

7. **LRB 454** – Notice of Review Against Refusal of Full Planning Permission for Alterations and Extension to Dwellinghouse at Sunside of Rayne, Kirkton of Rayne, Inverurie, Aberdeenshire, AB51 5AE – Reference: APP/2018/2469.
 - (ii) Supporting Documents as submitted by the Planning Service.
(Decision Notices included in applicant's submission).

REPORT OF HANDLING

Application Reference: APP/2018/2469

Proposal: Alterations and Extension to Dwellinghouse

Address: Sunside Of Rayne, Kirkton Of Rayne, Inverurie, Aberdeenshire, AB51 5AE

1. Description of proposal

The application seeks full planning permission for the alteration and extension of a dwellinghouse in the countryside at Sunside of Rayne, Kirkton of Rayne, Inverurie, Aberdeenshire.

The existing vernacular country house is located to the south-east of the converted, formerly associated Sunside of Rayne Steading, and west of a more contemporary dwellinghouse, Liamvale. The original section of the existing house at Sunside of Rayne has one-and-a-half storeys and is of a side-gabled form, constructed mostly in stone with a granite rubble finish to walls, chimney stacks and parapet walls featured at gable ends, slate tile roofing and light brown uPVC windows, door, fascias, soffits and linings. The principal (south) elevation of the house features two small dormers within the roof space and larger bay windows below on the ground floor, which feature lime-rendered wet dash clad to their lower walls. A garage/wood store extension with a gable roof has been formed upon the eastern gable end of the original section of the house up to the eastern plot boundary. It is finished with vertical timber cladding to walls and grey box profile roof sheeting. A lean-to extension has also been erected at the rear (north) of the house which features lime-rendered wet dash to walls, untreated tar felt roofing and light brown uPVC windows.

It is proposed to alter and build upon the existing rear extension, which is approximately 7.5 metres wide and projects 3.4 metres northwards from the original section of the house, as to form the proposed first floor extension. Internally, the proposed upper floor would house an additional bedroom and bathroom, while no alterations are proposed for existing rooms within the ground floor. Furthermore, no alterations are proposed for the existing windows and doors on the ground floor. The proposed mansard style extension would have a flat roof measuring 4.6 metres by 6.7 metres and a 65 degree pitched roof on the east and west elevations. The flat roof height would match the ridge height of the existing dwelling and the eaves height would be approximately 0.2 metres below existing. Its north-facing elevation would feature a 1.1 metre wide by 1.0 metre high window and a 0.7 metre wide by 1.0 metre high window in the upper floor for the proposed bedroom and bathroom respectively. These windows would be brown uPVC to match existing. Two dark grey uPVC rooflights measuring 0.5 metres wide by 0.9 metres high, with lead flashings would be installed in the sloping roof of the mansard on the east elevation, with a further two identical rooflights on the west elevation. The flat

roof element of the mansard extension would be constructed of fibreglass, and the pitched roof element would be tiled with natural slate to match the existing house. Vertical larch cladding would be applied to all exterior walls of the extension, while black uPVC rainwater goods to match the existing house are also proposed. No alterations are proposed that would affect existing access, servicing, landscaping and boundary treatments.

2. Relevant Planning History

- ☐ APP/2016/3383 – Alterations and Extension to Dwellinghouse - Approved February 2017.
- ☐ APP/2015/3440 – Alterations and Extension to Dwellinghouse – Withdrawn February 2016.
- ☐ 99/4176/01 – Extension to Dwellinghouse – Approved March 2001.

3. Supporting Information

None.

4. Variations & Amendments

None.

5. Representations

No valid representations have been received.

6. Consultations

No consultations undertaken.

7. Relevant 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 2017

Policy R2: Housing and Employment Development Elsewhere in the Countryside

Policy R1: R1 Special Rural Areas

Policy P1: Layout, Siting and Design

8. Other Material Considerations

Equalities Impact Assessment

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.

9. Implications and Risk

Not applicable.

10. Directions by Scottish Ministers

None.

11. Discussion

It is proposed to alter and extend a dwellinghouse of traditional character which has several neighbouring residential properties in its immediate vicinity. The original section of the dwellinghouse is of a traditional construction and the site lies in a rural location. The main planning considerations in the determination

of this application are therefore the principle of the development and its layout, siting and design, and its impact upon the amenity and character of neighbouring properties and the surrounding area. In this respect Policies: R2 Housing and Employment Development Elsewhere in the Countryside; R1 Special Rural Areas; and P1 Layout, Siting and Design of the Aberdeenshire Local Development Plan 2017 are relevant.

Principle

Policy R2 states that the Planning Service will support small-scale development proposals in the countryside outwith the Aberdeen Greenbelt and coastal zone that would be appropriate in the greenbelt. Policy R1 lists the types of development that are considered appropriate within the greenbelt and includes the extension of an existing building or use that is ancillary to the main use. It also states that the siting and design of any new development will be a primary consideration. Therefore, the proposal can be supported in principle subject to its design and siting being acceptable.

Siting, Layout and Design

Policy P1 Layout, Siting and Design emphasises the importance of good design in developments and that it should integrate well with its surroundings. The Planning Service will generally support a house extension, or an ancillary development associated with an existing house providing that it respects both the character of the surrounding area and the design/scale of the existing house and does not significantly reduce the amenity of neighbouring residents. This aims to protect the character and amenity of existing houses, their surroundings and any neighbouring developments from poorly sited and or poorly designed house extensions.

As it is proposed to extend above an existing extension, there would be no increase in the ground area developed upon within the site. The mansard design with its flat roof, means the proposed extension would not protrude higher than the roofline of the existing building. This and the presence of the 'L-shaped' steading to the north and west, and the adjacent dwelling to the east means that the extension will not be visibly prominently in the wider landscape.

The proposal represents the provision of approximately 24sqm of additional first-floor space to the existing dwellinghouse, and in this respect is not considered to be of an unduly large scale.

The use of larch cladding and natural slate roof tiles is considered to be in keeping with the traditional character of the existing building. These materials would be complementary to the existing materials and would help to tie in the differing appearances of the original section of the house and its garage/wood store extension with the proposed slate pitched element of the roof would complimenting the slate on the roof of the existing house and the proposed vertical larch cladding to the walls complimenting the exterior walls of the existing garage/wood store.

However, the mansard design of the extension is not considered to be in keeping with the traditional character of the existing house, or the neighbouring steading to which the house was formerly associated with and creates an overbearing gable on the rear elevation. In addition to this, the east-facing rooflights which are within 10 metres off the eastern communal boundary would directly overlook much of the neighbouring property at Liamvale due to the steep pitch of the roof and the low-lying position of the rooflights within the roof space.

Other Material Considerations

A previous application (APP/2015/3440) seeking full planning permission for the same extension design was withdrawn in February 2016 after the Planning Service considered the design to be out of character and overbearing. A subsequent application (APP/2016/3383) in which the mansard design was replaced by a pitched gable roof and west facing dormer was approved in February 2017 and as such remains extant. Although the extant planning approval provides 19.8sqm of floor space as opposed to 24sqm proposed under this proposal, it still provides bedroom and bathroom accommodation, is more in keeping with the character of the existing house and does not have an adverse impact on the privacy of neighbouring properties.

Conclusion

While the Planning Service can support the alteration and extension to the dwellinghouse in principle, the mansard design of the proposed extension is not considered be in keeping with the character of the existing dwellinghouse nor the adjacent steading building. The east-facing rooflights overlook the neighbouring property at Liamvale and as a result would have an adverse impact on the privacy of the occupants of this property. As a result the design of the extension does not comply with Policy P1 Siting, Layout and Design of the Aberdeenshire Local Development Plan 2017.

12. Recommendation

REFUSE Full Planning Permission for the following reason:

01. The proposal would not comply with Policy P1 Layout Siting and Design of the Aberdeenshire Local Development Plan 2017 as its design is not in keeping with the character of the existing building nor the adjacent steading and it would have an adverse impact on the privacy of the neighbouring property.

13. Process of Determination

The application was the subject of consultation with Local Members under the Council's Scheme of Delegation.

14. Planning Obligations - No

Karen McDonald

From: Ward Pages <no-reply@sharepointonline.com>
Sent: 22 December 2018 00:01
To: Karen McDonald
Subject: [Ward Pages]: Planning Consultation Results: Sunside Of Rayne Kir...

Importance: High

Dear Karen McDonald,

Your planning consultation entitled [Sunside Of Rayne Kirkton Of Rayne Inverurie Aberdeenshire AB51 5AE](#) for Planning Application Reference APP/2018/2469 on Ward Pages has closed, your proposal for this application to be determined by officers using delegated powers has been Accepted. Full results are shown below:

Councillor	Response	Comments	Interest Declared
Cllr. Hazel Smith	Agree Officer Delegation		● No Interest Declared
Cllr. Victoria Harper	No Response		● No Response
Cllr. Sebastian Leslie	No Response		● No Response

Please do not reply to this email - you can see full details of responses to this consultation on [Ward Pages](#).