relates to the original design of Oakbank Industrial School, permanently alters the built heritage, adversely affect the designed streetscape and ruins the symmetry of the building with entries at either gable end which is contrary to AHSS and HES guidance on streetscapes.*

The overall suitability of the extensions in terms of their design and impact on the streetscape have been discussed in the 'Scale and Design of Proposed Side and Rear Extensions' section of the aforementioned evaluation.

Amenity

- 6. Detrimental impact on sun and daylight receipt to neighbouring properties, No. 42 and especially 38 Woodstock Road where it affects 3 windows (kitchen, bedroom and stairwell window) darkening, requiring more electric lighting at rising energy cost and lower quality of life for occupants.*

Point 6 has been responded to in the aforementioned 'Residential Amenity' section of this report.

- 7. Block and alter views from neighbouring properties and property opposite application site.*

Point 7 is not a material planning consideration.

- 8. Adverse impact on privacy to No. 38 and No. 42, windows overlook gardens and extension too close.*

Point 8 has been responded to in the aforementioned 'Residential Amenity' section of this report.

- 9. Hedge in-between 40 and 42 should be protected.*

With regard to Point 9, the amended proposal includes a c.1.0m set-back off the mutual boundary in the interests of alleviating adverse overshadowing of patio space to the north (42 Woodstock Road), and this also allows for the retention of hedging along this boundary as indicated on the Site Plan (Drawing No. 744-04 Rev C).

Parking

10. Increase pressure on remaining on-street parking, especially to those with no off-street car parking.

The proposed development would accommodate the required two parking spaces through off-street provision, therefore would not increase pressure on surrounding on-street car parking, and Roads Development Management Team have raised no concerns in this regard.

11. Insufficient parking for the size of house and no detail on the 3 required dedicated parking spaces for this size of development.

The proposal includes sufficient detail to show the proposed parking arrangement to allow for parking of two vehicle spaces, which meets the parking requirements for a 3 bedroom property and is to the satisfaction of Roads Development Management Team.

12. Removes side driveway and does not show car parking arrangement in the property.

The proposal includes sufficient detail to show the widening of the existing driveway at the front of the property to allow for parking of two vehicle spaces, and Roads Development Management Team have raised no concerns in this regard.

13. Reduce parking at time when Council is considering removing on-street parking in parts of Woodstock Road.

There are no current plans to alter or remove on-street parking on Woodstock Road, or to extend the CPZ associated with the hospital.

Other

14. Lack of north elevation for the proposed extension.

A north elevation was subsequently and satisfactorily submitted for assessment to detail the design and material finish proposed for this elevation.

15. Negative effect on house prices.

Point 15 is not a material planning consideration.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

The proposed extensions and dormers are considered to be compatible with the original dwelling in terms of design, siting, scale, height and materials, as well as its plot, the character of the streetscene and the general visual amenity of the surrounding residential area. As a result of development, the site would not be overdeveloped and the proposal would have no significant adverse impact on the residential amenity afforded to any neighbouring properties in terms of overshadowing, daylight/sunlight receipt and privacy is maintained. The proposal is also supported by the required 2 off-street car parking spaces. The proposal therefore complies with National Planning Framework 4 Policies 1 (Tackling the Climate and Nature Crisis), 2 (Climate Mitigation and Adaptation), 3 (Biodiversity), 14 (Design, Quality and Place) and 16 (Quality Homes); Policies

D1 (Quality Placemaking); D2 (Amenity); H1 (Residential Areas); and T3 (Parking) of the Aberdeen Local Development Plan 2023.

CONDITIONS

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(02) MATERIALS AND DETAILS

No works in connection with the development hereby approved shall commence unless a detailed specification of new and reused granite (including coursing, tooling, finish and local source wherever possible) to be used in the external finish for the approved development have been submitted to and approved in writing by the planning authority. Thereafter, the works shall be carried out in complete accordance with the approved specification.

Reason: To ensure the proposed development is architecturally compatible with the existing dwelling and in the interests Policy D7 (Our Granite Heritage) and retaining granite on site.

ADVISORY NOTES

Footway crossing

The proposed widened footway crossing is required for the access and should be constructed by Aberdeen City Council. The applicant is responsible for all costs involved and should be advised to contact the Road Network Maintenance Unit at least 6 weeks prior to any works starting on site and arrange for an estimate for the cost of works and programme the works.

They can be contacted on (01224) 241500 or footwayscrossings@aberdeencity.gov.uk or if an applicant wishes to use an alternative contractor they will be required to follow the standard procedures set out for private developers who wish to undertake works within a Public Road. An application form for Permission to Excavate in a Road for reasons other than installing private apparatus can be found via the following link:

https://www.aberdeencity.gov.uk/sites/default/files/2019-01/Preferred%20Contractor_3.pdf

Driveway

The driveway shall require to be internally drained with no surface water discharging onto the public road or footpaths. Due to previous difficulties encountered with porous lock block, this is not considered to be internally drained. This is in order to prevent any flooding on the road/footpath, which could cause ice to form and ultimately a safety concern to pedestrians. Therefore, a drainage channel should be installed at the edge of the driveway and public footway.