



Dwelling Extensions in Cove Bay

Supplementary Planning Guidance

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INTRODUCTION

The Dwelling Extensions in Cove Bay was first produced in 1991 and some of the information appears outdated. However the document 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 Cove Bay Report will be reviewed and updated.

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

SUMMARY

The report describes the background leading up to the instruction to prepare guidelines for extensions to properties in the Cove Bay area. It goes on to outline the existing city-wide criteria, the particular problems being encountered in Cove Bay, an analysis of the house types and sets down recommendations to assist the Planning Committee in dealing with future applications.

RECOMMENDATIONS

The Committee adopt the guidelines and recommended as contained in the report when assessing applications for extensions to residential properties in the Cove Bay area and that the addendum to the report also be adopted for assessing applications for extensions on a city-wide basis.

DWELLING EXTENSIONS IN COVE BAY

At the Planning Committee of 13 September 1990, members considered applications for the erection of 2-storey, rear extensions to terraced properties in Cove Bay. The Sub-Committee subsequently visited both the properties in question to assess whether the approval of the proposals would result in the erosion of amenity to the neighbouring dwellings.

Following this visit, the applications were approved at the meeting of 8 November 1990, and the Head of Planning and Infrastructure was instructed by the Committee to prepare a report detailing suggested guidelines for the erection of extensions to houses in the Cove Bay area so as to assist the Committee in dealing with future applications.

In the preparation of this report, it has become evident that the existence of a diverse variety of housing units in the Cove Bay area creates a situation whereby the problem of successfully integrating dwelling extensions into the built environment is not merely confined to 2-storey extensions on terraced properties, but rather affects many different types of property. Therefore, within the context of this report, it is proposed to present suggested guidelines for extensions to a variety of property types in 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:

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

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

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.

Therefore, given the successful use of these guidelines, to date, the decision to approve applications for 2-storey extensions to terraced properties in the Langdykes development at the Committee meeting of 8 November 1990 represents a divergence from accepted policy. As a direct result of this and in the interest of maintaining consistency, it must therefore be considered firstly whether a justifiable case exists for permitting 2-storey extensions to terraced properties in the Cove Bay area whilst restricting them elsewhere in the City, and secondly, whether or not other circumstances exist in

the Cove Bay area which might merit other established guidelines to be altered.

In analysing these questions, an examination of the nature of the density, design and size of dwellings in the Cove Bay area relative to other areas of the City has been central in reaching a conclusion.

RESIDENTIAL PROPERTY IN COVE BAY

A large number of dwellings in the Cove Bay area can be identified by their association with one, or usually more of the following characteristics:

(a) A location within a high density development

(b) Small dwelling size

(c) Small feu size

(d) Inclusion within an unorthodox physical layout

The frequency and extent with which those particular characteristics exist in combination in the Cove Bay area is unique within the context of Aberdeen City and, consequently, properties exhibiting these characteristics can be expected to experience special problems in achieving a successful integration of dwelling extensions into the built environment. Specifically, the principal problem which can be identified is the increasing likelihood of the creation of a 'well effect' in adjoining gardens, resulting from the erection of extensions which are unsuitable in unorthodox layouts and small feus. Given this situation, the existing policy guidelines are not detailed enough to ensure a consistency of approach to applications and the protection of amenity in neighbouring properties.

The argument in favour of formulating specific policy guidelines for the Cove Bay area is further strengthened when it is considered that in combination with the above factors, there exists a large number of young families in the Cove Bay area, many of whom can be expected to wish to remain in the area as their families grow. The resultant increase in pressure for living space raises the likelihood of a sustained number of applications for house extensions being received in the near future. It is therefore important that a policy be adopted for dwelling extensions in the Cove Bay area and that in the light of the above

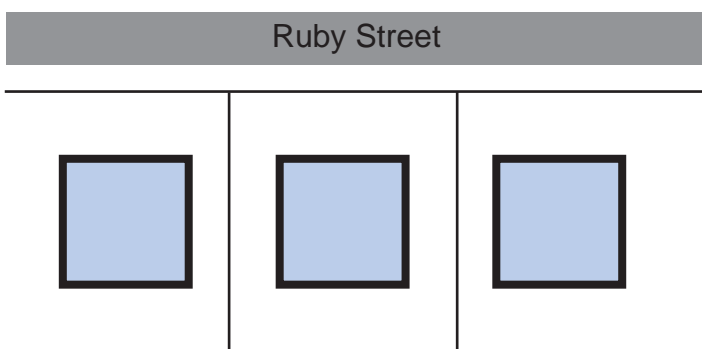
facts, a separate policy for the Cove Bay area is justifiable and necessary.

ANALYSIS OF DWELLING TYPE

As identified above, a diverse range of house types and layouts exist in the Cove Bay area, the very scale of which acts to prevent the analysis of each individual circumstance without undertaking of extensive research. Consequently, in attempting to assess the potential problems in different instances and reach a set of recommendations, three different categories of housing groups which cover the predominant layouts in the Cove Bay area are illustrated in figures one to three and formulated a fourth to cover any other instance which may arise.

In particular, problems exist in the consideration of conventional terraced dwellings. Whilst 2-storey gable end extensions are likely to be acceptable in more instances subject to normal design guide criteria being met, greater problems exist in exercising a control over proposed extensions to the rear of such properties. Under permitted development rights, as defined by the General Development (Scotland) Order 1981 and subject to normal restrictions, a terraced dwelling is allowed on extensions of up to 50 metres³ in size or one-tenth of the cubic capacity of the existing property, whichever is greater, without the need for formal planning consent. In the case of a terraced property in the Cove Bay area, the often restricted width of between four to four and a half metres will mean that it may be possible for many such properties to be extended by up to four metres in depth without the endorsement of the Planning Committee. This is a situation which would normally be restricted in terms of the existing guidelines, but which is unfortunately unavoidable where the direct control of the Planning Committee is unnecessary.

Figure 1:
Semi-detached Dwellings



Therefore whilst recognising that this problem exists, the guidelines outlined for each of the four categories below seek primarily to ensure that wherever possible, the amenity of both adjoining properties and surrounding properties is not eroded as the result of the erection of an extension to any individual dwelling. Furthermore, notwithstanding the fact that prior to the preparation of this report dwelling extension precedents have been set in the Cove Bay area, following the acceptance of these guidelines as policy, all proposals will be assessed on the basis of the recommendation made in this respect.

Figure 2:
Traditional Terraced Dwellings

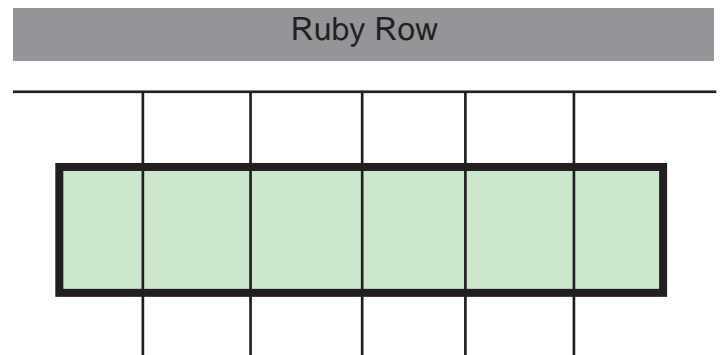
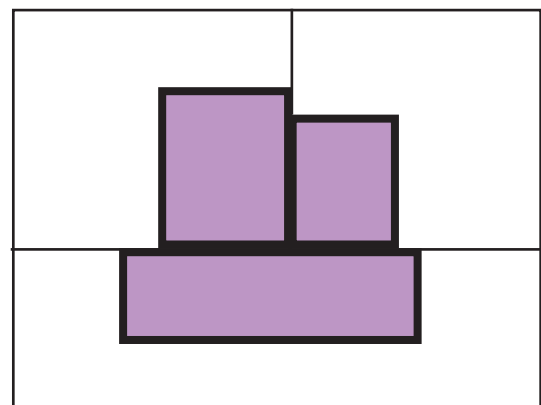


Figure 3:
Grouped Terraced Dwellings



RECOMMENDATIONS

With regard to the adoption of specific guidelines for dwelling extensions in the Cove Bay area, it is recommended that the following be adopted as policy:

1 - Semi-Detached properties

- (a) Rear extensions to be limited to one and a half stories in height with a maximum depth of 4 metres along the common boundary
- (b) All applications for rear extensions to be acceptable in terms of:
 - (i) site coverage
 - (ii) design
 - (iii) integration with existing buildings

2 - Conventional Terraced properties

- (a) Rear extensions to have:
 - (i) a maximum projection of 3 metres along the common boundary
 - (ii) a maximum height of one and a half storeys
- (b) Gable end extensions, where applicable, permitted up to two storeys, subject to any proposal:
 - (i) not projecting forward of any established building line
 - (ii) not exceeding the height of the existing house
 - (iii) not exceeding the gable length of the existing house

3 - Grouped Terrace Dwellings

All proposed extensions should not:

- (a) Project forward of any established building line
- (b) have a maximum projection from the existing dwelling of more than 3 metres
- (c) exceed a maximum height of:
 - (i) Gable end: 2-storey
 - (ii) Other: One and a half storey

All proposals are to be subject to the appropriate levels of site coverage being met.

4 - Special Cases

In circumstances other than those identified above, the following guidelines should be adhered to as far as possible although each application must be assessed on its own merits. All proposals should not:

- (a) project forward of any established building line
- (b) have a maximum projection from the existing dwelling of more than 3 metres
- (c) exceed a maximum height of:
 - (i) Gable end: 2-storey
 - (ii) Other: One and a half storey

All proposals are to be subject to the appropriate levels of site coverage being met.

CONCLUSION

Other issues may be raised in relation to a particular proposal, 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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