



To: Councillor Milne , Convener; and Councillors Cameron, Crockett, J Morrison and Sandy Stuart

Town House,
ABERDEEN 13 July 2016

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

The Members of the **LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL** are requested to meet in Committee Room 4 - Town House on **WEDNESDAY, 20 JULY 2016 at 10.00 am.**

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

- 1 Procedure Notice (Pages 7 - 8)

COPIES OF THE RELEVANT PLANS / DRAWINGS ARE AVAILABLE FOR INSPECTION IN ADVANCE OF THE MEETING AND WILL BE DISPLAYED AT THE MEETING

TO REVIEW THE CASE UNDER SECTION 43A(8)(C) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 ON THE BASIS THAT THE APPOINTED OFFICER FAILED TO GIVE THE APPLICANT NOTICE OF THEIR DECISION OR DETERMINATION WITHIN THE PERIOD ALLOWED FOR DETERMINATION OF THE APPLICATION

PLANNING OFFICER - GARETH ALLISON

- 2 5 Donmouth Road -demolishion of existing single storey conservatory to rear and replace with single storey extension, new dormer windows to front and back of elevation - 151967

Members, please note that this review has not yet been determined and this is an appeal on grounds of non-determination. A decision has to be made by members of the Local Review Body.

3 Planning Advice note and various plans (Pages 9 - 14)

Members, please note that the relevant plans can be viewed online:-

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=151967>

4 Planning policies referred to in documents submitted

Members, the following planning policies are referred to:-

Aberdeen Local Development Plan

Policy D1 – Architecture and Placemaking:

Policy H1 – Residential Areas:

Proposed Aberdeen Local Development Plan

Policy D1 – Quality Placemaking by Design:

Policy H1 – Residential Areas:

Aberdeen City Council Supplementary Guidance

Householder Development Guide – Pages 5 - 6: General Principles:

Householder Development Guide – Page 11: Dormer Windows: Older Properties of a Traditional Character:

Householder Development Guide – Page 12: Traditional Properties – Rear Elevations and Exceptions:

Householder Development Guide – Pages 13 - 15: Dormer Windows: Modern Properties:

The policies can be viewed at the following link:-

http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_local_development_plan.asp

5 Notice of Review with supporting information submitted by applicant / agent
(Pages 15 - 50)

6 Determination - Reasons for decision

Members, please note that reasons should be based against Development Plan policies and any other material considerations.

- 7 Consideration of conditions to be attached to the application - if Members are minded to over-turn the decision of the case officer

TO REVIEW THE DECISION OF THE APPOINTED OFFICER TO REFUSE THE FOLLOWING APPLICATIONS

PLANNING OFFICER - LUCY GREENE

- 8 Seabreeze Cottage - proposed extension of garage to side of dwelling house - 160203

- 9 Delegate Report, plans and Decision Notice (Pages 51 - 60)

Members, please note that the relevant plans can be viewed online:-

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=160203>

- 10 Planning policies referred to in documents submitted

Members, the following planning policies are referred to:-

National Planning Policy

- Scottish Planning Policy (SPP)
- Scottish Historic Environment Policy (SHEP)

Aberdeen Local Development Plan

- Policy D1 – Architecture and Placemaking
- Policy D5 – Built Heritage
- Policy NE2 – Green Belt

Other Material Considerations

- Historic Environment Scotland (HES) ‘Managing Change in the Historic Environment – Setting’

Proposed Aberdeen Local Development Plan

The following policies substantively reiterate policies in the adopted local development plan as summarised above:

- Policy D1 – Quality Placemaking by Design
- Policy D4 – Historic Environment
- Policy NE2 – Green Belt

The policies can be viewed at the following link:-

http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_local_development_plan.asp

- 11 Notice of Review with supporting information submitted by applicant/agent (Pages 61 - 80)
- 12 Determination - reasons for decision
Members, please note that reasons should be based against Development Plan policies and any other material considerations.
- 13 Consideration of conditions to be attached to the application - if Members are minded to over-turn the decision of the case officer

PLANNING OFFICER - NICHOLAS LAWRENCE

- 14 36 Auchmill Road - erection of dwellinghouse - 160044
- 15 Delegate report, plans, decision notice and letters of representation (Pages 81 - 104)
Members, please note that the relevant plans can be viewed online:-
<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=160044>
- 16 Planning policies referred to in documents submitted

Members, the following planning policies are referred to:-

National Planning Policy

- Scottish Planning Policy (SPP)
- Aberdeen City and Shire Strategic Development Plan (SDP)

Aberdeen Local Development Plan

- Policy D1 – Architecture and Placemaking
- Policy D2 – Design & Amenity
- Policy H1 – Residential Areas
- Policy NE6 – Flooding & Drainage
- Policy R7 – Low & Zero Carbon Buildings
- Policy T2 – Managing the Transport Impact of Development

Supplementary Guidance

- Supplementary Guidance: The Subdivision & Redevelopment of Residential Curtilages
- Supplementary Guidance: Transport & Accessibility
- Supplementary Guidance: Low & Zero Carbon Buildings

Proposed Aberdeen Local Development Plan

- D1 – Quality Placemaking by Design
- H1 – Residential Areas
- NC6 – Town, District & Neighbourhood Centres
- NE6 – Flooding & Drainage
- R7 – Low & Zero Carbon Buildings, & Water Efficiency
- T2 – Managing Transport Impact of Development

The policies can be viewed at the following link:-

http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_local_development_plan.asp

17 Notice of Review with supporting information submitted by applicant/agent (Pages 105 - 114)

18 Determination - Reasons for decision

Members, please note that reasons should be based against Development Plan policies and any other material considerations.

19 Consideration of conditions to be attached to the application - if Members are minded to over-turn the decision of the case officer

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Lynsey McBain on lymcbain@aberdeencity.gov.uk / tel 01224 522123