



Dwelling Extensions in Aberdeen City

Supplementary Planning Guidance

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Enterprise, Planning and Infrastructure
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INTRODUCTION

The Dwelling Extensions in Aberdeen Report was first produced in 1991 as an Addendum to the Dwelling Extensions in Cove Bay Report.

Therefore that report should be also considered as a guide to dwelling extension in the City. This short addendum remains valid, and the guidance derived from this still informs the City Council's decisions on such development in Aberdeen. The new Local Plan calls for appraisals of such reports. As part of this process the Dwelling Extensions in Aberdeen Report will be reviewed and updated.

Therefore any queries concerning the text of the Dwelling Extensions in Aberdeen Report should be directed to Planning and Infrastructure for possible clarification.

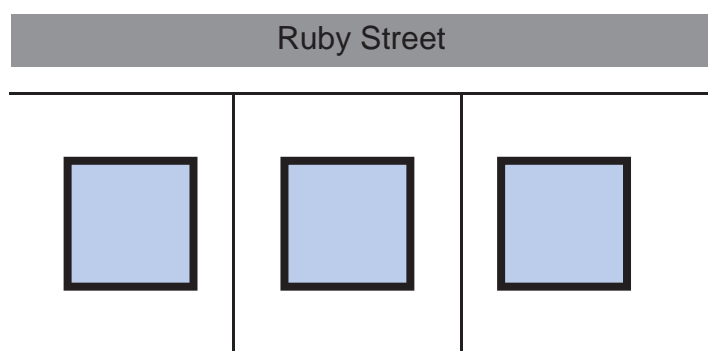
DWELLING EXTENSIONS IN ABERDEEN CITY

It is recommended that the Planning Committee's presently adopted principles for the assessment of dwelling house extensions in Aberdeen City be adopted as policy for all areas within the City, excluding the Cove Bay area.

EXISTING POLICY GUIDELINES IN ABERDEEN

At the present time, the Committee's established principles for the consideration of applications involving dwelling extensions in Aberdeen City as a whole are as follows:

Figure 1:
Semi-detached Dwellings



1 - Single Storey Extensions

(a) Semi-Detached Dwellings -
A restriction on extensions along a common boundary to 4 metres

(b) Terraced Dwellings -
A restriction on extensions along a common boundary to 3 metres

(c) Detached dwellings -
Proposals to be assessed on their own merits if large feus and traditional high interfeu boundary walls exist

2 - Two Storey Extensions

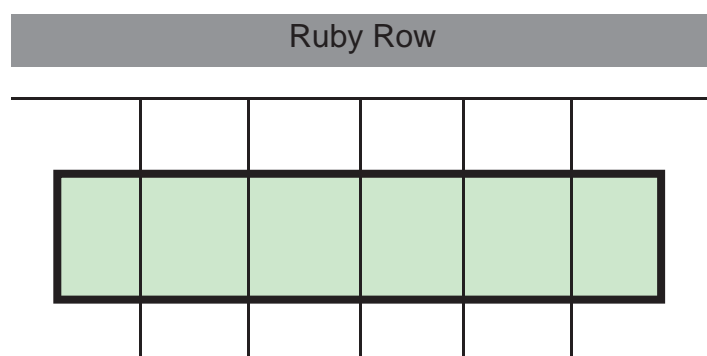
In addition to 1 above.

(a) Semi-Detached Dwellings -
Extensions are normally permitted where it is possible to achieve a satisfactory result in terms of design and site coverage

(b) Terraced Dwellings -
Extensions are normally refused where the proposal runs along a common boundary

(c) Detached dwellings -
Proposals to be assessed on their own merits if large feus and traditional high interfeu boundary walls exist

Figure 2:
Traditional Terraced Dwellings



To date, the implementation of these guidelines throughout the City has ensured that a degree of consistency has been achieved in the consideration of applications, whilst at the same time protecting the amenity of neighbouring dwellings.

CONCLUSION

Other issues may be raised in relation to particular proposals, but it is recommended that the Committee adopt this report for general guidance when determining planning applications.

Further Information

If you require any further information please contact us:

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Figure 3:
Grouped Terraced Dwellings

