



Garioch Area Committee Report – 21 June 2016

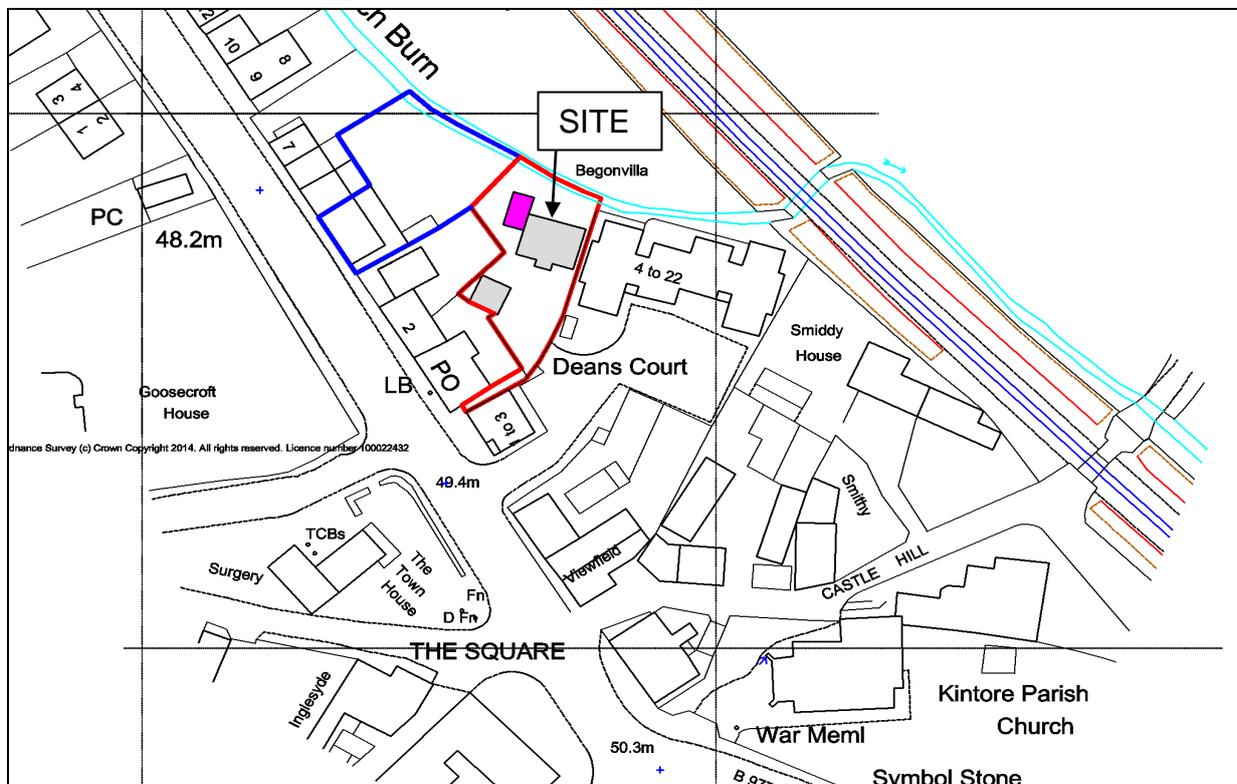
Reference No: APP/2016/1269

Full Planning Permission for Alterations and Extension to Dwellinghouse (Part Retrospective) at 1 Northern Road, Kintore, Aberdeenshire, AB51 0YL

Applicant: Mr & Mrs Andrew Cullinane

Agent: James Greig

Grid Ref:	379267 816368
Ward No. and Name:	W12 - East Garioch
Application Type:	Full Planning Permission
Representations:	0
Consultations:	1
Relevant Proposals Map Designations:	Local Development Plan Within Kintore settlement and Defined Town Centre
Complies with Development Plans:	Yes
Main Recommendation:	Grant



NOT TO SCALE

Reproduced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright and database rights. Ordnance Survey Licence Number 0100020767.

1. Reason for Report

- 1.1 This report relates to a planning application which has been submitted by, or on behalf of, an elected member of the authority, or their spouse or partner and therefore requires to be determined by the Area Committee.

2. Background and Proposal

- 2.1 Planning permission was previously granted on 27 August 2014 by the Garioch Area Committee under reference APP/2014/2611 for the erection of a hipped roof, single storey kitchen and sun lounge extension that would wrap around the rear north-west corner of this detached 1¼ -storey dwellinghouse. Work commenced in respect of that permission but during construction the applicants decided to omit the approved extended kitchen area and to erect only the sun lounge element. The omission of the extended kitchen area was considered to be too significant a change to be able to consider the revised scheme as a non-material variation to the planning permission and a fresh planning application was therefore required for the revised scheme. The reason that the application is described as being part retrospective is because the shell of the sun lounge has already been erected under the previous permission.
- 2.2 The sun lounge extension would be 4.00m wide and 6.50m long and would have a height to eaves and ridge level of approximately 2.65m and 4.50m respectively. The extension would project 3.25m from the north-facing rear wall of the house and 3.75m from the west facing side wall. The proposed glazing, roof slates, harling and basecourse would match those materials used on the existing house. There would be an area of decking to the north and west of the extension with a 900mm high balustrade and a finished floor level approximately 450mm above the existing ground level.
- 2.3 The house is set in generously sized plot in the defined town centre of Kintore. There is a flatted development to the east of the site and the rear gardens of houses and commercial properties fronting Northern Road to the west. The Loch Burn bounds the property to the north and access to the site is gained via the car park serving Deans Court to the south. The rear garden is bounded by tall walling to the east and west and fence posts to the north-west. The ground beyond the fence posts appears to be the garden ground to number 4 Northern Road but is shown as being under the ownership or control of the applicants. The site boundary with the Loch Burn and the open land beyond is defined by a low wall.

3. Representations

- 3.1 No valid letters of representation have been received.

4. Consultations

- 4.1 **Infrastructure Services (Flood Prevention Unit)** advises that the service is generally satisfied with the level of flood risk associated with the application and does not object to the proposal.

5. Relevant Planning Policies

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.

Aberdeen City and Shire Strategic Development Plan (2014)

The purpose of this 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.

Aberdeenshire Local Development Plan 2012

Policy 8: Layout, siting and design of new development
Supplementary Guidance LSD3: House extensions

5.4 Other Material Considerations

None

6. Discussion

6.1 ALDP Policy 8 and its associated supplementary guidance aims, among other things, to protect the character and amenity of existing houses and their surroundings from poorly sited and designed house extensions. An extension should reflect the character of the surrounding area and the design and scale of the existing house. In addition, an extension should not significantly reduce the amenity of neighbouring residents.

6.2 The proposed extension would be in keeping with the scale, character and appearance of the existing house and the proposed materials would match

those used on the existing house. The proposal would be well screened by existing development and would neither appear unduly conspicuous in the street scene nor detract from the amenities of the surrounding area.

- 6.3 Because of the lack of fence panels on the north western boundary of the site, the proposed west facing windows in the extension would be less than 9.00m from that boundary and would look into the garden ground of number 4 Northern Road. Technically, this would not comply with the Council's standards, but the garden ground in question is owned or controlled by the applicants and should that property be separated in ownership terms from the application site, it would be a simple matter to reinstate the fence panels between the existing fence posts to screen this area from the windows in the proposed extension. The other neighbouring properties would be screened by existing tall walls and buildings on the site boundaries and would not be unduly adversely affected by the proposed development in terms of privacy.
- 6.4 The extension would be on the north side of the house and would therefore have very little impact on the neighbouring properties in terms of loss of sunlighting or daylighting. As such, the scale of the proposal, its position and orientation relative to the adjacent properties, coupled with the separation between the properties, means there would be no undue loss of sunlighting or daylighting to the neighbouring properties as a result of the development.
- 6.5 The extension would be smaller than the previously approved development and would therefore have less impact on the properties to the east than the previous proposal.
- 6.6 The proposed development would comply with Policy 8 and Supplementary Guidance LSD3 of the Aberdeenshire Local Development Plan and is recommended for approval.

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 Aberdeenshire Council is aware of its duties under the Equality Act 2010 and in particular the Public Sector Equality Duty. An Equality Impact Assessment is not required because the proposed development would not have an adverse differential impact on people 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

None

10.3 The application is not a Departure from the Local Plan or Strategic Development Plan and no departure procedures apply.

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 the Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

11. Recommendation

11.1 GRANT full planning permission

11.2 Reason for Decision

The proposed development accords with the development plan and there are no material considerations which indicate that permission should be refused.

Stephen Archer
Director of Infrastructure Services
Author: Bob Peacock
Date: 01 June 2016