

Banff & Buchan Area Committee Report – 16 June 2015

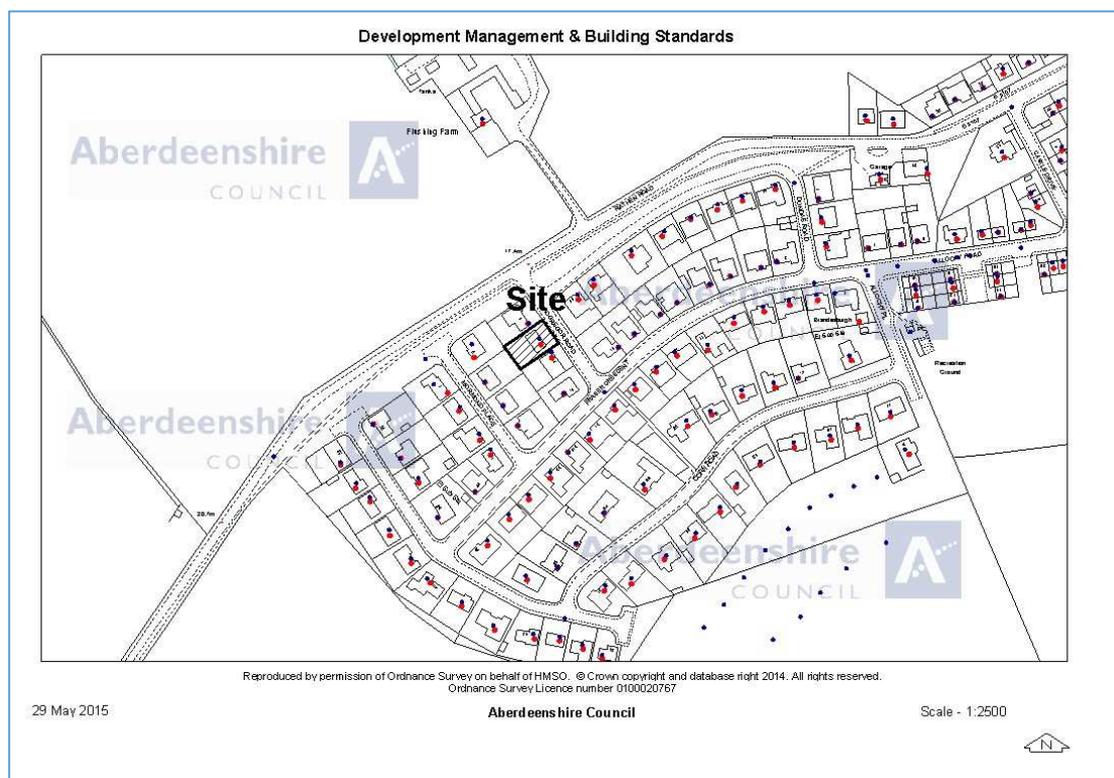
Reference No: APP/2015/1115

Full Planning Permission for Alterations and Dormer Extension to Dwellinghouse at 2 Macgregor Road, Inverallochy, Fraserburgh

Applicant: Mr M Baillie, 2 Macgregor Road, Inverallochy

Agent: Baxter Design, Aden Hall, 9 Kirkgate, Old Deer, Peterhead

Grid Ref:	E: 403700 N:864745
Ward No. and Name:	W03 – Fraserburgh and District
Application Type:	Full Planning Permission
Representations:	0
Consultations:	0
Relevant Proposals Map Designations:	Aberdeenshire Local Development Plan Rural Housing Market Area
Complies with Development Plans:	No
Main Recommendation:	Refuse



1. Reason for Report

1.1 The application is being referred to Area Committee because Cllrs Tait, Topping and Buchan have requested that the application be referred to the Committee because:

- Cllr Tait - refer to committee to consider if the development is appropriate in terms of its design, the surrounding area and whether it has the potential to negatively impact on the amenity of the neighbouring properties
- Cllr Topping - I wish to discuss at area committee the merits and/or demerits of both the proposals and the recommendations of the planning officials.
- Cllr Buchan - To consider further the effect on the amenity of the neighbours.

2. Background and Proposal

2.1 Full planning permission is sought for alterations and extension to dwellinghouse at 2 Macgregor Road, Inverallochy.

2.2 The site lies towards the eastern boundary of the settlement of Inverallochy within a residential area off of the main thoroughfare of the settlement. The property is a single storey dwellinghouse of modern design with a single, flat roof garage to the south east. A location plan for the site is attached as Appendix 1.

2.3 The proposed alterations include a box dormer to the south west elevation of the house. The dormer extends almost the full width of the existing roof measuring 9.4m with a height of 2.2m. Internally the alterations would provide alterations to the loft space covering an area of 49.5m² providing two further bedrooms and one bathroom. Elevation details and a layout plan of the house are attached as Appendices 2 & 3.

2.4 Proposed materials include grey timber cladding walls, dark grey felt roofing, brown timber windows to match the existing and black uPVC rainwater goods.

3. Representations

3.1 No valid letters of representation have been received.

4. Consultations

4.1 No consultations undertaken.

5. Relevant Planning Policies

5.1 Scottish Planning Policy

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

5.2 Aberdeen City and Shire Strategic Development Plan 2014

The purpose of this Strategic Development Plan is to set a clear direction for the future development of the North East. It promotes a spatial strategy. All parts of the Strategic Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

5.3 Aberdeenshire Local Development Plan 2012

Policy 8: Layout, siting and design of new development
SG LSD 2: Layout, siting and design of new development
SG LSD 3: House extensions

5.4 Other Material Considerations

An equality impact assessment is not required because the granting or refusing of the application will not have a detrimental impact on the protected characteristics of the applicant or any third parties.

Planning Advice 6/2012: Implementation of policy SG LSD 2 Layout, siting and design of new development.

6. **Discussion**

- 6.1 The main consideration in the determination of this application is the design of the proposed dormer and the impact on neighbouring amenity.
- 6.2 SG LSD 2: Layout, siting and design of new development and SG LSD 3: House extensions supports development of an extension providing it reflects the character, design and scale of the existing house and surrounding area, does not significantly reduce the amenity of neighbouring residents or cause loss of, or damage to trees, among other things.
- 6.3 The proposed dormer extension is of a significant scale in relation to the existing house. Although the principle of a house extension is acceptable it is considered that the design of the flat roof dormer is an inappropriate design in relation to the surrounding area. There are no examples of dormer windows in the immediate area.
- 6.4 Although the proposed dormer is to the rear of the house, due to the street pattern this would be visible from the B9107, Rathen Road, the main thoroughfare of Cairnbulg and Inverallochy. Further to this, the proposed dormer has the potential to introduce overlooking, particularly over the private garden space of the neighbouring properties to the south west through the introduction of effectively, a further storey to the existing property.
- 6.5 Overall, the proposal is not considered appropriate in terms of its design, it does not retain the character of the surrounding area and has the potential to negatively impact on the amenity of the neighbouring properties. The application therefore does not comply with Policy 8 and related SG LSD 2 and SG LSD 3.

7. Area Implications

- 7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community Plan.

8. Equalities and Financial Implications

- 8.1 An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.
- 8.2 There are no financial implications arising from this report.

9. Sustainability Implications

- 9.1 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

10. Departures, Notifications and Referrals

10.1 Strategic Development Plan Departures

None

10.2 Local Development Plan Departures

Policy 8: Layout, siting and design of new development
SG LSD 2: Layout, siting and design of new development
SG LSD 3: House extensions

10.3 The application is a Departure from the valid and has been advertised as such. Any representations received have been circulated as part of the agenda and taken into account in recommending a decision. The period for receiving representations has expired.

10.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.

10.5 The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

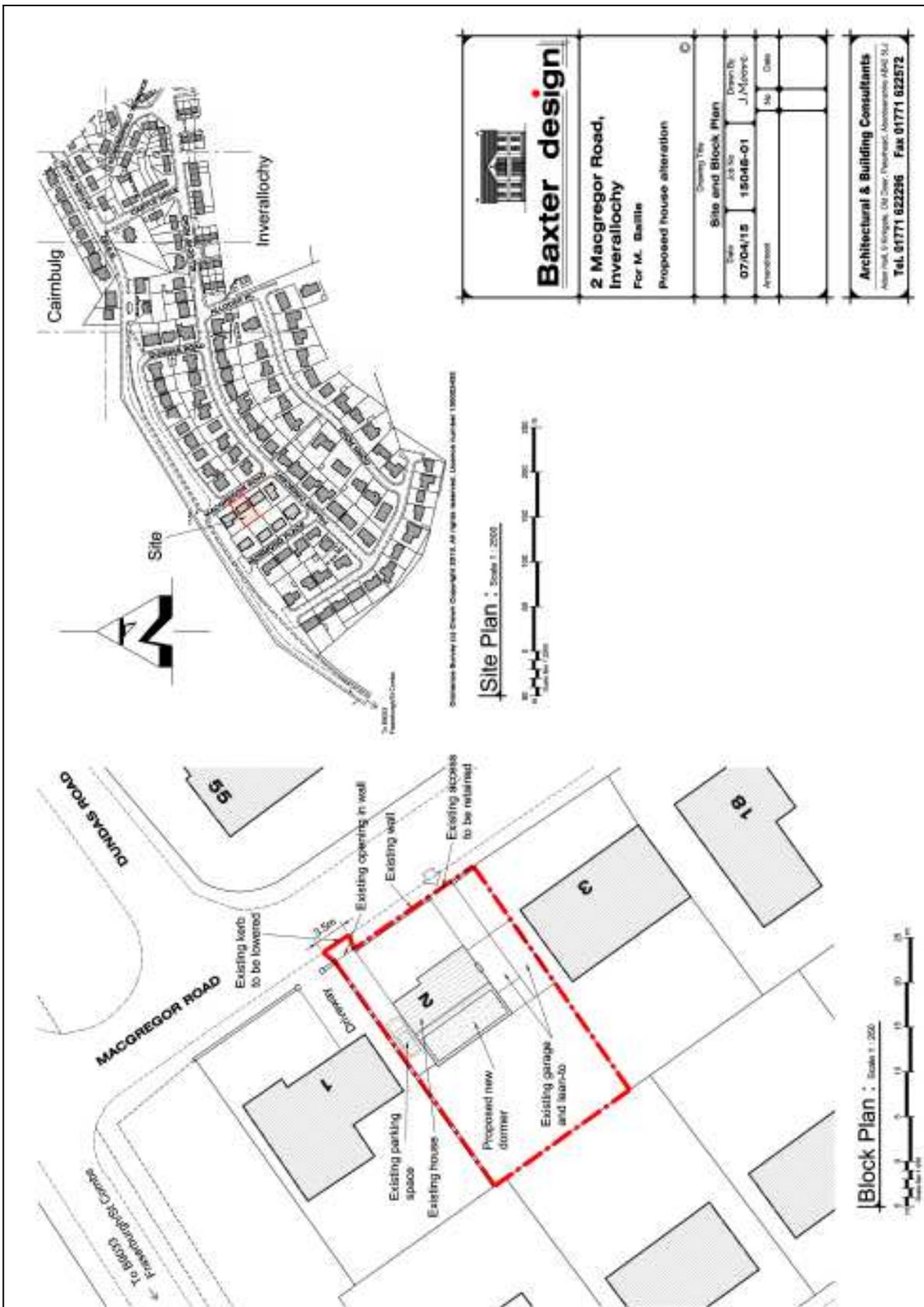
11. Recommendation

11.1 REFUSE for the following reasons:-

1. The proposal is not considered appropriate in terms of its design, it does not retain the character of the surrounding area and has the potential to negatively impact on the amenity of the neighbouring properties. The application therefore does not comply with Policy 8 and related SG LSD 2 and SG LSD 3.

Stephen Archer
Director of Infrastructure Services
Author of Report: Fiona Oldroyd
15/05/2015

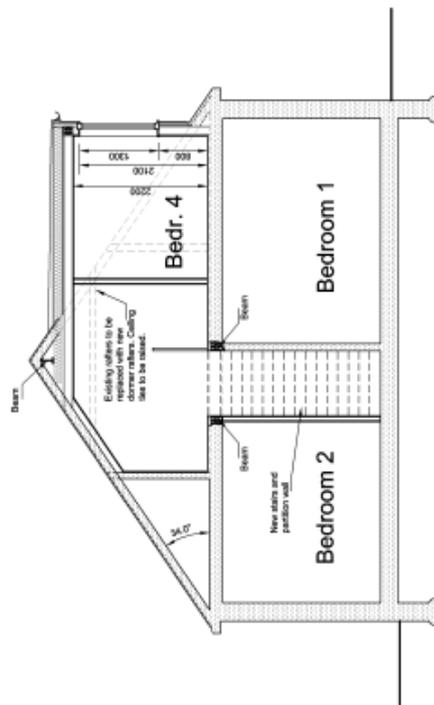
**APPENDIX 1
Site Plan**



APPENDIX 2 Proposed Elevations



Finishes	
Walls	Timber cladding, grey
Roof	dark grey felt roofing Code 5 lead flashings to all roof junctions and valleys.
Windows	Brown timber windows to match existing, dark grey aluminium cills
Rainwater Goods	Black Upvc Gutters and downpipes.
Loft conversion floor area 49.5 sq. m.	



APPENDIX 3 Floor Plans

