

## DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)

ABERDEEN, 27 February 2012. Minute of Meeting of the DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS). Present:- Councillor Dean, Convener; Councillor Corall, Vice-Convener; and Councillors Adam, Boulton, Jaffrey, MacGregor, Penny and Yuill. Also in attendance for articles 2 and 3, Councillor Jennifer Stewart.

The agenda and reports associated with this minute can be found at:-  
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=152&MId=2451&Ver=4>

### 4 HILLVIEW ROAD, PETERCULTER - CONSTRUCTION OF GABLE EXTENSION - 111140

1. With reference to article 12 of the minute of the meeting of the Development Management Sub Committee of 16 February, 2012, the Sub Committee had before it a report by the Head of Planning and Sustainable Development **which recommended**:-

That the Sub Committee refuse the application for the construction of a 1.5 storey gable extension at 4 Hillview Road, Peterculter for the following reasons:-

1. The proposed development would, by virtue of its inappropriate use of unsympathetic materials on the principal elevation of a traditional granite property, represent a failure to demonstrate due regard for its context, and is therefore considered to be contrary to policy 1 (design) of the Aberdeen Local Plan (2008).

2. The visual impact of the proposed extension, which is exacerbated by its prominent location and the presence of better considered and more sympathetic extensions of a similar type in the immediate area, is considered likely to result in an adverse impact on the character of the surrounding residential area, contrary to policy 40 of the Aberdeen Local Plan (2008).

3. The approval of this extension would risk setting an unwelcome precedent for similar proposals involving poorly chosen materials, potentially resulting in a cumulative erosion of the character of the townscape in the surrounding area.

The Convener moved, seconded by Councillor Adam:-  
that the recommendations contained in the report be approved.

Councillor Boulton moved, as an amendment, seconded by Councillor Corall:-  
that the application be approved, subject to conditions relating to the submission of samples of proposed blockwork and slate and of a scheme demonstrating the detail of window and door surrounds and quoins, as the application would not be detrimental to the character of the townscape in the surrounding area; the property was not in a conservation area; and the property is not on a through road and therefore not in a prominent location.

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On a division, there voted:-

For the motion (6) – The Convener; and Councillors Adam, Jaffrey, MacGregor, Penny and Yuill; for the amendment (2) – The Vice-Convener; and Councillor Boulton.

**The Sub Committee resolved:-**

to adopt the motion.

### **12 CARDEN PLACE, ABERDEEN - FORMATION OF AN ADDITIONAL FLOOR OF OFFICES TO REAR EXTENSION, RE-CLADDING OF EXISTING EXTENSION AND INSTALLATION OF RAILINGS AT FRONT BOUNDARY - 111480**

2. With reference to article 3 of the minute of meeting of the Development Management Sub Committee of 16 February, 2012, the Sub Committee had before it a report from the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee approve the application for the formation of an additional floor of offices to the rear extension; re-cladding of the existing extension and installation of railings at the front boundary of 12 Carden Place, Aberdeen, subject to the following conditions:-

- (1) That no development shall take place unless a scheme detailing all external finishing materials (including samples) to the roof and walls of the extension hereby approved has been submitted to and approved in writing by the planning authority and thereafter the development shall be carried out in accordance with the details so agreed.
- (2) That the extension hereby approved shall not be occupied unless a scheme detailing cycle storage provision has been submitted to and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme.
- (3) That the extension hereby approved shall not be occupied unless the cast iron railings on the Carden Place elevation hereby granted planning permission have been installed in accordance with drawing No. 1318.PD.005 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority.
- (4) That the windows as indicated on the east facing elevation of the extension hereby approved shall not be fitted otherwise than with obscure glass unless the planning authority has given prior written approval for a variation.
- (5) That, except as the planning authority may otherwise agree in writing, no construction or demolition work shall take place: (a) outwith the hours of 7.00am to 7.00pm Mondays to Fridays; (b) outwith the hours of 9.00am to 4.00pm Saturdays; or (c) at any time on Sundays, except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery].

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The Sub Committee heard from Councillor Jennifer Stewart as one of the local members for the area with regard to the concerns raised by residents in relation to the application.

The Convener moved, seconded by the Vice-Convener:-  
that the recommendations contained in the report be approved.

Councillor Boulton moved as an amendment:-

That the application be refused as it would be incongruous compared to other extensions in the area which were of 2 storeys rather than 3; and that if approved, the property would be a further erosion of the conservation area.

Councillor Boulton failed to receive a seconder for her amendment and in terms of Standing Order 12 (7) the terms of the amendment fell and was not put to the Sub Committee to divide upon.

**The Sub Committee resolved:-**

to approve the recommendations contained in the report.

### **12 CARDEN PLACE, ABERDEEN - FORMATION OF AN ADDITIONAL FLOOR OF OFFICES TO REAR EXTENSION - LISTED BUILDING CONSENT - 111481**

3. With reference to article 4 of the minute of meeting of the Development Management Sub Committee of 16 February, 2012, the Sub Committee had before it a report from the Head of Planning and Sustainable Development **which recommended:-**

That the Sub Committee approve the listed building consent application (111481) for the formation of an additional floor of offices to the rear of the extension, re-cladding of the existing extension and installation of railings at the front boundary of 12 Carden Place, Aberdeen, subject to the following conditions:-

(1) That no development shall take place unless a scheme detailing all external finishing materials (including samples) to the roof and walls of the extension hereby approved has been submitted to and approved in writing by the planning authority and thereafter the development shall be carried out in accordance with the details so agreed. (2) That the extension hereby approved shall not be occupied unless the cast iron railings on the Carden Place elevation hereby granted planning permission have been installed in accordance with drawing No.1318.PD.005 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority.

**The Sub Committee resolved:-**

to approve the recommendation contained in the report.

- **Katharine Dean, Convener.**