

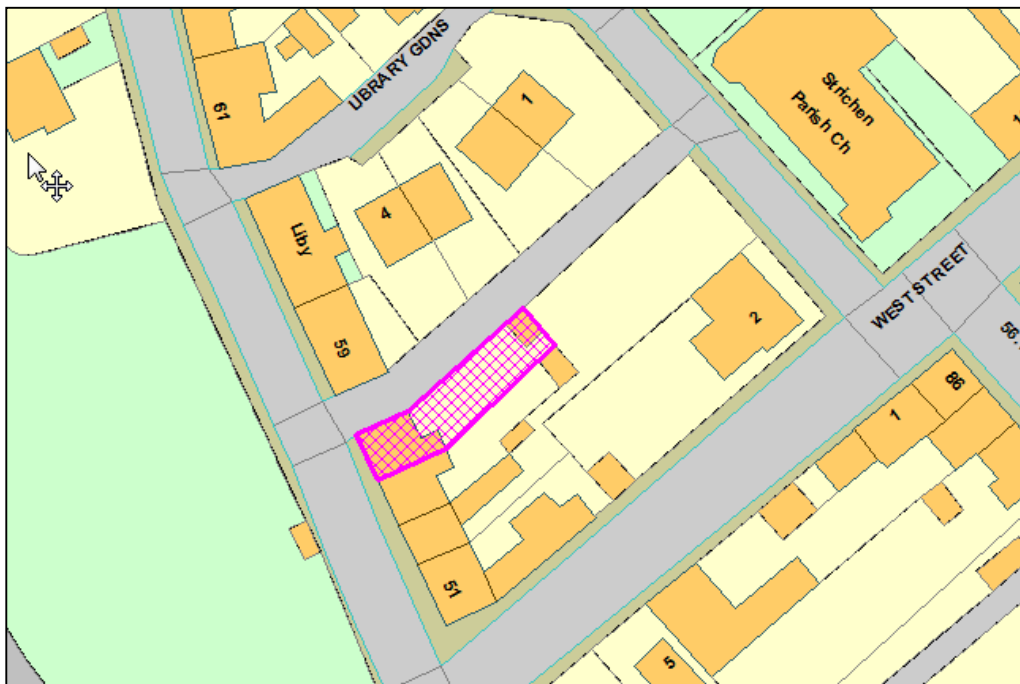
Buchan Area Committee Report 21 February 2017

Reference No: APP/2016/3156

Full Planning Permission for Extension to Dwellinghouse and Erection of Boundary Wall at 57 Water Street, Strichen, Aberdeenshire, AB43 6ST

Applicant: Mr Stephen Sangster, 57 Water Street, Strichen, Aberdeenshire, AB43 6ST
Agent: Everest Limited, Everest House, Sopers Road, Cuffley, Potters Bar, Hertfordshire, EN6 4SG

Grid Ref: E:394464 N:855342
Ward No. and Name: W04 - Central Buchan
Application Type: Full Planning Permission
Representations: 0
Consultations: 0
Relevant Proposals
Map:
Designations: RHMA, Strichen Conservation Area
Complies with
Development Plans: No
Main Recommendation: Refuse



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 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1i of Part 2C Planning Delegations of the Scheme of Governance as the application is recommended for refusal but at least two Local Ward Members in the Ward in which the development is proposed, have requested that the application be referred to the Area Committee.

Cllr N. Smith and Cllr J. Ingram have referred the application to the Buchan Area Committee to further consider the following matters:

- Impact on the conservation area
- The design / construction of the proposal

- 1.2 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and their comments are incorporated within the report and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

- 2.1 Full planning permission is sought for the extension of a dwellinghouse and erection of a boundary wall at 57 Water Street, Strichen.

- 2.2 The site lies within the settlement of Strichen and within the Strichen Conservation Area as defined in the Aberdeenshire Local Development Plan. The property is a traditional one and a half story, terraced dwelling. This proposal would see the erection of a conservatory, measuring 4.3m by 2.9m, on the east elevation and the demolition of the existing granite wall being replaced with a 1.2m high concrete block / harled wall. The proposed conservatory would be finished with white uPVC.

2.3 *Relevant Planning History*

- APP/2014/3999 - Installation of Replacement Windows. Withdrawn on 31 December, 2014.
- APP/2013/3915 - Installation of Replacement Windows. Approved by LRB on 8 December, 2014.
- APP/2003/0197 - Erection of Garage, Carport and Store. Approved on 27 November, 2003.

2.4 *Supporting Information*

None.

2.5 *Variations & Amendments*

None.

3. **Representations**

3.1 No valid letters of representation have been received.

4. **Consultations**

4.1 No consultations have been 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 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 LSD2: Layout, siting and design of new development

Policy 13: Protecting, improving and conserving the Historic Environment
SG Historic Environment2: Conservation Areas

Proposed Aberdeenshire Local Development Plan 2017 The Town and Country Planning (Development Planning) (Scotland) Regulations 2008 Proposed Aberdeenshire Local Development Plan – Report of the examination

The Report of Examination of the Aberdeenshire Local Development Plan was issued on 19 December 2016, and subsequently published on 21 December 2016.

There are recommended changes to policies and sites within the Examination Report. Reports to Area Committees will be on the 24 and 31 January 2017 and 7 February 2017 with a final Report to Full Council on 9 March 2017.

In the interim period, until the adoption of the Local Development Plan, in respect of development management decisions, elements of the emerging plan, as adjusted to reflect the Reporter's recommendation, will carry significant material weight, which will need to be considered in the assessment of all planning applications.

5.4 Other Material Considerations

None.

6. Discussion

- 6.1 The main issues to consider are the impact of the proposal on the character and amenity of the area and the impact on the setting of the conservation area.

Character and Amenity

- 6.2 The proposed extension would be of a modest scale and mass, wholly appropriate in relation to the dwellinghouse. The siting in relation to the surrounding properties would minimise any potential overlooking, overshadowing or overbearing.
- 6.3 The existing property is a modest, one and a half storey end terrace – constructed from traditional materials with the exception of the brown uPVC windows. As the proposed conservatory would primarily be constructed from white uPVC it would not be in keeping with the character of the dwellinghouse. The demolition of the existing granite wall, and erection of a

