Report To Banff & Buchan Area Committee – 21 August 2018

Reference No: APP/2018/0476

Full Planning Permission for Alterations and Extension to Dwellinghouse and Erection of Garage at North Luaves, New Pitsligo

Applicant: Mr And Mrs A Brooks
Agent: Mantell Ritchie

Grid Ref: E: 387729 N: 859263
Ward No. and Name: W02 - Troup
Application Type: Full Planning Permission
Representations 0
Consultations 0
Relevant Proposals: Aberdeenshire Local Development Plan 2017

Main Recommendation: Refuse

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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.3.1i 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.

   - Councillor Cassie – “For further discussion in relation to the garage proportions in the context of the Layout, Siting and Design policy contained within the ALDP”
   - Councillor Findlater – “To consider further the policy issues in this case”

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 Full planning permission is sought for the alterations and extension of a dwellinghouse and the erection of a garage at North Luaves, New Pitsligo. The site is located approximately 2.8km to the north of New Pitsligo and approximately 3.2km to the south of New Aberdour. A location plan is attached as Appendix 1.

2.2 The site currently accommodates a one and a half storey traditional dwellinghouse, a steading/stables to the north, an area of hardstanding in the centre/west of the site and an area of garden ground to the south.

2.3 The proposed development consists of 2 extensions to the existing dwellinghouse. A porch would be positioned on the south elevation, and a larger extension on the east which would accommodate a living room/guest bedroom, dressing room, bathroom and hall. The porch would measure approximately 4.4m in height, 2.8m in length and 3.6m in width, while the larger extension would measure 5.5m in height, 9.7m in length and 5.6m in width. The proposed materials include synthetic granite stonework, buttermilk K-Rend, slate roof, timber door and green UPVC windows. Details are shown in Appendix 2 to this report.

2.4 The proposed two storey garage, which would be located to the north west of the dwellinghouse would measure approximately 7m in height, 8.5m in length and 6m in width. The proposed materials include synthetic granite stonework and buttermilk K-Rend, concrete roof tiles and timber windows and doors. Elevational plans of the garage and the overall site layout are attached as Appendix 3.

2.5 There is no relevant planning history to this application.
3. Representations

3.1 No valid letters of representation have been received.

4. Consultations

4.1 None.

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**

Policy R2 Housing and employment development elsewhere in the countryside
Policy P1: Layout, siting and design

5.4 **Other Material Considerations**

None.

6. **Discussion**

6.1 The main issues to consider with the proposal are the principle of development and the likely impact of the proposal, due to its scale and design on the character and amenity of the existing dwellinghouse and the surrounding area.

**Principle**

6.2 In terms of the principle of development, as the application site is located in the countryside, this would be assessed against Policy R2 Housing and employment development elsewhere in the countryside. Under this Policy, the Planning Service can support development as long as it is an extension of an existing building or a use that is ancillary to the main use. As such, the Planning Service can confirm that the principle of extending the dwellinghouse and the erection of a garage are acceptable. However, under Policy R2 siting and design of any new development will be the primary consideration and this would be assessed against Policy P1: Layout, siting and design.

**Layout, siting and design**

6.3 In terms of the siting and design of the two proposed extensions on the south and east elevations of the dwellinghouse, these are considered acceptable. Both extensions are considered to be subordinate to the dwellinghouse due to their scale and both have been designed to respect the character of this traditional one and a half story dwellinghouse. The agent has noted the preferred material for the proposed extensions (detailed in the description of the proposals above) and while overall these are acceptable, the Planning Service would have reservations over the use of green UPVC windows. If minded to approve, a condition would be attached requesting further details of this aspect in order to assess whether it would be acceptable.

6.4 In relation to the garage, while the Planning Service has no issues with the principle of a garage being located in the curtilage of this dwellinghouse, there are some concerns relating to the scale and design of the garage. As stated in section 1 of this report, the garage would measure 7m in height, 8.5m in length and 6m in width, while the existing dwellinghouse measures 6.1m in height, 11m in length and 5.6m in width. In light of these measurements, the proposed garage and dwellinghouse would be similar in terms of length and width but the garage would stand approximately 1m taller than the
dwellinghouse and would be a full two storey development. and cannot therefore be considered subordinate and a significant impact on the existing dwellinghouse is expected. In addition, given the proposed layout of the garage, with shower room and recreation space on the first floor as well as French doors and a Juliette balcony, the Planning Service are not satisfied that this development would be ancillary to the existing dwellinghouse, but could be used as a standalone unit in its own right. If efforts were made to reduce the scale of the garage, the Planning Service could be in a position to support this aspect of the development and whilst the agent was approached and amendments were requested, none have been submitted. In light of these issues, it is considered that the proposal fails to comply with Policy P1: Layout, siting and design.

Conclusion

6.5 In conclusion, it is considered that while the principle and designSCALE of the proposed house extensions are acceptable and could be supported by the Planning Service, the overarching issue relates to the proposed garage. Whilst the Planning Service has no concerns over the principle, it is considered that in this instance the scale of the proposed development is not acceptable and would not be considered subordinate/ancillary to the existing dwellinghouse. In light of these issues, the Planning Service has no option but to recommend that all aspects of this application be refused.

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. Implications and Risk

8.1 An equality impact assessment is not required because the proposal does not have a differential impact on any of the protected characteristics.

8.2 There are no staffing and financial implications.

8.3 There are no risks identified in respect of this matter in terms of the Corporate and Directorate Risk Registers as the Committee is considering the application as the planning authority in a quasi-judicial role and must determine the application on its own merits in accordance with the Development Plan unless material considerations justify a departure.

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 P1: Layout, siting and design

10.3 The application is a Departure from the valid Local Development Plan 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 considered contrary to Policy P1 Layout siting and design of the Aberdeenshire Local Development Plan 2017, in that the proposed scale and design of the garage are not considered acceptable and the garage is not considered subordinate to the main dwellinghouse.

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Stephen Archer  
Director of Infrastructure Services  
Author of Report: Aoife Murphy  
Report Date: 22 June 2018