



# Planning Development Management Committee

Report by Development Management Manager

**Committee Date: 13<sup>th</sup> March 2025**

<b>Site Address:</b>	33 Hopetoun Court, Aberdeen, AB21 9QS
<b>Application Description:</b>	Extension of existing garage to rear
<b>Application Ref:</b>	241488/DPP
<b>Application Type</b>	Detailed Planning Permission
<b>Application Date:</b>	23 December 2024
<b>Applicant:</b>	Mr George Malcolm
<b>Ward:</b>	Dyce/Bucksburn/Danestone
<b>Community Council:</b>	Bucksburn and Newhills - Pre Review 2024



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## **RECOMMENDATION**

Approve Conditionally.

## **APPLICATION BACKGROUND**

### **Site Description**

The application site comprises the curtilage of a one-and-a-half storey, one bedroom, mid-terraced dwelling in a residential neighbourhood in Bucksburn. The dwelling fronts Hopetoun Court to the north-west and includes a paved front curtilage providing off-street parking space for two cars. The rear curtilage extends at an angle to the south-east and slopes downward from the rear elevation of the property to rear lane. A single, flat-roofed detached garage is situated in the southern corner of the rear curtilage, adjacent to the lane, with its southern elevation adjoining the neighbouring property's garage. A driveway is located to the north of the garage, adjacent to the driveway of the neighbouring property to the north.

### **Relevant Planning History**

None.

## **APPLICATION DESCRIPTION**

### **Description of Proposal**

Detailed planning permission is sought for the extension of the existing garage, with a new door added to provide a second, adjoining garage. The proposed extension would project out from the northern elevation of the existing garage and with a width of c. 2.4 m adjacent to the lane (east elevation), covering the existing driveway. It would include a c. 1.92 m high metal up-and-over garage door on the front elevation. The northern elevation of the garage would extend c. 5.2 m back from the lane along the northern boundary and would not have any glazing or other openings. The rear, western elevation would have a width of c. 3.3 m, with a door providing pedestrian access from the rear garden and replacing the door to the existing garage. The northern wall of the existing garage would be partially removed with a c. 1.7 m wide opening creating a shared internal space..

### **Amendments**

The following amendments were made to the application, in agreement with the applicant:

- Amended floor plans were submitted to correctly reflect the southern boundary of the site.

### **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=SOQE9VBZMJ600>

### **Reason for Referral to Committee**

The application has been referred to the Planning Development Management Committee because an objection has been made by the Council's Roads Development Management team, therefore the application falls outwith the Scheme of Delegation, as per point 1. vi.

## **CONSULTATIONS**

**ACC - Roads Development Management Team – object, noting the following comments:**

- The proposal appears to be for an additional garage rather than an extension.
- The entry width for the additional entrance to the garage is below the minimum requirements as set out in the Council's standards (Transport & Accessibility Aberdeen Planning Guidance).
- The external and internal dimensions of the proposed garage would be below minimum requirements.

**Bucksburn and Newhills - Pre Review 2024 Community Council – no comments received.**

**REPRESENTATIONS**

None.

**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**

National Planning Framework 4 (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.

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

**Aberdeen Local Development Plan 2023**

- Policy D1 (Quality Placemaking)
- Policy H1 (Residential Areas)

**Aberdeen Planning Guidance**

- Householder Development Guide
- Transport & Accessibility

**EVALUATION**

## Key determining factors

The key determining factors in the assessment of this application are whether the proposed development would:

- impact upon the character and appearance of the existing dwelling or the surrounding area;
- impact upon the amenity of the area, including the residential amenity of immediately neighbouring properties; and
- impact on road and public safety.

## Principle of development

Policy 16 (Quality Homes), paragraph (g) of National Planning Framework 4 (NPF4) states that householder development proposals will be supported where they:

- do not have a detrimental impact on the character or environmental quality of the home and the surrounding area, in terms of size, design and materials; and*
- do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.*

The application site also lies within a Residential Area, as zoned in the Aberdeen Local Development Plan 2023 (ALDP) Proposals Map. Policy H1 (Residential Areas) of the ALDP states that within existing residential areas, proposals for new householder development will be approved in principle if it:

- does not constitute over-development; and*
- does not have an adverse impact to residential amenity and the character and appearance of an area; and*
- does not result in the loss of open space.*

## Impact on the character and appearance of the area

In determining whether the proposed development would adversely affect the character and appearance of the existing dwelling, and the surrounding area, Policy 14 (Design, Quality and Place) of NPF4 is relevant. Policy 14 encourages and promotes well-designed development that makes successful places by taking a design-led approach. Policy D1 (Quality Placemaking) of the ALDP substantively reiterates the aims and requirements of Policy 14.

### Design, scale, siting and materials

The Aberdeen Planning Guidance on Householder Development (HDG) states: “*Outbuildings must always be subordinate in scale to the dwellinghouse*” and that they “*should not have a negative impact on the character of the surrounding area.*”

The proposed garage extension would be appropriately sited within the existing footprint of the rear driveway, and would be of an acceptable form, design and scale in relation to the existing garage. The proposed design and use of materials to match the existing garage is acceptable and the extension would be architecturally compatible with both the existing garage and the neighbouring garages on the rest of the lane.

### Overdevelopment

Guidance on what constitutes ‘overdevelopment’ is set out within ‘General Principles 4 and 5’ at

section 2.2 of the Householder Development Guide. This states that no more than 50% of the rear curtilage of a dwelling should be covered by development. As the proposed garage extension would be small-scale, and the majority of the rear garden would remain undeveloped, the proposal would not constitute overdevelopment.

### Open space

The proposed householder development would be wholly contained within the existing residential curtilage of the application property and no open space would be lost.

### Summary

To summarise, the proposed development would be of an appropriate design, scale and siting for its context, would not constitute over development nor result in the loss of any open space, and would preserve the character and appearance of both the existing dwelling and the surrounding area, all in accordance with Policies 14 and 16 of NPF4 and Policies D1 and H1 of the ALDP, as well as the relevant guidance contained within the Householder Development Guide.

### **Impact on the amenity of the area**

The HDG states: *'No extension or alteration should result in a situation where the amenity of any neighbouring properties would be adversely affected. Significant adverse impact on privacy, daylight and general amenity will count against a development proposal.'*

As the proposed garage extension would be small-scale and located to the rear of the application site, set a significant distance away from, and at a lower level than, the neighbouring dwellings, there would be no adverse impacts on daylight or sunlight receipt. Additionally, the use of the structure as a garage, combined with its siting, would ensure there would be no impact to the privacy or outlook of neighbouring properties. The proposed development would therefore preserve the amenity of the surrounding area, including the residential amenity of the neighbouring properties, in accordance with Policy 16 of NPF4 and H1 of the ALDP, as well as the relevant guidance contained within the Householder Development Guide.

### **Parking and road safety**

#### Measurements

The Aberdeen Planning Guidance on Transport & Accessibility (TA) states that *"the minimum acceptable external size of a new single garage is 6.0m x 3.0m, with a minimum internal size no less than 5.7m x 2.7m. The minimum effective entry width is 2.25m with a height of 1.98m."* The proposal includes a garage door c. 1.92 m in height (to match the height of the existing garage door), and c. 2.15 m wide that would face onto the lane. The internal area of the proposed garage extension would be c. 5.2 m x 2.4 m x 3.3 m. The proposed garage extension would therefore not meet the specified minimum measurements as set out in the TA guidance. The Council's Roads Development Management team have thus objected to the proposal on these grounds.

#### Secure storage

The applicant has advised that the proposed garage extension is for the safe and secure storage of a classic car with a length of c. 3.05 m, a width of c. 1.4 m and a height of c. 1.35 m. The dimensions of this vehicle are well below the proposed dimensions of the extension which would accommodate the classic vehicle.

### Parking requirements

The one-bedroom dwelling has sufficient off-street parking provision for three vehicle spaces (two on a front driveway and one within the existing rear garage). The proposed garage extension would therefore not be needed to meet parking requirements, or to prevent any on-street parking which could otherwise be to the detriment of amenity.

### Road and public safety

The garage would be located to the rear of the property, accessed from a relatively small and dead-end lane, alongside other garages of a similar size. Given the nature of the lane and its low level of traffic (both pedestrian and vehicular), any vehicles entering and exiting the proposed garage would not pose any significant risk to public safety, including road safety. The Roads Development Management team did not raise any safety concerns relating to the proposal.

### Assessment

The terraced setting of the application site, built in the 1970s, and the narrow width of the rear lane, indicate a design for vehicles from that period. The existing garage entrance has the same height as the proposed additional garage door (c. 1.92 m) and therefore also does not meet the guideline minimum measurement for entry height. The width of the existing garage door at c. 2.27 m just meets the stated minimum in the TA guidance, with the proposed garage door width failing to meet the guidance by c. 110 mm. While not meeting the measurements stated within the Aberdeen Planning Guidance on Transport & Accessibility to accommodate modern vehicles, the proposed garage would be suitable in size for the accommodation of older, classic vehicles.

The possible future use of the proposed extension for more modern and larger vehicles would be limited given the aforementioned smaller dimensions, as a larger vehicle may not fit into the garage extension, or indeed the existing garage. It is also important to note that the TA guidance relates to 'new developments' and that such developments would be assumed to accommodate more modern vehicles of a larger size.

The stated use as a secure storage facility of a classic car would indicate the intended use of the extension primarily as storage for the vehicle. The applicant's property benefits from two further off-street parking spaces on a driveway to the front of the property, which already meets the parking requirements for a one-bedroom dwelling therefore consideration of the extension as supplementary parking is not required.

### Summary

In summary, the proposed garage extension would not be necessary for providing additional off-street parking, whilst the smaller dimensions than those set out in the Council's TA guidance would only permit the garage's use as either general storage or for the parking / storage of a small vehicle. Given the nature of the lane, the proposed development would not pose any significant risk to public safety, including road safety. Therefore, despite the garage not meeting the minimum guideline dimensions for garages as set out in the Transport & Accessibility APG, the Planning Service considers there are no material reasons as to why the application should be refused.

### **Tackling the climate and nature crises, climate mitigation and adaptation**

Policy 1 (Tackling the Climate and Nature Crises) of NPF4 requires significant weight to be given to the global climate and nature crises in the consideration of all development proposals. Policy 2 (Climate Mitigation and Adaptation) of NPF4 requires development proposals to be designed and

sited to minimise life-cycle greenhouse gas emissions as far as possible, and to adapt to current and future risks from climate change. The proposed householder development would be sufficiently small-scale such that it would not make any material difference to the global climate and nature crises, nor to climate mitigation and adaptation. The proposals are thus acceptable and do not conflict with the aims and requirements of Policies 1 and 2 of NPF4.

## **RECOMMENDATION**

Approve Conditionally.

## **REASON FOR RECOMMENDATION**

The proposed garage extension would preserve the character, appearance and amenity of the existing dwelling and the surrounding area, would not constitute overdevelopment and would not result in the loss of any open space, all in accordance with Policy 16 (Quality Homes) of National Planning Framework 4 (NPF4) and Policy H1 (Residential Areas) of the Aberdeen Local Development Plan 2023 (ALDP). The proposed works are also compliant with the relevant guidance set out in the Householder Development Guide Aberdeen Planning Guidance. The proposed works would be of an appropriate design, scale, siting and materials for the context of the application site, in accordance with Policies 14 (Design Quality and Place) of NPF4 and D1 (Quality Placemaking) of the ALDP.

The dimensions of the proposed garage extension are not in accordance with the minimum measurements stated within Aberdeen Planning Guidance on Transport & Accessibility. However, the application site already has sufficient off-street parking, therefore consideration of the extension as supplementary parking is not required. The garage would provide amenity benefit to the applicant, whilst not detracting from the availability of on-street parking, nor posing any significant risk to public safety, including road safety.

The proposed garage extension would be small-scale and would not have any material impact on the climate and nature crises, nor on climate mitigation and adaptation, therefore the proposals do not conflict with the aims and requirements of Policies 1 (Tackling the Climate and Nature Crises) and 2 (Climate Mitigation and Adaptation) of NPF4.

## **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.