

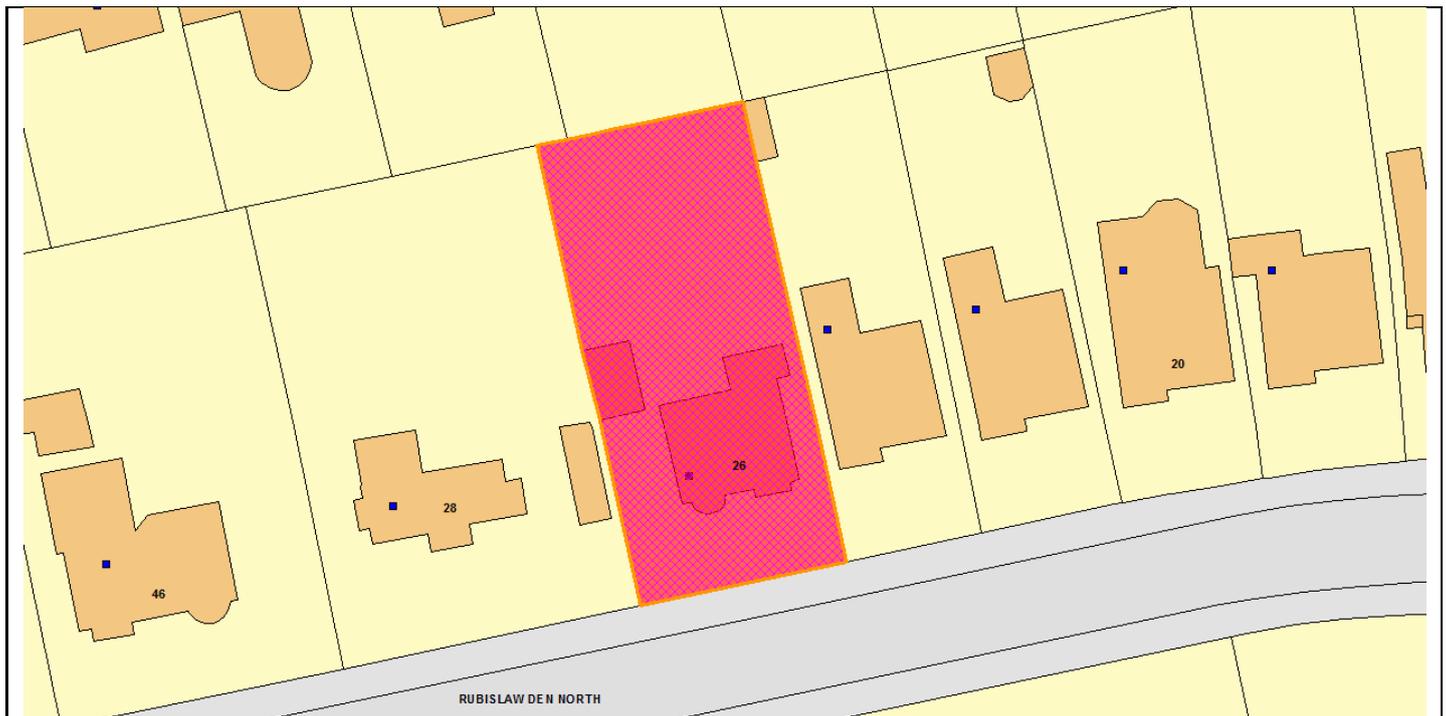


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 7 December 2023

Site Address:	26 Rubislaw Den North, Aberdeen, AB15 4AN
Application Description:	Erection of single storey extension, formation of patio, external steps, window/door replacement to rear; and installation of two new gates to front
Application Ref:	230655/DPP
Application Type	Detailed Planning Permission
Application Date:	30 May 2023
Applicant:	Mr George Stewart
Ward:	Hazlehead/Queen's Cross/Countesswells
Community Council:	Queen's Cross and Harlaw
Case Officer:	Rebecca Kerr



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 the West End. The application site is located on the north side of the street, approximately 220m east of the junction with Forest Road. The application site lies within the Albyn Place and Rubislaw Conservation Area. The application site comprises a two-storey detached dwelling which is category 'C' listed and its principal elevation faces south onto Rubislaw Den North.

The building is a substantial 3-bay villa, designed by George Sutherland and Clement George in circa 1927. The building is finished in tooled coursed ashlar granite, with contrasting pink granite dressings to margins, eaves course, projecting cills to 1st floor, and overhanging eaves detail. The buildings' principal elevation also features, bipartite and tripartite windows to upper floor, 5-light canted window with stylised crenellated parapets to ground floor of bays to left and right, and a symmetrical deeply chamfered central entrance doorway. The building has predominantly white one-over-one traditional timber sash and case windows and square-plan gatepiers and low rough-faced coped granite boundary walls to front, with granite rubble walls to remainder of plot. The building has an existing rear extension/outshoot positioned off the north-east corner of the main house, which is original to the house.

The building is sited in a generous plot totalling c.1021sqm, with an existing single storey, pitched roof, garage to the west, and driveway finished in stone gravel. The site is bound to the front by Rubislaw Den North, and on all other remaining three sides by neighbouring properties – 24 Rubislaw Den North to the east, 28 Rubislaw Den North to the west and the rear curtilage of 29 Morningfield Road to the north.

Relevant Planning History

861164 – Alterations to detached dwelling; Approved 17/08/1986.

101712 – Remove 6 Cypress because they are too large and blocking light. Crown lift 1 Cypress because it is blocking light and to promote health. Remove broken and hung up limbs from 9 Cypress to avoid accidents 1 Cypress to be reduced by a third because it is too large and blocking light. Tidy up lower branches from 1 Cypress to tidy up and promote health; approved 29/11/2010.

170995/TCA – Works to 15 Protected Trees; T1 - T15 - Conifer - Fell as unstable; approved 14/12/2017.

220945/TCA – Works to 3 Protected Trees; T1 - T3 - Cypress - Remove due to safety concerns/interfering with phonelines; approved 10/08/2022.

230654/LBC – Erection of single storey extension, formation of raised patio, external steps, and window replacement to rear; and installation of two new gates to front; currently pending consideration to be determined by Planning Development Management Committee.

APPLICATION DESCRIPTION

Description of Proposal

The application seeks detailed planning permission for the erection of a single-storey rear extension, to be formed off the existing rear extension/outshoot located on the north-east corner of the dwelling. The proposed extension has an overall footprint of c.76sqm and would provide c.56sqm of additional accommodation for use as a new kitchen. The old kitchen within the existing rear extension/outshoot would provide a utility room on the main ground floor. In terms of overall dimensions, the proposed extension would project c. 10m from the rear (north) elevation, to a width of 9.5m and overall height of 3.5m to highest point of the roof. Owing to the design of the proposed extension featuring an overhanging canopy roof detail on the north and west elevations, the footprint of the proposed extension would be c. 8.9m projection (length) by 6.4m width and 3.1m height to eaves/overhang.

The extension is of contemporary design and features large frameless glazed windows and a set of double sliding patio doors are proposed on the west and north elevations, with remainder to be granite stone walling. The extension is flat roof design, featuring a corten steel overhanging canopy roof detail, parapet gutter and 'green' roof. The flat roof is also proposed to include a large rooflight. The extension is offset c.1.3m from the nearest mutual boundary which it shares with its nearest neighbour 24 Rubislaw Den North, located to the east. This offset aligns with the positioning of the existing rear outshoot, and the eastern elevation would comprise a granite stone wall and no window openings. The granite stone is proposed to be from local reclaimed sources, comprising predominantly grey colour with pink details to corners/openings, tooled flat face finish, blocks sized at c.330x600mm with three c.100x100mm offcuts in between to reflect 'Aberdeen Bond' coursing as per the existing dwelling, with off-white natural hydraulic lime flush pointed mortar.

Due to the nature and location of the proposed extension and in order to accommodate for the existing site levels, access to the proposed extension would be through a series of steps formed internally within the existing rear outshoot. This would result in the ground floor level of the proposed extension being slightly lower (c.1.0m) than the existing ground floor level of the existing dwelling. Externally there are a series of new stone steps which would allow access down to a paved lower terrace on the west elevation of the proposed extension. Finishing materials are ashlar grey and pink granite walling, frameless glass, corten steel (copper tone colour) and dark grey membrane roofing materials.

The application also proposes installation of new gates to the driveway and a repositioned pedestrian gate. The pedestrian gate would be centrally aligned in the existing low granite boundary wall to the principal elevation (south), formed through means of a new opening. Granite from the new opening would be reused to block up the original pedestrian opening located in the south-east corner of the plot. The driveway gates are proposed to be widened to meet the needs of modern vehicles, and include proposed removal of a c.450mm section of granite wall.

The application includes proposed replacement of existing patio doors and a new centre-hung aluminium-clad timber rooflight (c. 550 x 780 mm, dark grey), and new aluminium-clad sliding patio doors (c. 1.8 m width by 2.0 m, dark grey), both located on the west elevation of the existing rear outshoot.

Amendments

Plans have been amended since original submission to include the following:

- The overall scale of the proposed extension has reduced, from c.11.2m to 10.0m in length (including c.1.2m projecting canopy).
- The proposed material finish on the east elevation of the extension was amended from render to ashlar granite, however this was not at the request of the Planning Service. The intention is to use granite from reclaimed sources.
- A series of biodiversity enhancements were added to the rear garden, including specification of pollinator planting.
- Granite reuse was requested for the blocking up of the original pedestrian gate opening alongside clarification the new opening would not affect the overall structural integrity of the granite boundary wall.

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=RV9TQABZJYL00>

- Tree Survey Report
- Preliminary Bat Roost Assessment
- Window Condition Survey (*June 2023*)
- Design Statement (*May 2023*)
- Visualisations (*November 2023*)

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because it is recommended for approval and has received more than 6 timeous letters of objection, and is subject to a formal timeous objection by the local Community Council, therefore in accordance with the Council's Scheme of Delegation the application requires determination at Planning Development Management Committee.

CONSULTATIONS

ACC - Roads Development Management Team – No objection or concerns with the proposal.

Queen's Cross and Harlaw Community Council – Object to the application on the basis of the following reasons:

- The scale of the proposed rear extension will protrude beyond the established building line of houses on this section of the street.
- Would harm the character and amenity of the Conservation Area.
- Will set a precedent for others to follow which may compromise the integrity of the principles set out in the Conservation Area Appraisals and Management Plan.
- Kindly request the Committee conduct a site visit prior to any decision being made.

REPRESENTATIONS

A total of 15 representations have been received, 9 objecting and 6 in support. The matters raised are summarised below:

Object

Site conditions, boundary wall, trees and landscaping

- Some of the submitted drawings are insufficiently detailed, contain inaccuracies and lack dimensions which is misleading, in relation to site levels in particular and the alignment of where the extension meets with the existing house.
- Mutual boundary wall between No. 24 and No. 26 is around 1.5m high, however because of the topography the wall effectively acts as a retaining wall and the ground level at No. 26 is about 1.0m above the ground level at No. 24 in some areas. Significant ground work will be required to raise the ground levels, which in turn will affect the loading on the boundary wall and risk its collapse.
- Additional trees were felled in 2022 in relation to application 220945/TCA and the applicant has erected an unauthorised close-boarded fence above the existing stone wall, in excess of 2.5m high as viewed from No. 24 neighbouring property.
- Potential impact on roots of tree adjacent to proposed raised patio, indicating this tree will be felled.
- Drainage pipes lie under the footprint of the proposed extension which continues through neighbouring gardens to ultimately lead to the Den Burn, and there is risk of damage to integrity of the burn from the development, however no indication has been provided of how adequate drainage will be preserved.

Design, scale, materials and impact on the historic environment

- Excessive size, scale and height of extension in relation to the property, exceeding one storey in height, would extend 11m in length beyond the established building line along this section of the street, and, would enlarge the footprint of the house by over 50%.
- Unwelcome precedent for similar developments to the rear of listed buildings and threaten the integrity of the Council's Conservation Area Appraisals and Management Plan.
- Adverse impact on surrounding listed buildings and their curtilages. Proposal is out of character and would harm the general amenity of the conservation area, particularly the starkness of the floor-to-ceiling windows and extending flat roof.
- Aesthetics of the proposed extension are alien and unsympathetic to the characteristic styles of the listed buildings on the street.
- Proposed extension does not utilise the topography of the garden, drawings are misleading and show extension as sunken into the garden but this is not the case and it will dominate the rear of the building and the garden.
- Large flat roof and overhanging sections does not suit the character of the original dwelling.
- The proposed materials and finishes are inappropriate for the character of the area and out of keeping with the granite building, in particular the rendered eastern wall.
- Remodelling the interior of the property has already begun without grant of listed building consent.
- Benefits of solar gain are overstated given the extension faces west and is predominantly overshadowed by the original house for most of the day.

Residential Amenity

- East elevation of the extension in excess of 4m above garden level at No. 24 and would dominate outlook given its proximity to the mutual boundary wall.
- The site of the proposed extension is clearly visible from and adversely impacts on general

visual amenity of surrounding properties to the north.

- Loss of privacy to property to north in Morningfield Road, kitchens are usually the busiest room in houses and there will be continual loss of privacy, exacerbated by floor to ceiling glazing.
- No opportunity for screening to the north due to level differences between gardens, magnified by the previous felling of trees.

Other

- The applicant has a history of property development and the proposed creation of a multi-generational home is questionable.
- Request that the Committee conducts a site visit prior to any decision being made.
- Planning department should perform a site visit and have drawings corrected to reflect the scale of development.

Support

Design, scale and impact on the historic environment

- The kitchen facilities in Rubislaw Den houses are inadequate in today's modern world. The proposed extension is a good addition to the property, would integrate well with the garden levels and not impact the rear of the house, creating a wonderful family home.
- Really nice to see some good planning and modernisation put into these old houses. The proposed works are thoughtful and sympathetic to its original style, and the extension is separate enough to show the distinction to the original house. The proposal maintains the character and original features of the listed building at same time as modernising and upgrading the house to meet current living standards – through its use of granite, glass and the environmentally progressive green roof.
- There are a range of house styles and ages in the immediate vicinity, including many with much larger rear extensions, e.g. circa 20m extension at No. 9 Rubislaw Den North. Size and proportions here are much more in keeping in comparison and this design would preserve the character of conservation area.
- No. 26 is much simpler design, with more later Art Deco features inside which give it a more “modern” feel. At time of construction it would have been seen by some as out of place amongst the existing villas, but is now a jewel of the street. Art Deco houses generally have a flat roof and glazed openings to the garden, and the new extension carries this concept, particularly with the sustainable green roof.

Privacy

- Would provide more privacy from the raised decking at neighbouring property No. 24, which appears to be uPVC and unauthorised.

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.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Development Plan

National Planning Framework 4 (NPF4)

- Policy 1 (Tackling the Climate and Nature Crisis)
- Policy 2 (Climate Mitigation and Adaptation)
- Policy 3 (Biodiversity)
- Policy 6 (Forestry, Woodland and Trees)
- Policy 7 (Historic Assets and Places)
- Policy 14 (Design, Quality and Place)
- Policy 16 (Quality Homes)

Aberdeen Local Development Plan 2023 (ALDP)

- Policy D1 (Quality Placemaking)
- Policy D2 (Amenity)
- Policy D6 (Historic Environment)
- Policy D7 (Our Granite Heritage)
- Policy D8 (Windows and Doors)
- Policy H1 (Residential Areas)
- Policy NE3 (Our Natural Heritage)
- Policy NE5 (Trees and Woodland)
- Policy T3 (Parking)

Aberdeen Planning Guidance (APG)

- Householder Development Guide
- Materials
- Transport and Accessibility
- Trees and Woodlands
- Natural Heritage

Other National Policy and Guidance

- Historic Environment Policy Scotland (HEPS)
- Managing Change in the Historic Environment Guidance
 - Extensions
 - Windows
 - Boundaries
 - Setting

Other Material Considerations

- Albyn Place and Rubislaw Conservation Area Character Appraisal (July 2013)
- British Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice'

EVALUATION

National Planning Framework 4

In respect to NPF4, consideration must be given to Policy 1 (Tackling the Climate and Nature Crisis); Policy 2 (Climate Mitigation and Adaptation); Policy 3 (Biodiversity); Policy 6 (Forestry, Woodland and Trees); Policy 7 (Historic Assets and Places); 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 6 states development must protect trees. Policy 7 seeks to protect and enhance the historic environment, and development will only be supported where it preserves the character, special architectural interest and setting of listed buildings, preserve and enhance the character and appearance of conservation areas and ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained. Policy 14 and section (g) of Policy 16 advises that proposals, including householder development, will be supported where they contribute to successful places and do not have a detrimental impact on the character or environmental quality of the home or the surrounding area, including any neighbouring properties.

In this case, the proposed householder development seeks to adapt an existing detached dwelling and extend the level of living accommodation to provide enhanced kitchen facilities. This ensures that existing housing stock is suitably maintained, upgraded and adaptable for different owners. This would in turn contribute to sustainable use of land and resources, and continued use of the granite listed building for future generations. The proposed development also includes consideration of energy usage to be conscious of reducing energy consumption – all in accordance with the aims of Policies 1 and 2 of NPF4. The proposed development is for householder development which as per Section (c) of Policy 3 of NPF4 they are excluded from this requirement. Nevertheless, the proposed development has included a number of biodiversity enhancements to the rear garden curtilage and there would be substantial garden ground both to the front and rear, which would remain, contributing to the retention of natural spaces and opportunities for planting. Measures include bird/bat boxes, 'green' roof design and pollinator planting. As such, the intent of Policy 3 of NPF4 has been satisfied. All other policies highlighted will be considered in the subsequent paragraphs, where relevant.

Principle of Development

The application property lies in an area zoned in the ALDP 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 residential dwelling, with all works contained within the residential curtilage, therefore there would be no loss of open space. The remaining issues are assessed in the evaluation below.

Design, Scale and Siting

In respect of over-development, consideration will be given to criteria 1 of Policy H1 (Residential Areas), and Policy D2 (Amenity) of the ALDP, and the 'Householder Development Guide' APG. Policy D2 (Amenity) advises that developments should ensure minimum standards for internal floor space and private external amenity space in terms of quantity and quality and the APG sets out the considerations to be taken into account in the assessment of householder development proposals, which advises 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. To determine the effect the proposal will have on the character of the area, in respect to design, scale and siting, it is necessary to assess the proposal in the context of Policy D1 (Quality Placemaking) of the ALDP. Policy D1 of the ALDP 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 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. While, NPF4 Policy 14 (Design, Quality and Place) and NPF4 Policy 16 (Quality Homes) requires householder proposals to not have a detrimental impact on the character or environmental quality of the home, surrounding area or on any neighbouring properties.

Proposed Extension

The proposed new extension would increase the footprint of the original dwelling (c.186sqm) by an additional c.56sqm overall (excluding canopy overhang), which is considered to be a suitable scale of extension for the generous plot (c.1073sqm) and in proportion to the existing dwelling. Whilst it is acknowledged that the extension is of a large size, the built footprint does not exceed twice that of the existing dwelling. With regard to plot ratio and area covered by development, around 83% of the rear/side plot would remain undeveloped. As a result of development within the rear/side curtilage would increase approximately from 7% to 17%, with substantial garden ground remaining. Therefore, the proposed scale of the extension and quantity of private external amenity space complies with Policy D2 of the ALDP and the site would not be over-developed in accordance with criteria 1 of Policy H1 of the ALDP. Further to Policy D1 of the ALDP, the Householder Development Guide APG sets out the considerations to be taken into account for such proposals and outlines that proposals for extensions must be architecturally compatible in design and scale to both the existing dwelling and the character of the surrounding area. General principles outline that 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.

The proposed extension would be solely contained to the rear, which ensures the massing is well recessed into the plot as a whole and it would not be visible from any public vantage points. In terms of overall design, the proposed extension is considered to have been designed to a high standard, being a bespoke, contemporary and site-specific design which has taken due consideration of its context, in accordance with Policy D1 of the ALDP. The contemporary design chosen successfully offers a 'deferential contrast' approach to extending the existing dwelling, and maintains a clear distinction between the historic and modern elements. This design approach is outlined in the Managing Change in the Historic Environment Guidance on Extensions and in this instance the proposed extension, whilst fairly large in its footprint, clearly reads as a new element which does not try to compete with the main house. This is created primarily by the use of large sheet glazing and 'green' roof. The overall massing and form of the extension has been designed and orientated so that the additional living accommodation is situated on as low a level as practically possible. The justification for this is that the existing kitchen and utility facilities are inadequate for the applicants use and relocating the kitchen to the proposed extension is designed to maximise connection to the garden and better reflect modern living requirements. Whilst it could be argued that the internal layout of the existing dwelling could have been remodelled to enhance

the size of the kitchen facilities, the application must be assessed on its own merits and in terms of its impact.

The ground floor level of the proposed extension would sit slightly lower than that of the main dwelling, by c.1.0m, which is considered to emphasise the break between the modern extension and the traditional dwelling, as well as enhancing connection of the house to the garden. It is accepted that the level difference between the rear of the dwelling and the majority of the rear garden ground would make more conventional extensions problematic. However, it is felt that both the design and positioning of the proposed extension has taken due consideration of the existing site levels and general topography and relationship to the main dwelling. In order to take account of the site levels and to position the proposed extension as low down in the plot as possible, a series of steps are required to gain access to the kitchen extension. Externally these steps are formed immediately alongside the extension and are considered acceptable in terms of their design and siting. The proposed extension is determined to be single storey in volume which is considered to respect the scale of the main dwelling whilst remaining ancillary. Furthermore, the proposed height of the extension, at c. 3.4m is not considered to be excessive. Amendments were sought during assessment of the application to seek to reduce the overall scale of the extension slightly and this has been done through a c.1.2m reduction in the projection. Whilst it is recognised that the proposed extension is of a substantial size and scale, which projects to c.10m, the extension respects the scale of the original dwelling and sits comfortably in the rear curtilage. There is considered to be suitable c.2.6m distance between the closest points of the proposed extension (east elevation) and the nearest neighbouring dwellings (west elevation of existing two-storey rear outshoot) at No. 24 Rubislaw Den North to protect amenity, as discussed further in the evaluation below.

All of the proposed finishing materials are acceptable, ensuring the works would suitably match and complement the existing dwelling and would not conflict with the considerations of the Materials APG. The utilisation of a 'flat' low pitch 'green roof' and the use of natural granite has been chosen to sit well alongside the existing dwelling. The 'green' roof helps to reduce the height, scale and massing of the extension, soften the overall appearance to minimise visual impact, and allow it to blend with the surrounding garden setting. It should be noted that the specific use of granite on the east elevation was as a result of an amendment to the proposal. Solar gain has also been a consideration, with the majority of the glazing facing west. Whilst it is acknowledged that the extension is not south facing and would be in shadow from the main house for some parts of the day, the orientation and positioning of the proposed extension maximises potential solar gain. Large sheet glazing and contemporary roof designs such as those proposed are considered to be consistent with modern materials for extensions.

The proposed level of development, design, scale and siting of the extension is consistent with the considerations of the Materials APG, in that it accords with the general principles. In light of all the above, the proposed extension and its overall finish is determined to be acceptable and compatible with the existing detached dwelling and the context of its plot, it would not result in overdevelopment and would have no adverse impact on the character of the area.

Proposed Front Boundary Wall Alterations

The application also proposes installation of new gates to the driveway and a repositioned pedestrian gate. The pedestrian gate would be centrally aligned in the existing low granite boundary wall to the principal elevation (south), formed through means of a new opening. Granite from the new opening would be reused in order to block up the original pedestrian opening located in the south-east corner of the plot. The driveway gates are proposed to be widened to meet the needs of modern vehicles, through removal of a small section (c.450mm) of boundary wall to the west of the driveway opening. Further to Policy D1 of the ALDP and NPF4 Policy14 consideration will also be given to the Managing Change in the Historic Environment Guidance on 'Boundaries' states that walls are important element in defining the character of historic buildings, conservation

areas, often using local building materials and their key characteristics should be understood and protected during any proposed works. Granite boundary walls are also considered to contribute towards the historic character and key characteristics of the Albyn Place and Rubislaw Conservation Area.

In evaluating this aspect of the proposal and its potential acceptability, the precise location of where the opening is to be formed and the extent of the opening must be considered. In this particular scenario, the desire to centrally locate the pedestrian access gate so that it aligns with the main entrance door behind is understood, and could be argued as logical given the off-set nature of the existing pedestrian gate to the eastern end of the low front boundary wall, particularly in relation to the existing entrance door. In addition, the widened driveway entrance and removal of c.450mm of granite walling is to provide vehicular access for modern cars, which is considered to be reasonable given both the size of the existing driveway opening and comparing this with the width of other driveway openings on the street, many of which are wider. The new wall opening and widened driveway opening are located in the front wall, and thus will be prominent in the context of the street. However, the relative width and size of the new and widened openings are considered to be minimal. In addition, recognising the overall composition of the wall, it is considered that the proposed removal of historic fabric has been kept to a minimum, with detailing of the new opening to match the existing.

In conclusion, the proposed wall alterations and new access gates are consistent with the existing character, appropriately reuse granite duntakings on site, and would not be considered to cause adverse harm to the character of the conservation area. A suitable condition would be applied, if granted, that design details for the new gates would need to be submitted for approval by the Planning Service.

Proposed New Windows and Patio Doors

The final element of the proposed development is the installation of replacement patio doors and one rooflight located on the west elevation of the existing rear outshoot. In addition to Policy D1 of the ALDP and NPF4 Policy 14, Policy D8 (Windows and Doors) of the ALDP, the Managing Change in the Historic Environment Guidance on 'Windows' and the considerations of the 'Repair and Replacement of Windows and Doors' APG are relevant and all outline the preference for repair of historic and original windows over replacement. With regard to the principle of replacing the windows and doors, an assessment is based on a tiered approach, which begins with the presumption for repair and refurbishment over replacement, in circumstances where such windows/doors are considered to be original and/or of historic interest. If not, their replacement with an appropriate design and material is deemed acceptable. In this case, supporting information and a site visit to the property to assess the proposal, confirms that the existing timber patio doors and rooflight are not considered to be original, and thus not of any historic merit, as such the principle of replacements is acceptable. In terms of design, both the proposed replacement designs are also acceptable. The proposed replacement rooflight is to match the dimensions and colour (dark grey) of the existing, comprising an aluminium-clad timber window. The patio doors are also proposed to be aluminium-clad timber, with the size of the opening to remain the same. Both replacements are also contained solely to the rear and not publicly visible.

Summary

Overall, the proposal, with respect to the three elements outlined above, are acceptable and comply with criteria 1 and the relevant part of criteria 2 of Policy H1, Policy D1, Policy D2 and Policy D8 of the ALDP and the relevant APG's and the aims of HEPS and the guidance on 'Extensions' and 'Windows', in that the proposed extension does not result in over-development of the dwelling or site, neither the extension, the wall alterations or new windows and patio doors would have a detrimental impact on the character or environmental quality of the home, surrounding area or on any neighbouring properties and finally, there would be no loss of original windows. The proposal also accords with Policy 14(g) of NPF4, for the reasons above and

because 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. Policy 16 of NPF4 is also satisfied.

Historic Environment

Following on from the assessment of the design, scale and siting, consideration must now turn to the historic environment in order to ascertain if there would be any impact on the listed building or the surrounding conservation area. Policy D6 (Historic Environment) of the ALDP states that the Council should protect, preserve and enhance the historic environment in line with national and local policies and guidance. NPF4 Policy 7 (Historic Assets and Places) advises that; (a) proposals should be informed by national policy and guidance on managing change in the historic environment; (c) proposals for the alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting; (d) proposals in conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced and (e) proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including boundary walls and trees are retained. HEPS outlines the key policy considerations for making decisions about works that affect listed buildings, notably HEP2 and HEP4. The former seeks to ensure that the historic environment is secured for present and future generations, while the latter requires that any changes to assets and their context should be managed in a way that protects the historic environment. Furthermore, the Managing Change Guidance on 'Setting' highlights that setting of historic features often extends beyond the individual property's curtilage into a broader townscape and heritage context.

The application dwelling is located at the north-western extent of the Albyn Place and Rubislaw conservation area, within character area 'D – Rubislaw Den', as outlined in the Conservation Area Character Appraisal. This area is characterised by large and substantial, ornate detached houses, typically set within large plots. The houses in this area are late 19th and early 20th century and were developed by prominent architects of the time, who were often employed to produce daring and unique designed to reflect the prosperity and personality of clients. Common features include the use of bay windows, wide doorways and low granite boundary walls. In terms of weaknesses and threats identified in the Appraisal of relevance to consider in the assessment of this application, it notes the following:

- *Loss of vegetation in the front courtyard and rear gardens due to car parking and extensions*
- *Loss of the original pattern of development and boundary walls of back land development due to car parking and extensions*
- *Unsympathetic development that does not reflect or relate to the character of the character area*
- *Removal of boundary walls*

Proposed Extension

The overall design merits of the proposal and its acceptability in this regard has been outlined above. As such, this section will focus on the potential impact on the character and appearance of the conservation area and setting of the listed building. Regarding the size and scale of the proposed extension in relation to the area, it is acknowledged that a number of other properties in the Rubislaw Den area have been extended to the rear, some of which are of substantial scale. In addition, owing to the historical development of the area, it also exhibits a variety of architectural styles and there is not considered to be an obviously defined or consistent building line. However, each application must be assessed on its own merits with regard to the impact on the conservation

area and setting of the listed building. In line with the guidance on extensions, the proposal offers a successful 'deferential contrast' approach to extending the existing dwelling. There is considered to be a clear distinction between the historic and modern elements and the extension does not try to compete with the main house. In fact, in this specific case the extension remains ancillary, and the main listed building retains primacy and visual dominance. Contemporary elements are considered sympathetic to the setting of listed buildings where they are appropriately detailed and considered, such as the use of reflective large sheet glazing and 'green' roofs, emphasising the contrast between old and new, and reflecting changes in modern living and architectural styles. As such the proposed extension has a positive contribution to its setting. Furthermore in assessing the potential level of public harm to the conservation area, given the design of the proposed extension is of acceptable and high quality and is well contained within the rear curtilage on the property, there would be no adverse impacts on the character and appearance of the conservation area.

Proposed Front Boundary Wall Alterations

As outlined above, threats to and loss of boundary walls in the creation of car parking and extensions are to be resisted to avoid unnecessary harm to the character of conservation areas in Aberdeen. Furthermore, as per section (e) of NPF4 Policy 7 (Historic Assets and Places) all proposals in conservation areas must ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including boundary walls and trees are retained. Therefore, for the proposed works to be considered acceptable, it must be fully justified and take due consideration of the potential harmful impacts on the character of the conservation area. In the context of this specific application, whilst the loss of a small portion of boundary wall has been suitably justified (as discussed above) the proposal is also required to comply with Policy D7 (Our Granite Heritage) of the ALDP in order to protect the special character of the listed building. Policy D7 specifically seeks the retention and reuse of all granite features and that all granite doughtings are suitably reused on site. In terms of the potential impact of the loss of historic fabric on the composition of the boundary wall, given that the doughtings of granite from the new opening will be reused to block up the existing pedestrian entry, this is not considered to adversely affect the character of the area, setting or special interest of the listed building. Submitted plans indicate that the wall opening and blocking up will be formed and finished in materials to match that of the existing wall, to ensure its integrity is maintained and that the development suitably complies with the expectations of Policy D7 of the ALDP. This determines that the proposed wall alterations and new access gates, subject to details of the design, are and will be consistent with and not have an adverse impact on either the setting of the listed building or the character and appearance of the conservation area in accordance with Policy 7 of NPF4, Proposed construction methodology is considered to be sympathetic to the listed building and appropriately reuses granite doughtings on site in accordance with Policies D6 and D7 of the ALDP.

Proposed New Windows and Patio Doors

Both the principle of replacements and new design is acceptable in this instance, for the above reasons. The existing timber patio doors and rooflight are not considered to be original, and thus not of any historic merit, with all proposed works designed to suitably match existing. This determines that the proposed works would also suitably preserve the historic environment and setting of the listed building in accordance with Policy D6, Policy D8 of the ALDP, the 'Repair and Replacement of Windows and Doors' APG, and the principles of HEPS and Managing Change in the Historic Environment guidance on 'Windows'.

Summary

Overall, the proposed development is considered suitable in respect to scale, design and detailing and seeks to preserve the character and appearance of the conservation area and setting of the listed building – in accordance with the aims Policy D6 of the ALDP, the associated APG, Policy 7 of NPF4, HEPS and associated its guidance on Setting and Windows.

Residential Amenity

In respect of residential amenity, criteria 2 of Policy H1 (Residential Areas), Policy D2 (Amenity) of the ALDP, and the '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, general amenity, immediate outlook, and that quantity and quality of internal floorspace and private external amenity space should be ensured.

The proposed extension is located at a sufficient distance from the neighbouring properties 28 Rubislaw Den to the west (c.14m distance to mutual boundary wall) and any property on Morningfield Road to the north (c.16m distance to nearest mutual boundary), to determine that there are no adverse impacts with regard to overshadowing or loss of light. With regard to the nearest neighbouring property to the east, 24 Rubislaw Den North, calculations (45 degree method) indicate that the line does not cross the midpoint of any windows on the rear elevation of the neighbouring property and as such, daylighting would not be affected by the proposed extension. As outlined above, the proposed extension is c. 3.4m in height overall, which is not considered to be excessive. However, due to the nature and location of the works relative to this neighbouring property, and in particular the relationship to site levels, it is recognised that the resulting eastern wall for the proposed extension would sit at a higher level relative to this property. The respective garden ground between No. 26 and No. 24 has a c.1.0m difference, and therefore the proposed extension would extend up to a height of c.4.2m high (at the highest point) as viewed from the neighbouring property at No. 24. The magnitude of this impact and whether it is considered to be overbearing must therefore be assessed.

The neighbouring dwelling has an existing two-storey rear outshoot which projects c.5.0m from the rear building line of the main house, and as such a c.5.5m portion of the proposed extension would be visible beyond this existing two-storey outshoot. The neighbouring property's rear garden curtilage is substantial in size at approximately 340sqm and contains a sizeable raised decking area on the eastern side of the property. In addition, the eastern wall of the proposed extension is set back c.1.5m off the boundary, and is c.2.5m away from the nearest wall of the neighbouring dwelling. Therefore, whilst it is recognised that the resulting east wall of the proposed extension is higher than would be the case should there be no difference in site levels, nevertheless it is considered that the property has generous private amenity space to the rear for the enjoyment of residents, and such areas are located reasonable distance away from the proposed extension so that the impact of the proposed extension is not of an adverse or overbearing nature. Whilst it is recognised that fencing options were initially proposed along this mutual boundary, it is the view that such fencing would not be consistent with the prevalent character of the rubble granite walling typical of the surrounding conservation area. Whilst the placement of fencing along this mutual boundary would arguably conceal more of the proposed extension from view, it is unnecessary given the eastern elevation of the extension features an ashlar granite wall with no windows, and would be set back off the mutual boundary by c.1.0m. Any fencing could in fact lead to a worse situation in this respect, and should there be a desire to enhance this boundary and provide more screening, natural hedging and mature shrub planting would be recommended.

In terms of privacy, due to the location of the extension relative to other neighbouring properties, there are considered to be no privacy concerns. There are no windows placed on the eastern wall which would face the nearest neighbour at No. 24 and all other windows located on the north and west elevations would face directly into the applicants own rear garden. Furthermore, the relative window-window distance from the proposed extension to the neighbouring dwelling to the north at 31 Morningfield Road is c.33m which would preserve existing levels of privacy. Due to the elevated nature of the neighbouring properties to the north, there is arguably already some degree of overlooking into the applicants own garden, and therefore the proposed extension is not considered to alter or exacerbate privacy concerns for any neighbouring properties.

Overall, the proposed extension suitably complies with Policy H1 and Policy D2 of the ALDP ensuring that there is no adverse impact on surrounding residential amenity.

Trees, Natural Heritage and Landscaping

NPF4 Policy 3 (Biodiversity) seeks to protect and enhance biodiversity and natural assets. In line with this, Policy NE3 (Our Natural Heritage) of the ALDP states that development should not have a detrimental impact on sites, habitats or species protected by law or natural heritage designation. As such, the Council's Natural Environment Policy Team requested that a preliminary bat roost assessment should be undertaken on the part of the building affected by the extension (i.e. the roof of the existing rear outshoot). This survey was subsequently submitted and found to be acceptable, with no further survey or mitigation for bats required. However, it was advised that the applicant should consider proposals for overall biodiversity enhancements as part of the works, especially for bats, considering the location provides great feeding habitat but few roosting opportunities. As per NPF4 Policy 3, all scales of development can usually include additional benefits for biodiversity. As a result, it is recognised that the revised scheme proposes the installation of bat slates to the existing garage roof, and installation of 6 bird boxes to the rear gable wall of the existing garage, which would be a benefit to biodiversity. In addition, revised plans have indicated that the proposed planting scheme for the garden features wildflower and pollinator species, heathers, fruit trees and a reeded area – to complement the existing mature shrub planting on the south-eastern boundary and the existing replacement trees along the rear (north) boundary wall. Replacement trees were planted after recent tree works application (220945/TCA) and include Japanese acer and birch trees. As such, in terms of overall landscaping and biodiversity, the existing garden will be enhanced and minimal contouring is proposed to accommodate the new extension – in accordance with NPF4 Policy 3, Policy NE3 of the ALDP and associated APG.

With regard to trees, both NPF4 Policy 6 (Forestry, Woodland and Trees) and Policy NE5 (Trees and Woodland) of the ALDP seek to protect and expand forests, woodland and trees and development should not result in the loss of, or damage to, trees and woodland. The Council's Natural Environment Policy Team advised that records indicate previous tree work application(s) has agreed to the removal of trees within the rear garden, which as a result has removed any conflict with the proposed development and remaining tree stock. However, given the proximity to existing trees a tree survey, arboricultural impact assessment and tree protection plan are required, these should include consideration to access for construction. The aforementioned surveys were subsequently submitted, assessed and found to be acceptable, with a recommendation for a condition applied to any consent that the recommendations contained within the tree survey report, including tree protection are implemented prior to work commencing on site. Therefore, the proposal complies with NPF4 Policy 6, Policy NE5 of the ALDP and associated APG. The proposal also accords with section (e) of NPF4 Policy 7 (Historic Assets and Places) as no trees are lost.

Parking

Policy T3 (Parking) of the ALDP outlines that all development must include sufficient measures to accommodate transport impacts and parking requirements, commensurate with the scale and anticipated impact. The proposal does not alter the existing number of bedrooms, which as per the considerations of the 'Transport and Accessibility' APG retains the same associated parking requirement of 3 spaces. Roads Development Management Team advised that the site is located in the outer city and lies within controlled parking zone (CPZ) X. As the proposal would not increase the number of associated bedrooms within the dwelling, there is no impact on the required parking provision. It is confirmed that the site does provide adequate parking in the form of an existing garage and driveway extents, in which there are no alterations proposed to. Furthermore, parking in the area is both on and off street with ample parking at residential

dwelling and off street parking available. As such, the proposed development is considered to be suitably served by parking commensurate to the size of dwelling, in compliance with Policy T3 of the ALDP. Should any widening of the existing dropped kerb be required in order to accommodate the slightly widened driveway, a separate application would be required to the relevant Service and a suitable advisory note in this regard is appended in the event permission is granted.

Matters Raised by Community Council

- *The scale of the proposed rear extension will protrude beyond the established building line of houses on this section of the street.*
- *Harming the character and amenity of the Conservation Area.*
- *Will set a precedent for others to follow which may compromise the integrity of the principles set out in the Conservation Area Appraisals and Management Plan.*
- *Kindly request the Committee conduct a site visit prior to any decision being made.*

The above comments have been suitably addressed in the 'Design, Scale and Siting' and 'Historic Environment' sections of the above evaluation. With regard to precedent, and notwithstanding every application is assessed on its own merits, precedent is considered to be a legitimate planning consideration in circumstances where there is the potential for cumulative impacts to arise. In this instance there are considered to be a number of other previously consented rear extensions within the conservation area and therefore the proposed application is not considered to represent an adverse precedent in planning terms. Furthermore, the 'differential contrast' design approach is supported by Historic Environment 'Managing Change' guidance on 'Extensions' which would also be in line with opportunities presented in the Albyn Place and Rubislaw Conservation Area Appraisals and Management Plan – specifically for completion of design and access statement and context appraisal for new developments, and, high quality extensions that respect, complement and add to the character of the Conservation Area. Finally, comments with regard to site visit by Committee are noted.

Matters Raised in Representations

The aforementioned comments in support for the proposed development and its design are noted, however, these matters are considered to have been fully discussed in the above evaluation and therefore will not be discussed further here. The matters raised in representations which object to the proposal or raise other matters will be addressed below.

Site conditions, boundary wall, trees and landscaping

- *Mutual boundary wall between No. 24 and No. 26 is around 1.5m high, however because of the topography the wall effectively acts as a retaining wall and the ground level at No. 26 is about 1.0m above the ground level at No. 24 in some areas. Significant ground work will be required to raise the ground levels, which in turn will affect the loading on the boundary wall and risk its collapse.*
- *Some of the submitted drawings are insufficiently detailed, contain inaccuracies and lack dimensions which is misleading, in relation to site levels in particular and the alignment of where the extension meets with the existing house.*

Drawings have been revised and updated accordingly to clarify site levels, positioning of the extension relative to the house, how access will be formed internally to account for level difference and to include the entire plot. Following receipt of revised plans, the site level difference between the two properties is considered to be accurately represented and additional cross-sectional drawings were requested to aid assessment of the proposal in this regard. Minimal groundwork is proposed to accommodate the proposed extension, and the applicant has confirmed that the

structural integrity of the boundary wall will be maintained. Furthermore, technical considerations in the specific regard would be subject to subsequent assessment by Building Standards. As outlined above in the 'Residential Amenity' section, whilst it is recognised that the resulting east wall of the proposed extension is higher than would be the case should there be no difference in site levels, nevertheless the property has generous private amenity space to the rear for the enjoyment of residents, and the proposed extension is located reasonable distance away so that the impact is not considered to be adverse or overbearing in nature.

- *Additional trees were felled in 2022 in relation to application 220945/TCA and the applicant has erected an unauthorised close-boarded fence above the existing stone wall, in excess of 2.5m high as viewed from No. 24 neighbouring property.*
- *Potential impact on roots of tree adjacent to proposed raised patio, indicating this tree will be felled.*

It is recognised that fencing was initially proposed along the eastern mutual boundary, to be placed above the existing granite rubble wall, however, these have since been removed from the proposal and therefore no longer form part of the consideration. As a result of the submitted tree survey and arboricultural impact assessment, the raised patio area has been removed from the proposal, with surrounding ground conditions and the open jointed boulder wall to remain in situ. This will allow for the required root protection area to remain unaffected by the proposed extension, however a suitable condition will be applied to any consent with regard to tree protection during construction. The external steps have also now been relocated to be adjacent to the west elevation of the proposed extension, outside of the root protection zone.

- *Drainage pipes lie under the footprint of the proposed extension which continues through neighbouring gardens to ultimately lead to the Den Burn, and there is risk of damage to integrity of the burn from the development, however no indication has been provided of how adequate drainage will be preserved.*

Revised plans have been submitted which indicate the positioning of the existing culvert within the rear garden ground. Revised proposals include a c.1.2m reduction in the length of the proposed extension which also alleviates any conflict with the culvert and provides a minimum c.1.3m buffer between the proposed foundations and the nearest point of the culvert (north-west corner of the proposed extension).

Design, scale, materials and impact on the historic environment

- *Excessive size, scale and height of extension in relation to the property, exceeding one storey in height, would extend 11m in length beyond the established building line along this section of the street, and, would enlarge the footprint of the house by over 50%.*
- *Unwelcome precedent for similar developments to the rear of listed buildings and threaten the integrity of the Council's Conservation Area Appraisals and Management Plan.*
- *Adverse impact on surrounding listed buildings and their curtilages. Proposal is out of character and would harm the general amenity of the conservation area, particularly the starkness of the floor-to-ceiling windows and extending flat roof.*
- *Aesthetics of the proposed extension are alien and unsympathetic to the characteristic styles of the listed buildings on the street.*
- *Proposed extension does not utilise the topography of the garden, drawings are misleading and show extension as sunken into the garden but this is not the case and it will dominate the rear of the building and the garden.*
- *Large flat roof and overhanging sections does not suit the character of the original dwelling.*
- *The proposed materials and finishes are inappropriate for the character of the area and out of keeping with the granite building, in particular the rendered eastern wall.*

- *Benefits of solar gain are overstated given the extension faces west and is predominantly overshadowed by the original house for most of the day.*

It is considered that the above comments have been suitably addressed in 'Design, Scale and Siting' section of the above evaluation. The proposed material finish for the eastern wall has been amended to ashlar granite, in colour, coursing and block size to match the existing house. The overall material palette is considered to have been designed to be both complementary and offer a positive differential contrast with the original building, with high quality modern materials. Furthermore, as mentioned in the above evaluation, whilst it is acknowledged that the extension is not south facing and some of the time it would be in shadow from the main house, nevertheless the orientation and positioning of the proposed extension has maximises any potential solar gain due to its location and aspect in the plot.

- *Remodelling the interior of the property has already begun without grant of listed building consent.*

Alterations to internal areas will be fully considered in the corresponding listed building consent application (230654/LBC). At the time of the site visit, whilst it was evident that some interior alterations had begun, this was not considered to extend beyond redecoration and removal of old boiler/bathroom fittings.

Residential Amenity

- *East elevation of the extension in excess of 4m above garden level at No. 24 and would dominate outlook given its proximity to the mutual boundary wall.*
- *The site of the proposed extension is clearly visible from and adversely impacts on general visual amenity of surrounding properties to the north.*
- *Massive loss of privacy to property to north in Morningfield Road. as the proposed extension is for a kitchen that is usually the busiest room in houses and there will be continual loss of privacy for parties, exacerbated by floor to ceiling glazing.*
- *No opportunity for screening to the north due to level differences between garden to the north, magnified by the previous felling of trees.*

The above comments are considered to have been satisfactorily addressed in the 'Residential Amenity' section of the above evaluation. It is recognised that the east wall of the proposed extension is higher than would be the case should there be no difference in site levels, nevertheless it is considered that the property has generous private amenity space to the rear for the enjoyment of residents, and the proposed extension is located reasonable distance away so that the impact is not considered to be adverse or overbearing in nature. Furthermore, the relative distances to neighbouring properties to the north is considered to avoid any impacts on privacy or general visual amenity. The overall living accommodation of the main house is generous, therefore any perceived intensification of use from the proposed kitchen extension from occupants is not considered to be an amenity concern. Previous tree felling was authorised and appropriate replacement tree planting has already been undertaken which in time will improve natural screening as the trees mature, however this is not a specific requirement with regard to privacy. As noted above, the relative distance between the proposed extension and neighbouring properties to the north is considered to avoid any impacts on privacy.

Other

- *The applicant has a history of property development and the proposed creation of a multi-generational home is questionable.*
- *Request that the Committee conducts a site visit prior to any decision being made.*

- *Planning department should perform a site visit and have drawings corrected to reflect the scale of development.*

The first comment is not considered to be a material planning consideration. Comments noted with regard to site visit by Committee. A full site visit by the Planning Officer was conducted on 26 June 2023 and as discussed above, certain additional drawings and surveys were submitted to aid assessment of the proposal.

Support

- *Would provide more privacy from the raised decking at neighbouring property No. 24, which appears to be uPVC and unauthorised.*

There does not appear to be a record of planning consent for the raised decking and the Planning Service is unaware of how long this has been in situ. Regardless, this is not a material planning consideration for this application, but a separate issue.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

The proposed development is considered to be architecturally compatible with the original dwelling in terms of design, siting, scale, form, height and use of complementary materials – which complies with National Planning Framework 4 (NPF4) Policies 14 (Design, Quality and Place) and 16 (Quality Homes); with Policy D1 (Quality Placemaking); and Policy H1 (Residential Areas) of the Aberdeen Local Development Plan (ALDP) 2023; and with associated ‘Householder Development Guide’, and ‘Materials’ Aberdeen Planning Guidance (APG).

The proposed development has taken due regard for its impact on the character and general visual amenity of the Albyn Place and Rubislaw Conservation Area, in relation to both the original dwelling, its plot, and setting of the category ‘C’ listed building – in compliance with NPF4 Policies 7 (Historic Assets and Places); 14 (Design, Quality and Place); and 16 (Quality Homes); with Historic Environment Policy Scotland (HEPS); associated Historic Environment Scotland Managing Change guidance; and with Policies D6 (Historic Environment); D7 (Our Granite Heritage); and D8 (Windows and Doors) of the ALDP; with the ‘Repair and Replacement of Windows and Doors’ APG; and the Albyn Place and Rubislaw Conservation Area Character Appraisal (July 2013).

As a result of development, the site would not be overdeveloped, substantial quantity of private external amenity space would remain in accordance with NPF4 Policies 14 (Design, Quality and Place), and 16 (Quality Homes); and with Policies D2 (Amenity) and H1 (Residential Areas) of the ALDP and associated ‘Householder Development Guide’ APG. The proposal would have no adverse impact on the residential amenity afforded to any neighbouring properties in terms of overshadowing, daylight/sunlight receipt, overbearing, or outlook, and privacy is suitably maintained.

The proposed development would not adversely impact on any protected species or root protection areas of any trees, and includes suitable biodiversity enhancements – in compliance with NPF4 Policies 3 (Biodiversity) and 6 (Forestry, Woodland and Trees) Policies NE3 (Our Natural Heritage), NE5 (Trees and Woodland) of the ALDP, and with associated ‘Trees and Woodlands’; and ‘Natural Heritage’ Aberdeen Planning Guidance. The proposed development has

no adverse impact on road safety or parking requirements in accordance with Policy T3 (Parking) of the ALDP and associated 'Transport and Accessibility' APG.

Furthermore, the proposed development has taken due cognisance of adapting the existing dwelling for future use through principles of sustainable design and opportunities to maximise solar gain in accordance with the aims of National Planning Framework Policies 1 (Tackling the Climate and Nature Crisis); 2 (Climate Mitigation and Adaptation); 14 (Design, Quality and Place); and 16 (Quality Homes).

CONDITIONS

It is recommended that approval is given subject to the following 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) TREE PROTECTION

No works in connection with the development hereby approved shall commence unless a tree protection plan has been submitted to and approved in writing by the planning authority. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) The location of the trees to be retained and their root protection areas and canopy spreads (as defined in BS 5837: 2012 Trees in relation to design, demolition and construction);
- b) The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).
- c) The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas.

No works in connection with the development hereby approved shall commence unless the tree protection measures have been implemented in full in accordance with the approved tree protection plan. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the planning authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches or trunks. The approved tree protection measures shall be retained in situ until the development has been completed.

Reason – In order to ensure adequate protection for the trees on site during the construction of the development.

(03) MATERIALS

No works in connection with the development hereby approved shall commence unless a sample and details of the specification and colour of all the wall and roof materials, to be used in the external finish for the approved development have been submitted to and approved in writing by

the planning authority. The extension shall not be brought into use unless the external finish has been applied in accordance with the approved details.

Reason – In order to safeguard the special architectural character and historic interest of this listed building and in the interests of preserving or enhancing the character or appearance of the conservation area.

(04) GATE DETAIL

Prior to the commencement of the development hereby approved an elevation drawing of the proposed gates to be located on the south elevation, as indicated on Drawing No. 315P - 301B, shall be submitted to and approved in writing by the planning authority. Thereafter, the gates shall be installed in accordance with the approved details.

Reason – In order to maintain the character and amenity of the surrounding residential area, safeguard the special architectural character and historic interest of this listed building and in the interests of preserving or enhancing the character or appearance of the conservation area.

ADVISORY NOTES FOR APPLICANT

(01) Footway crossing

The creation of any extended footway crossing shall require to be constructed by Aberdeen City Council Roads Maintenance Unit and the applicant/resident shall require to contact them 6 weeks prior to the works to get an estimation and programme the works.

They can be contacted on 03000 200 292 or footwayscrossings@aberdeencity.gov.uk at <https://www.aberdeencity.gov.uk/services/roads-transport-and-parking/apply-dropped-kerb-or-driveway> 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