



To: Councillor Milne , Convener; and Councillors Nicoll and Stuart

Town House,
ABERDEEN 5 December 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 5 - Town House on **MONDAY, 12 DECEMBER 2016 at 2.00 pm.**

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

- 1 Procedure Notice (Pages 5 - 6)

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 DECISION OF THE APPOINTED OFFICER TO REFUSE THE FOLLOWING APPLICATIONS

PLANNING ADVISER - GAVIN EVANS

- 2.1 Flat B, 12 Summerfield Terrace - Proposed Creation of 2 Bedroom Flat Within Roof Space, Including Formation of Dormer Windows to Front and Rear Elevations (Retrospective) - 161292
- 2.2 Delegated Report, Plans and Decision Notice and Letters of Representation (Pages 7 - 40)
Members, please note that the relevant plans can be viewed online:-
<https://publicaccess.aberdeencity.gov.uk/online-applications/search.do?action=simple&searchType=Application>
Please enter number 161292
- 2.3 Planning Policies Referred to in Documents Submitted

Members, the following planning policies are referred to:-

Aberdeen Local Development Plan

D1 – Architecture and Placemaking

D2 – Design and Amenity

H1 – Residential Area

Proposed Aberdeen Local Development Plan

D1 – Quality Placemaking by Design

H1 – Residential Areas

Supplementary Guidance

Supplementary Guidance: Householder Development Guide

Supplementary Guidance: Transport & Accessibility

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

2.4 Notice of Review with Supporting Information Submitted by Applicant / Agent (Pages 41 - 68)

2.5 Determination - Reasons for Decision

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

2.6 Consideration of Conditions to be Attached to the Application - if Members are Minded to Over-turn the Decision of the Case Officer

PLANNING ADVISER - PAUL WILLIAMSON

3.1 1 Cairnview Crescent - Proposed Dormers to Front of the Ancillary Building (Retrospective) - 160640

3.2 Delegated Report, Plans and Decision Notice and Letters of Representation (Pages 69 - 88)

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

<https://publicaccess.aberdeencity.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Please enter number 160640

3.3 Planning Policies Referred to in Documents Submitted

Members, the following planning policies are referred to:-

Aberdeen Local Development Plan

Residential Areas (H1)

Architecture and Placemaking (D1)

Proposed Aberdeen Local Development Plan

D1- Quality Placemaking by Design (D1- Architecture and Placemaking)

H1- Residential Areas (H1- Residential Areas)

Supplementary Guidance

Supplementary Guidance: Householder Development Guide

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

3.4 Notice of Review with Supporting Information Submitted by Applicant / Agent (Pages 89 - 98)

3.5 Determination - Reasons for Decision

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

3.6 Consideration of Conditions to be Attached to the Application - if Members are Minded to Over-turn the Decision of the Case Officer

PLANNING ADVISER - PAUL WILLIAMSON

4.1 25-29 Queen's Road - Proposed Dwelling House with Associated Parking - 160507

4.2 Delegated Report, Plans and Decision Notice and Letters of Representation (Pages 99 - 142)

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

<https://publicaccess.aberdeencity.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Please enter number 160507

4.3 Planning Policies Referred to in Documents Submitted

Members, the following planning policies are referred to:-

National Policy and Guidance

Scottish Planning Policy (SPP)

Historic Environment Scotland Policy Statement (HESPS)

Managing Change in the Historic Environment - Guidance notes on 'Setting' and 'Boundaries'

Aberdeen Local Development Plan

Policy D1 - Architecture and Placemaking

Policy D2 – Design & Amenity

Policy D4 - Aberdeen's Granite Heritage

Policy D5 - Built Heritage

Policy BI3 - West End Office Area

Proposed Aberdeen Local Development Plan

D1 – Quality Placemaking by Design (*Policy D1 - Architecture and Placemaking*)

D4 – Historic Environment (*Policy D5 – Built Heritage*)

D5 – Our Granite Heritage (*Policy D4 – Aberdeen's Granite Heritage*)

B3 – West End Office Area (*Policy BI3 – West End Office Area*)

Supplementary Guidance

The sub-division and redevelopment of residential curtilages

Other Relevant Material Considerations

The Albyn Place/Rubislaw Conservation Area Appraisal

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

4.4 Notice of Review with Supporting Information Submitted by Applicant / Agent (Pages 143 - 164)

4.5 Determination - Reasons for Decision

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

4.6 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 Mark Masson on mmasson@aberdeencity.gov.uk / tel 01224 522989

