

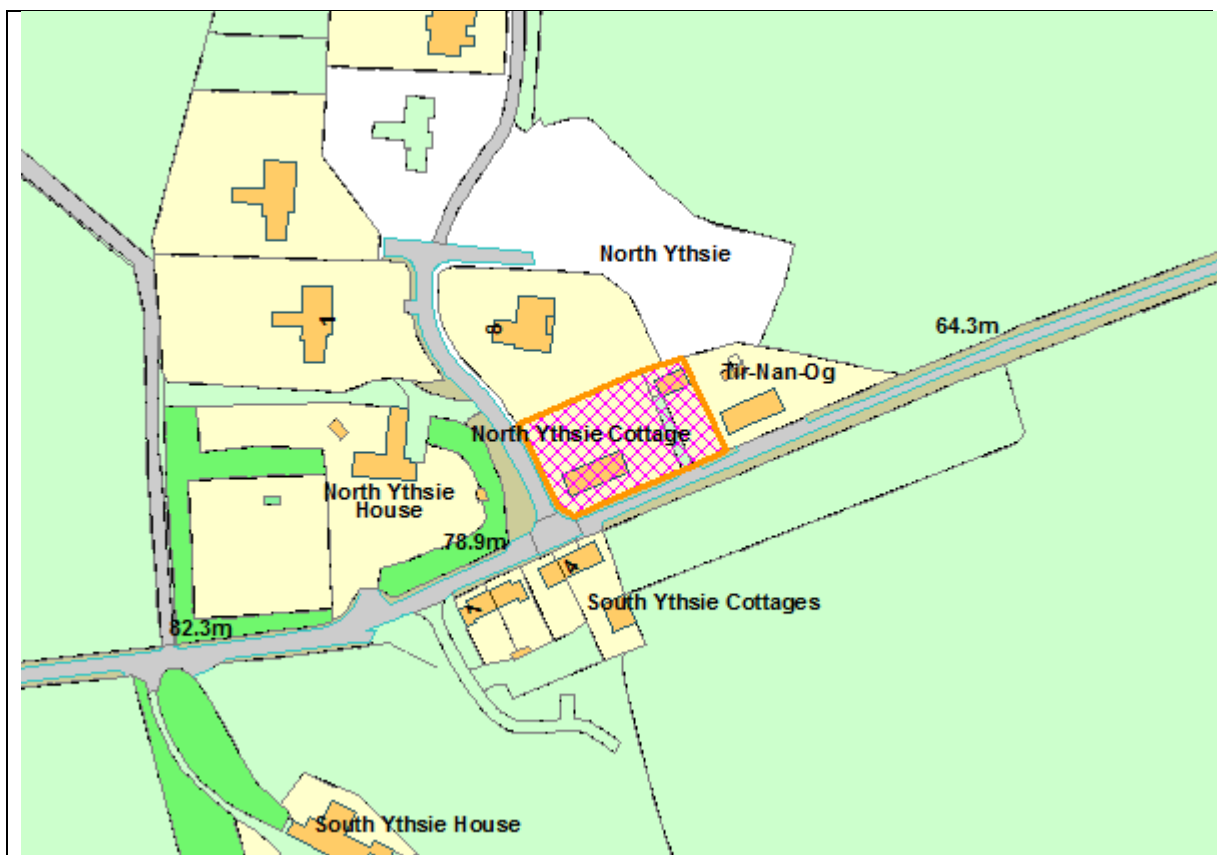
## Formartine Area Committee Report - 22 August 2017

Reference No: APP/2017/1422

**Full Planning Permission for Alterations and Extension to Dwellinghouse at North Ythsie Cottage, Tarves, Aberdeenshire, AB41 7LS**

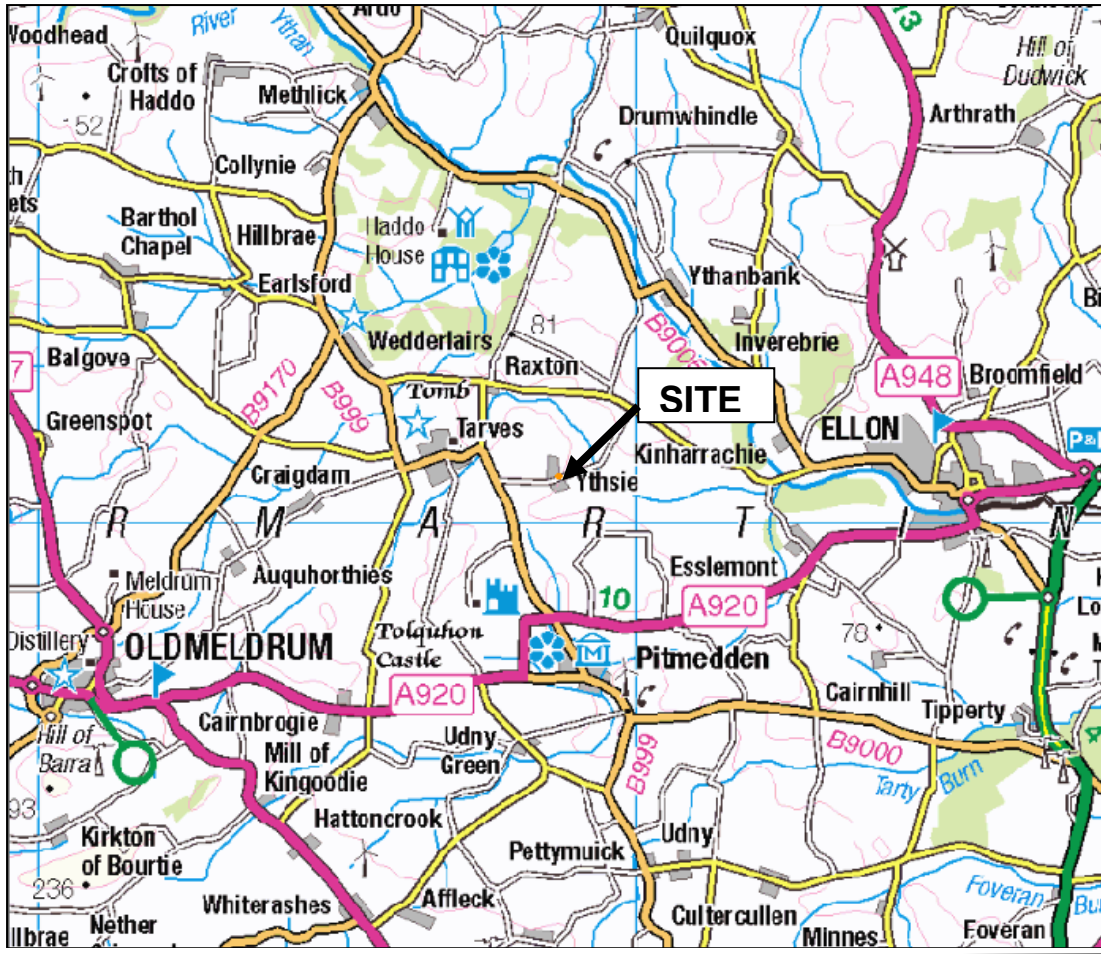
**Applicant:** Mr and Mrs Ian Stewart  
**Agent:** Architectonics

Grid Ref:	E:388715 N:830795
Ward No. and Name:	Mid-Formartine
Application Type:	Full Planning Permission
Representations:	0
Consultations:	3
Relevant Proposals Map:	Aberdeenshire Local Development Plan
Designations:	RHMA
Complies with Development Plans:	Yes
Main Recommendation:	Grant



**NOT TO SCALE**

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## **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.3.1g of Part 2C Planning Delegations of the Scheme of Governance as there is an unresolved objection from a consultee.
- 1.2 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and had no comments to make and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

## **2. Background and Proposal**

- 2.1 This application seeks full planning permission for the erection of a single storey extension to the rear of the dwellinghouse at North Ythsie Cottage, Tarves. The site is located within the Rural Housing Market Area, with access sited approximately 0.5 miles from the B999 between Tarves and Pitmedden (see Site Layout and Location Plan, Appendix 1).
- 2.2 The existing site comprises a single storey cottage-style dwellinghouse. The principal elevation faces south, towards South Ythsie Cottages and open fields. The south-west boundary is defined by hit-and-miss wooden slat fencing which is approximately 1 metre high. The west boundary fence is approximately 1.8 metres high, which also continues along the north boundary, where it meets a dense row of conifers which form the east site boundary. There are ample garden grounds surrounding the dwellinghouse, in particular to the north and west of the site. Driveway access is situated to the south-west and an out-building is located in the far north corner. A small group of modern dwellinghouses are situated behind the north boundary of the site. Their main access is adjacent to the west boundary fence of North Ythsie Cottage. Opposite the west boundary there are tall conifers and shrubs which offer a dense screen around neighbouring North Ythsie House, which at the time of the site assessment could not be seen from the grounds of North Ythsie Cottage. Similarly, there is a dense screen of conifers and shrubs dividing the neighbouring Tir-Nan-Og curtilage from the east site boundary.
- 2.3 The application proposes a single storey extension to the north aspect of the dwellinghouse (see Proposed Floor Plan and Elevations, Appendix 2). The extension would create two hallways offering access to all rooms as well as a modern open-plan kitchen-dining-family room. A larger utility room will replace the existing utility store and one of the four double bedrooms will be relocated to allow for a larger and more accessible family bathroom. The extension measurements are approximately 5.5 metres long, 13 metres wide with a height of 4.5 metres high from floor level to pitched ridge, and 4 metres from floor level to the flat roof ridge.
- 2.4 The proposed materials are modern with the flat roof section to be clad in Ply Butyl membrane and Aluminium capping edge trim to parapet. The pitched roof will be finished in EUROCLAD Vieo Aluminium standing seam with Vieo

Zinc effect coating drained to Aluminium box gutters. The walls will be clad in Siberian Larch lining boards with a smooth cement render finished basecourse. Windows and doors are proposed to be grey Aluminium framed and triple glazed.

## 2.5 Relevant Planning History

- 2011/4297: Alterations and Extension to Dwelling house –FPP  
Approved 15/02/2012
- 2003/0639: Alterations and Extension to Dwelling house – FPP  
Approved 10/12/2003
- 2002/0017: Construction of Access Road & Boundary Plots – FPP  
Approved 16/07/2004

## 3. Representations

3.1 A total of 1 valid representation (1 objection) has been received as defined in the Scheme of Governance. All issues raised have been considered. The letter raises the following material issues:

- *The design and materials used are not considered appropriate for the surrounding area.*
- *Mock slate roof tiles should be used instead of EUROCLAD Vieo Aluminium pitched roofing, to be in keeping with nearby dwelling houses.*
- *The flat roof section could be pitched to allow for slate tiles to be used instead of single Ply Butyl membrane.*

## 4. Consultations

- 4.1 **Infrastructure Services (Environment Team – Built Heritage)** has no concerns over the design and materials used in this proposal and there will be no impact on South Ythsie Farmhouse and no discernible impact on North Ythsie Farmhouse (Listed Buildings).
- 4.2 **Infrastructure Services (Roads Development)** has been consulted and has not highlighted any areas of concern. The site has ample space to accommodate the standard car parking spaces required for the property.
- 4.3 **Tarves Community Council** has objected to this application (see Tarves Community Council Letter, Appendix 3). They have objected to the proposals on the basis that the roofing materials are considered inappropriate for development in the area. Tarves Community Council has suggested that the rural setting and proximity to nearby (B Listed) North Ythsie Farmhouse and other traditional dwellinghouses, merits the use of traditional materials. It is suggested that the flat roof design is pitched, to allow for the use of mock slat roof tiles.

## 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 2017

P1 Layout Siting and design  
R2 Housing and employment development elsewhere in the countryside

### 5.4 Other Material Considerations

None

## 6. Discussion

- 6.1 The main issues for consideration in determining this application are the potential for any impact on the character and amenity of the existing dwellinghouse and any potential issues for privacy.
- 6.2 The application is for a site located within the Rural Housing Market Area, therefore Policy R2 Housing and employment development elsewhere in the countryside has also been used to determine the merits of this application. Under Policy R2, the first criterion states that development would be acceptable if it is appropriate in the greenbelt. Policy R1 Special rural areas allows development where it is the extension of an existing building or use that is ancillary to the main use. Given this application is for an extension to an existing dwellinghouse, the application is therefore considered to comply with Policy R1 and subsequently Policy R2 in this respect.

### *Design and Scale of Proposals*

- 6.3 The design proposal offers an overall improvement to the character of the existing dwellinghouse, through modernising the external aesthetics and internal layout to meet the needs of 21<sup>st</sup> century family-style living. The design proposes a flat roof section to the north-east of the dwellinghouse and pitched roof section to the north-west. Tarves Community Council has objected to the flat roof design, suggesting it be amended to a pitched roof design with mock slate tiles, to be in keeping with neighbouring dwellinghouses. This would raise the height and overall size of the proposed extension, which would be less aesthetically pleasing and more imposing. Therefore the current proposals with the variation in roof heights and contrast of materials is deemed to be a more respectable design approach to this property.
- 6.4 The scale of the proposed extension is in keeping with the existing dwellinghouse which would remain visually dominant in the surrounding area. The scale of the extension utilises the site topography, working with the garden gradients to nestle the property into the land, which inclines towards the north and west boundaries. Therefore it is considered that the scale is sensitive to the existing dwellinghouse and works with the topography of the site.

### *Materials*

- 6.5 Tarves Community Council are also concerned that the roofing materials proposed are in appropriate and due to the proximity of the applicant site to that of North Ythsie Farmhouse (Category B listed), the materials ought to be traditional. It is the view of the Planning Service alongside that of the Environment Team that the proposed modern design, clearly defines the new extension from the original dwellinghouse and would not have a detrimental impact on the property or the surrounding area. The Planning Service welcomes the modern design approach. In addition, the proposed materials are deemed acceptable in a rural setting and have been used successfully throughout the Aberdeenshire Council area. Supplementary advice from the

Environment Team has added that there would be no impact on the neighbouring listed buildings due to the well-established screen of trees and shrubbery. Therefore the use of traditional materials is not considered a necessary condition for the proposal to be sensitive to the surrounding area and in accordance with legislation.

### *Amenity*

- 6.6 Given the extent of garden space, in particular to the north and east of the site, there would be a substantial area left undeveloped. Subsequently, the extension would not negatively impact on the amenity of the site or neighbouring land. Rather, the proposal allows for the outdoor space to be more easily accessible from the main kitchen/dining/family area through practical design, which incorporates bi-folding patio doors. The location of the proposed extension is to the north aspect of the dwellinghouse, therefore there would not be a negative impact on the principal elevation. Similarly the west boundary, which is adjacent to road access leading to a group of modern dwellinghouses to the north of the site, is screened by a 1.8m high wooden hit-and-miss slat fencing. Therefore any impact on the street scene is negligible. The fencing continues along the north boundary and is reduced to 1 metre high on both sides of the principal elevation. Privacy for all immediate neighbours is thus upheld. The Environment Team concurs that the proposal “has no discernible impact” on neighbouring properties. They highlight that North Ythsie Farmhouse has a “well-established screen of trees and shrubbery surrounding it”. Similarly, the boundary which divides the site from neighbouring Tir-Nan-Og, is also densely lined with tall conifers and shrubs, removing the possibility of overlooking issues to the east. Neither Tir-Nan-Og nor North Ythsie Farmhouse were visible from the applicant site at the time of assessment.

### *Overall*

- 6.7 The proposal is a high quality contemporary design which respects the scale and character of the existing dwellinghouse, as well as its rural setting. The fundamental design ethos is in alignment with the Aberdeenshire Local Development Plan 2017 and would provide a clear and aesthetically pleasing distinction between old and new. The amenity of the dwellinghouse would be improved through increased practicality and accessibility, and there would be sufficient garden space left undeveloped. In addition, the proposed extension would not affect the amenity of neighbouring dwellinghouses. In light of these facts, the proposal is considered compliant with Policies P1 and R2 of the Aberdeenshire LDP 2017 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, Staffing and Financial Implications**

- 8.1 An equality impact assessment is not required because the development is not considered to give rise to any differential impact on any of the protected characteristics.
- 8.2 There are no staffing and financial implications.

## **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 Development Plan or the 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 Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

## **11. Recommendation**

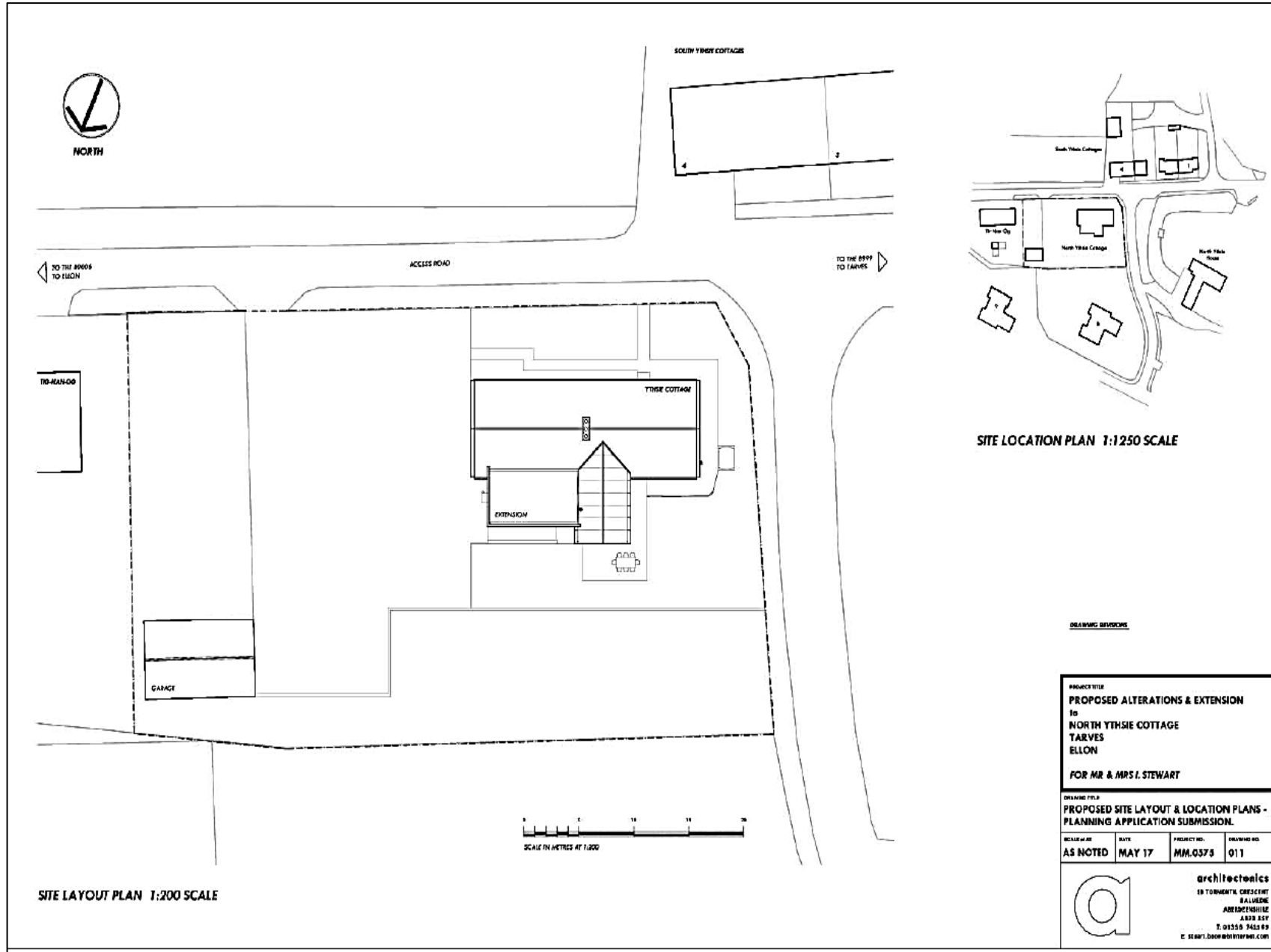
### **11.1 GRANT Full Planning Permission**

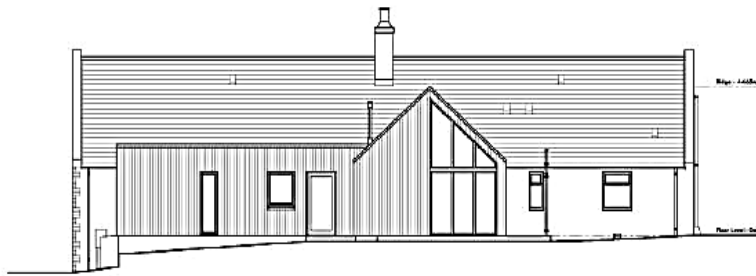
### **11.2 Reason for Decision**

01. The proposed development is considered compliant with Policy R2 Housing and employment development elsewhere in the countryside and Policy P1 Layout, siting and design of the Aberdeenshire Local Development Plan 2017 in that the design and materials are considered acceptable for the setting and there would be no negative impact on the character or amenity of the site or surrounding area.

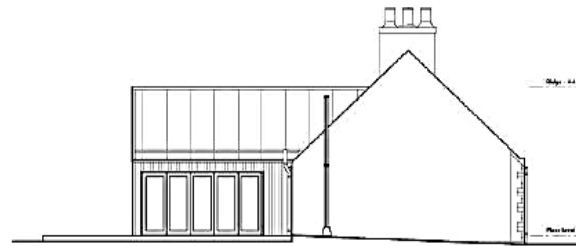


Stephen Archer  
Director of Infrastructure Services  
Author of Report: Roslyn Purdie  
Report Date: 28 July 2017

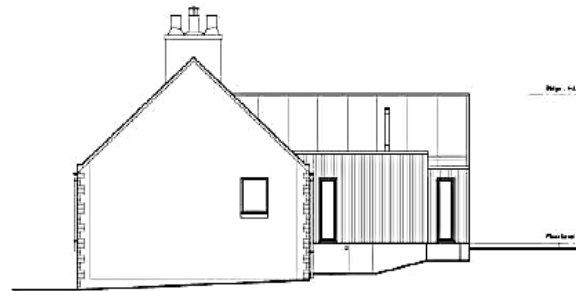




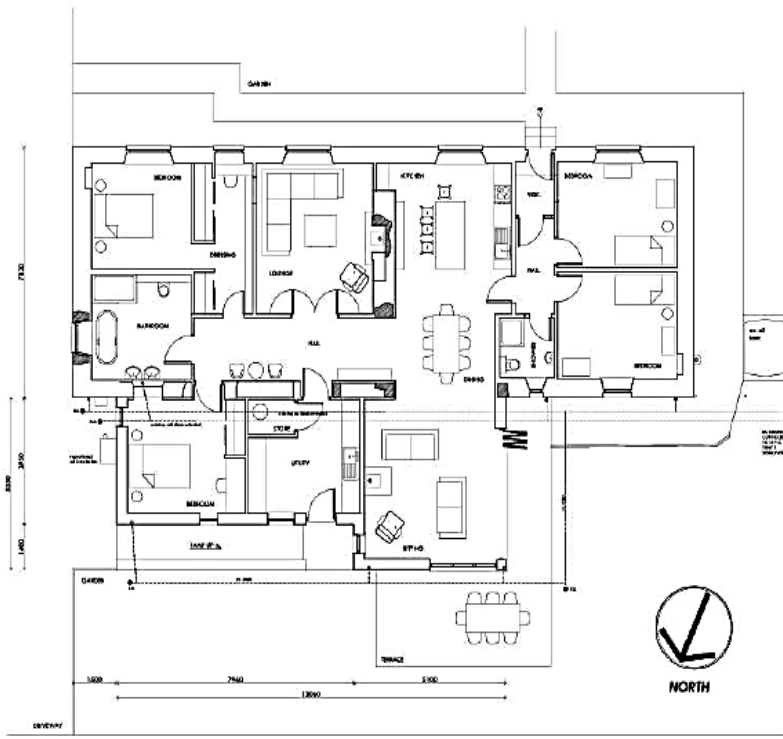
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



GROUND FLOOR PLAN

**EXTERNAL FINISHES**

**Roofing**  
Flat roof clad in selected single Ply Butyl membrane with Aluminium coping edge fix to parapet. Pitched roof finished in EUROGLAZ New Aluminium zonalising in one roofing with Yaco Dac effect coating, detailed to Aluminium box gutters as shown.

**Walling**  
Walls clad in selected pacific Shewan Larch living boards with smooth cement render finished basement.

**Windows & Doors**  
Selected triple glazed Aluminium framed windows & doors all finished in selected wet finish greyRAL Colour.

**DRAWING REVISIONS**

PROJECT TITLE  
**PROPOSED ALTERATIONS & EXTENSION  
to  
NORTH YIHSE COTTAGE  
TARVES  
ELLON**  
**FOR MR & MRS I. STEWART**

DRAWING TITLE  
**PROPOSED FLOOR PLAN & ELEVATIONS -  
PLANNING APPLICATION SUBMISSION.**

SCALE OF A1	DATE	PROJECT NO.	DRAWING NO.
1:100	MAY 17	MM.0573	010

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APP/2017/1422

Appendix 3

## Tarves Community Council

Community Council Postbox  
Tarves Post Office  
The Square  
Tarves  
AB41 7GX  
23<sup>rd</sup> June 2017

Aberdeenshire Council  
P. & B. S. Formartine Area  
45 Bridge Street  
Ellon.

Dear Sir/Madam

**APP/2017/1422; - Alterations and Extension to Dwellinghouse at North Ythsie Cottage, Tarves.**

Members discussed this application and resolved to object to the proposal for the following reasons.

The proposed design and roofing materials are inappropriate.

The setting of this cottage, next to the Category B listed North Ythsie Farmhouse, merits any extension works to utilise traditional materials. As such, slate would be the material for roofing; - to match the existing cottage roof.

Mock slate roof tiles are specified for the ongoing adjacent new housing development to attempt to ensure some respect is given to both the nearby listed and non-listed traditional buildings and the rural setting. Such roofing material would be appropriate for this extension, which will be viewed from the B Listed Farmhouse.

A change to the design of the flat roof section to a pitched one would allow the same material to be used to closely match the existing.

Yours on behalf of the Community Council

Robert P. Davidson

Chairman.