



To: Councillor Milne, Convener; and Councillors Copland and Nicoll.

Town House,  
ABERDEEN 24 March 2017

## **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 2 - Town House on **FRIDAY, 31 MARCH 2017 at 10.00 am.**

FRASER BELL  
HEAD OF LEGAL AND DEMOCRATIC SERVICES

### **BUSINESS**

- 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 - ANDREW MILLER**

- 2 100 Fountainhall Road - Proposed Single Storey Extension, and Replacement Window to Rear of Dwelling House - 160501
- 3 Delegated Report, Plans, Decision Notice and Letters of Representation (Pages 7 - 42)

Members, please note that the relevant plans can be viewed online at the following link by entering the reference number 160501:-

<https://publicaccess.aberdeencity.gov.uk/online-applications>

- 4 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)

### **Aberdeen Local Development Plan**

- Policy H1– Residential Areas
- Policy D1 – Architecture and Placemaking
- Policy D5 – Built Heritage

### **Supplementary Guidance**

- Householder Development Guide

### **Other Relevant Material Considerations**

- Technical Advice Note (TAN): The Repair and Replacement of Windows and Doors.
- Proposed Aberdeen Development Local Plan.
- Albyn Place / Rubislaw Conservation Area Appraisal.
- Aberdeen City Conservation Area Character appraisal and Management Plan.

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

5 Notice of Review with Initial Application and Supporting Information Submitted by Applicant / Agent (Pages 43 - 76)

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

### **PLANNING ADVISER - NICHOLAS LAWRENCE**

8 2 Colsea Road - Replacement Windows and Door with External Alterations to Door Opening - 161506

9 Delegated Report, Plans, Decision Notice and Letters of Representation (Pages 77 - 96)

Members, please note that the relevant plans can be viewed online at the following link by entering the reference number 161506:-  
<https://publicaccess.aberdeencity.gov.uk/online-applications>

10 Planning Policies Referred to in Documents Submitted

Members, the following planning policies are referred to:-

**National Policy and Guidance**

- Scottish Planning Policy (2014)

**Aberdeen Local Development Plan**

- Policy D1 – Architecture and Placemaking
- Policy D5 – Built Heritage
- Policy H1 – Residential Areas

**Proposed Local Development Plan**

- Policy D1 – Quality Placemaking by Design
- Policy D4 – Historic Environment
- Policy H1 – Residential Areas

**Other Relevant Material Considerations**

- Historic Environment Scotland Policy Statement (2016)
- Historic Environment Scotland – Managing Change in the Historic Environment: Windows (2010)
- Historic Environment Scotland – Managing Change in the Historic Environment: Doorways (2010)
- Technical Advice Note: Repair and Replacement of Windows and Doors

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

11 Notice of Review with Initial Application and Supporting Information Submitted by Applicant / Agent (Pages 97 - 102)

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 ADVISER - NICHOLAS LAWRENCE**

14 Site Adjacent to The Haughs, Clinterty - Change of Use from Agricultural Land to Domestic and Erection of 1.5 Storey Dwelling with Double Garage - 161572

15 Delegated Report, Plans, Decision Notice and Letters of Representation (Pages 103 - 152)

Members, please note that the relevant plans can be viewed online at the following link by entering the reference number 161572:-

<https://publicaccess.aberdeency.gov.uk/online-applications>

16 Planning Policies Referred to in Documents Submitted

### **Aberdeen Local Development Plan**

- NE2: Green Belt
- D1: Architecture and Placemaking
- NE6: Flooding and Drainage
- T2: Managing the Transport Impact of Development
- R6: Waste Management Requirements for New Developments

### **Proposed Local Development Plan**

- NE2: Green Belt
- D1: Quality Placemaking by Design
- NE6: Flooding, Drainage and Water Quality
- T2: Managing the Transport Impact of Development
- R6: Waste Man Requirements for New Development

17 Notice of Review with Initial Application and Supporting Information Submitted by Applicant / Agent (Pages 153 - 160)

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.aberdeency.gov.uk](http://www.aberdeency.gov.uk)

Should you require any further information about this agenda, please contact Mark Masson on [mmasson@aberdeency.gov.uk](mailto:mmasson@aberdeency.gov.uk) tel 01224 522989