

Public Document Pack



To: Councillor Boulton, Convener; and Councillors
Councillor Donnelly, the Depute Provost and Duncan.

Town House,
ABERDEEN 16 May 2018

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 **THURSDAY, 17 MAY 2018** at **9.30 am.**

FRASER BELL
CHIEF OFFICER - GOVERNANCE

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

MEMBERS PLEASE NOTE THAT THE FOLLOWING LINK WILL TAKE YOU TO THE LOCAL DEVELOPMENT PLAN.

[Local Development Plan](#)

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

PLANNING ADVISER - ANDREW MILLER

2.1 Replacement Windows to Front and Rear of 77 Whitehall Road - 171507

2.2 Delegated Report and Decision Notice (Pages 7 - 14)

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

<https://publicaccess.aberdeency.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

2.3 Planning Policies Referred to in Documents Submitted

Members, the following planning policies are referred to:-

National Planning Policy and Guidance

- Scottish Planning Policy (SPP)
- Historic Environment Scotland Policy Statement (HESPS)

Aberdeen Local Development Plan (2017) (ALDP)

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

Supplementary Guidance and Technical Advice Notes

- The Repair and Replacement of Windows and Doors

Other Material Considerations

- Managing Change in the Historic Environment: Windows
- Albyn Place/Rubislaw Conservation Area Character Appraisal

The policies can be viewed at the following link:-

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

2.4 Notice of Review with Supporting Information and Initial Application Submitted by Applicant (Pages 15 - 26)

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 - ANDREW MILLER

- 3.1 Erection of Four Flats with associated car parking and landscaping at 44-46 Bedford Road - 171410

- 3.2 Delegate Report, Decision Notice and Letters of Representation Including Consultee Comments (Pages 27 - 50)

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

<https://publicaccess.aberdeencity.gov.uk/online-applications/advancedSearchResults.do?action=firstPage>

- 3.3 Planning Policies Referred to in Documents Submitted

Members, the following policies are referred to:-

Aberdeen Local Development Plan (2017)

- Policy D1: Quality Placemaking by Design;
- Policy T2: Managing the Transport Impact of New Development;
- Policy T3: Sustainable and Active Travel
- Policy H1: Residential Areas;
- Policy NE6: Flooding, Drainage and Water Quality;
- Policy R6: Waste Management Requirements for New Development;
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency; and
- Policy CI1: Digital Infrastructure

Supplementary Guidance and Technical Advice Notes

- The Sub-Division and Redevelopment of Residential Curtilages;
- Transport and Accessibility;
- Flooding, Drainage and Water Quality; and
- Resources for New Development

- 3.4 Notice of Review with Supporting Information and Initial Application Submitted by Applicant (Pages 51 - 66)

- 3.5 Previous Scheme (Pages 67 - 82)

- 3.6 Determination - Reasons for Decision

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

3.7 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

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

PROCEDURE NOTE

GENERAL


1. The Local Review Body of Aberdeen City Council (the LRB) must at all times comply with (one) the provisions of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 (the regulations), and (two) Aberdeen City Council's Standing Orders.
2. In dealing with a request for the review of a decision made by an appointed officer under the Scheme of Delegation adopted by the Council for the determination of "local" planning applications, the LRB acknowledge that the review process as set out in the regulations shall be carried out in stages.
3. As the first stage and having considered the applicant's stated preference (if any) for the procedure to be followed, the LRB must decide how the case under review is to be determined.
4. Once a notice of review has been submitted interested parties (defined as statutory consultees or other parties who have made, and have not withdrawn, representations in connection with the application) will be consulted on the Notice and will have the right to make further representations within 14 days.
Any representations:
 - made by any party other than the interested parties as defined above (including those objectors or Community Councils that did not make timeous representation on the application before its delegated determination by the appointed officer) or
 - made outwith the 14 day period representation period referred to abovecannot and will not be considered by the Local Review Body in determining the Review.
5. Where the LRB consider that the review documents (as defined within the regulations) provide sufficient information to enable them to determine the review, they may (as the next stage in the process) proceed to do so without further procedure.
6. Should the LRB, however, consider that they are not in a position to determine the review without further procedure, they must then decide which one of (or combination of) the further procedures available to them in terms of the regulations should be pursued. The further procedures available are:-
 - (a) written submissions;
 - (b) the holding of one or more hearing sessions;
 - (c) an inspection of the site.

7. If the LRB do decide to seek further information or representations prior to the determination of the review, they will require, in addition to deciding the manner in which that further information/representations should be provided, to be specific about the nature of the information/representations sought and by whom it should be provided.
8. In adjourning a meeting to such date and time as it may then or later decide, the LRB shall take into account the procedures outlined within Part 4 of the regulations, which will require to be fully observed.

DETERMINATION OF REVIEW

9. Once in possession of all information and/or representations considered necessary to the case before them, the LRB will proceed to determine the review.
10. The starting point for the determination of the review by the LRB will be Section 25 of the Town and Country Planning (Scotland) Act 1997, which provides that:-

“where, in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan unless material considerations indicate otherwise.”
11. In coming to a decision on the review before them, the LRB will require:-
 - (a) to consider the Development Plan position relating to the application proposal and reach a view as to whether the proposal accords with the Development Plan;
 - (b) to identify all other material considerations arising (if any) which may be relevant to the proposal;
 - (c) to weigh the Development Plan position against the other material considerations arising before deciding whether the Development Plan should or should not prevail in the circumstances.
12. In determining the review, the LRB will:-
 - (a) uphold the appointed officers determination, with or without amendments or additions to the reason for refusal; or
 - (b) overturn the appointed officer’s decision and approve the application **with or without appropriate conditions.**
13. The LRB will give clear reasons for its decision in recognition that these will require to be intimated and publicised in full accordance with the regulations.

 <p>ABERDEEN CITY COUNCIL</p>	<h2 style="margin: 0;">Planning and Sustainable Development Service</h2>
<p>Report of Handling</p>	

Site Address:	77 Whitehall Road, Aberdeen, AB25 2PQ.
Application Description:	Replacement windows to front and rear
Application Reference:	171507/DPP
Application Type	Detailed Planning Permission
Application Date:	12 January 2018
Applicant:	Miss R McIntosh
Ward:	Hazlehead/Ashley/Queens Cross
Community Council	Rosemount And Mile End
Case Officer:	Sheila Robertson

RECOMMENDATION

Refuse

APPLICATION BACKGROUND

Site Description

The application relates to a 3 storey, traditional granite tenement building, divided into 6 flats, located to the south-west side of Whitehall Road, near its junction with Hamilton Place, and within the Albyn Place/ Rubislaw Conservation Area. The application relates to the ground floor (right) flat. The principal elevation consists of a tripartite window, with a sash and case opening mechanism, in white painted timber. To the rear elevation there is a single window, of a casement style, with white aluminium frames. Both windows are non-original replacements. Both elevations of the building feature a range of windows in terms of opening styles and materials. The property is located within a predominantly residential area surrounded by properties of a similar era.

Relevant Planning History

None

APPLICATION DESCRIPTION

Description of Proposal

The application seeks permission to replace the existing windows to the principal elevation with white uPVC frames with a sash and case opening mechanism. To the rear, the window would be replaced by a single paned, tilt and turn window with a horizontal transom and white uPVC frames.

Supporting Documents

All drawings can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P15O08BZHZO00>

CONSULTATIONS

None

REPRESENTATIONS

None

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

National Planning Policy and Guidance

- Scottish Planning Policy (SPP)
- Historic Environment Scotland Policy Statement (HESPS)

Aberdeen Local Development Plan (2017) (ALDP)

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

Supplementary Guidance and Technical Advice Notes

- The Repair and Replacement of Windows and Doors

Other Material Considerations

- Managing Change in the Historic Environment: Windows
- Albyn Place/Rubislaw Conservation Area Character Appraisal

Equalities Impact Assessment

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics. In coming to this assessment the Planning Authority has had due regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010, to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and to foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

EVALUATION

Principle of Development

The site is located within an area zoned for residential use in the Aberdeen Local Development Plan 2017 and relates to an existing dwelling house. In accordance with Policy H1 of the ALDP, the principle of replacing non-original windows is acceptable, subject to a suitable form and appearance.

Proposed Window Replacements

The property would have originally been fitted with timber sash and case windows to both elevations and the existing windows to the principal elevation are non-original, timber replacements. The Supplementary Guidance contained in The Repair and Replacement of Windows and Doors clearly states that *“on listed buildings and public elevations of unlisted buildings in Conservation Areas, the introduction of uPVC windows as a replacement material is not acceptable.... Many historic windows in Aberdeen are timber sash and case.”* Based on these principles, whilst the proposed replacement windows to the principal elevation satisfy the guidance by proposing replacements that would be likely to be acceptable in terms of proportions, profile and opening mechanism, they fail to comply with the criteria requiring the retention of timber frames to a public elevation.

It is therefore considered that the proposed window replacements on the front elevation have not been designed with due consideration for the property's setting within a conservation area and would adversely affect the architectural integrity of the original building and the historic character and appearance of the Albyn Place/Rubislaw Conservation Area. The proposal therefore contravenes Policy D1 (Quality Placemaking by Design) and the Supplementary Guidance: The Repair and Replacement of Windows and Doors, which encourages proposals to be architecturally compatible in design with the existing dwelling. As such the proposal has not taken into consideration the correct use of materials that would complement the original dwelling. The loss of a traditional material to the principal elevation is considered to have a detrimental impact on the visual amenity of the locality and the character and appearance of the conservation area and would thereby be contrary to SPP, HESPS, Policies H1 (Residential Areas) and D4 (Historic Environment) of the Aberdeen Local Development Plan, the guidance contained in the Managing Change Document and the aims of the Albyn Place/Rubislaw Conservation Area Character Appraisal which identifies that a weakness of this conservation area is the numerous inappropriate window replacements and that there is an opportunity to repair and replace windows with those of traditional style, proportions and materials. Unsympathetic development that does not reflect or relate to the character of the Conservation Area is identified as a threat and this proposal would therefore be contrary to the aims of the character appraisal.

The Supplementary Guidance permits flexibility in terms of window design and materials when considering applications for replacement windows which are not visible from the street or a public view point. In this instance the rear elevation is not readily visible from out with the rear garden and the window replacement, as proposed, would not have a significant negative impact on the overall character of the Conservation Area and would therefore be acceptable in this instance.

However, despite the acceptability of the proposed window replacement to the rear elevation, on the basis of the above, and following on from the evaluation under policy and guidance, it is considered that the installation of uPVC windows to the front elevation would result in the loss of a traditional material thereby failing to preserve and enhance the character of both the dwelling house and the wider Conservation Area. These new windows would not make a positive contribution to the setting of the Conservation Area and would therefore be contrary to, and not in compliance with national and local policies and guidance. It is recognised that there are both traditional sash and case and modern window replacements within the immediate area, and the majority of the windows within the application building are uPVC framed however none of the modern replacements have been installed under current policy and guidance. Whitehall Road still retains a number of properties with traditional windows whereby approval of uPVC replacements would have a negative impact on the predominant character and appearance of the surrounding conservation area. Therefore there are no material planning considerations that would warrant approval of planning permission in this instance.

RECOMMENDATION

Refuse

REASON FOR RECOMMENDATION

Although the proposed uPVC window to the rear elevation would be acceptable, as there would be no adverse impact on the wider Conservation Area, the replacement of the traditional white timber framed windows on the principal elevation with uPVC would not comply with Policies D1 (Quality Placemaking by Design), D4 (Historic Environment) and H1 (Residential Areas) of the Aberdeen Local Development Plan as the proposal would result in the loss of a traditional material and, as such, fails to demonstrate due regard for its context where the retention and reinstatement of traditional window forms and materials, or suitably sympathetic alternatives, are necessary to maintain and enhance the character of the Conservation Area. The replacement of traditional timber framed windows with modern frames, formed in uPVC, would have a negative impact on the character and appearance of the Conservation Area, and would therefore not align with Scottish Planning Policy and Historic Environment Scotland's Policy Statement. Moreover, they also do not accord with the Supplementary Guidance: The Replacement of Windows and Doors and Historic Environment Scotland's Managing Change Document: Windows. Approval would risk setting an unwelcome precedent for further unsympathetic window replacement within the Conservation Area, contrary to the aims of the Albyn Place/Rubislaw Conservation Area Character Appraisal and which, if replicated, could lead to a significant cumulative erosion of the Conservation Area's character and appearance. It is considered that the proposal does not accord with the provisions of the Development Plan and that there are no material planning considerations that would warrant approval of this application.

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

John Gordon Associates Ltd
3 Dean Acres
Comrie
Dunfermline
Scotland
KY12 9XS

on behalf of **Miss R McIntosh**

With reference to your application validly received on 12 January 2018 for the following development:-

**Replacement windows to front and rear
at 77 Whitehall Road, Aberdeen**

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **REFUSE PLANNING PERMISSION** for the said development in accordance with the particulars given in the application form and the following plans and documents:

Drawing Number	Drawing Type
WG3150AV/2	Multiple Elevations (Proposed)
WG3150AV/1	Other Elevation (Proposed)
WG3150AV/LP	Location Plan

REASON FOR DECISION

The reasons on which the Council has based this decision are as follows:-

Although the proposed uPVC window to the rear elevation would be acceptable, as there would be no adverse impact on the wider Conservation Area, the replacement of the traditional white timber framed windows on the principal elevation with uPVC would not comply with Policies D1 (Quality Placemaking by Design), D4 (Historic

Environment) and H1 (Residential Areas) of the Aberdeen Local Development Plan as the proposal would result in the loss of a traditional material and, as such, fails to demonstrate due regard for its context where the retention and reinstatement of traditional window forms and materials, or suitably sympathetic alternatives, are necessary to maintain and enhance the character of the Conservation Area. The replacement of traditional timber framed windows with modern frames, formed in uPVC, would have a negative impact on the character and appearance of the Conservation Area, and would therefore not align with Scottish Planning Policy and Historic Environment Scotland's Policy Statement. Moreover, they also do not accord with the Supplementary Guidance: The Replacement of Windows and Doors and Historic Environment Scotland's Managing Change Document: Windows. Approval would risk setting an unwelcome precedent for further unsympathetic window replacement within the Conservation Area, contrary to the aims of the Albyn Place/Rubislaw Conservation Area Character Appraisal and which, if replicated, could lead to a significant cumulative erosion of the Conservation Area's character and appearance. It is considered that the proposal does not accord with the provisions of the Development Plan and that there are no material planning considerations that would warrant approval of this application.

Date of Signing 23 February 2018



Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL, AS AGREED WITH APPLICANT (S32A of 1997 Act)

None.

RIGHT OF APPEAL THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision of the planning authority –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at www.eplanning.scot.

Notices of review submitted by post should be sent to Planning and Sustainable Development (address at the top of this decision notice).

SERVICE OF PURCHASE NOTICE WHERE INTERESTS ARE AFFECTED BY A PLANNING DECISION

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development that would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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Agenda Item 2.4

Having considered the recommendation of the Case Officer, Sheila Robertson, and the resultant decision to refuse planning permission for the replacement of the tripartite window on the principal elevation with uPVC, we now submit the following comments for review.

Under the Application Background, Site Description, we would wish to point out that, contrary to that stated, the tripartite sash and case windows CANNOT BE OPENED due to the fact that there are no (pull sash) handles on the internal frames. (There appears to be no record of any planning application having been submitted for said windows.)

We are, of course, sympathetic to the principles stated regarding the ALDP and conservation areas, but observe that while many of the windows within this area are of non-traditional material, most of them are acceptable in terms of proportion and profile.

Five of the six flats comprising this property have, on the principal elevation, non-traditional windows, but are of the same proportions and profiles. The application to replace the existing windows on the ground floor flat, right, with windows of the same proportion and profile as exists for the other flats, would, we believe, not only enhance the overall appearance of the property but also be more aesthetically pleasing.

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Marischal College Planning & Sustainable Development Business Hub 4, Ground Floor North Broad Street Aberdeen AB10 1AB Tel: 01224 523 470 Fax: 01224 636 181 Email: pi@aberdeencity.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100089875-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Alistair"/>	Building Number:	<input type="text" value="88"/>
Last Name: *	<input type="text" value="McIntosh"/>	Address 1 (Street): *	<input type="text" value="Desswood Place"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="[REDACTED]"/>	Town/City: *	<input type="text" value="Aberdeen"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text" value="[REDACTED]"/>	Postcode: *	<input type="text" value="AB15 4DQ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="[REDACTED]"/>		

Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing Easting

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority. *
(Max 500 characters)

Replacement windows to the front and rear at 77 Whitehall Road Aberdeen

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See attached in Supporting Documents.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Submission of comments attached

Application Details

Please provide details of the application and decision.

What is the application reference number? *

171507/DPP

What date was the application submitted to the planning authority? *

12/01/2018

What date was the decision issued by the planning authority? *

23/02/2018

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Alistair McIntosh

Declaration Date: 04/04/2018



Marischal College Planning & Sustainable Development Business Hub 4, Ground Floor North Broad Street Aberdeen AB10 1AB Tel: 01224 523 470 Fax: 01224 636 181 Email: pi@aberdeencity.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100079005-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Installation of replacement windows

Has the work already been started and/ or completed? *

No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	John Gordon Associates Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	
Last Name: *	Gordon	Building Number:	3
Telephone Number: *	01383850134	Address 1 (Street): *	Dean Acres
Extension Number:		Address 2:	Comrie
Mobile Number:		Town/City: *	Dunfermline
Fax Number:		Country: *	Scotland
		Postcode: *	KY12 9XS
Email Address: *	gordonassociates@sky.com		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Miss	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Ground Floor Right
First Name: *	R	Building Number:	77
Last Name: *	McIntosh	Address 1 (Street): *	Whitehall Road
Company/Organisation		Address 2:	
Telephone Number: *	██████████	Town/City: *	Aberdeen
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	AB25 2PQ
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

Easting

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * Yes No

Trees

Are there any trees on or adjacent to the application site? * Yes No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? * Yes No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: John Gordon

On behalf of: Miss R McIntosh

Date: 18/12/2017

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates?. * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent.? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr John Gordon

Declaration Date: 18/12/2017

Payment Details

Cheque: EVEREST LIMITED, 661232

Created: 18/12/2017 11:22



APPLICATION REF NO. 171410/DPP

Planning and Sustainable Development
Communities, Housing and Infrastructure
Business Hub 4, Marischal College, Broad Street
Aberdeen, AB10 1AB

Tel: 01224 523470 Email: pi@aberdeencity.gov.uk

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Neil Rothnie Architects
73 Huntly Street
Aberdeen
United Kingdom
AB10 7TE

on behalf of **George Taylor ASA**

With reference to your application validly received on 28 November 2017 for the following development:-

**Erection of 4 flats (over four floors) with associated car parking and landscaping
at Land To The Rear Of 44/46 Bedford Road, Aberdeen**

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **REFUSE PLANNING PERMISSION** for the said development in accordance with the particulars given in the application form and the following plans and documents:

Drawing Number	Drawing Type
PL-00	Location Plan
PL-01	Proposed Location and Block Plan
PL-03	Proposed Ground Floor Plan
PL-04	Proposed First, Second and Third Floor Plan
PL-05	Proposed North and West Elevations
PL-06	Proposed South Elevation
PL-09	Proposed Visual Front Elevation
	Design Statement (Neil Rothnie Architects)

REASON FOR DECISION

The reasons on which the Council has based this decision are as follows:-

1. The development has not been designed with due consideration for its context, with a roof design that does not complement the character and appearance of the surrounding area, and the use of materials which are not readily found in the surrounding area. The proposal would also provide inadequate amenity space for proposed residents and would have an adverse impact on the amenity afforded to properties in the surrounding area. As a result the proposal fails to accord with Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan and its associated Supplementary Guidance: The Sub-Division and Redevelopment of Residential Curtilages;
2. Insufficient information has been submitted with regards to the provision of visibility splays, the width of parking bays and to indicate that vehicles could enter and exit the site safely in a forward gear. As a result the proposal fails to accord with Policy T2: Managing the Transport Impact of New Development of the Aberdeen Local Development Plan and the associated Supplementary Guidance: Transport and Accessibility; and
3. The applicants have failed to demonstrate that adequate waste provision would be provided within the sites curtilage, and as a result the proposal does not accord with Policy R6: Waste Management Requirements for New Development of the Aberdeen Local Development Plan and its associated Supplementary Guidance: Resources for New Development.

Date of Signing 26 January 2018



Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL, AS AGREED WITH APPLICANT (S32A of 1997 Act)

None.

RIGHT OF APPEAL THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision of the planning authority –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;

- c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at www.eplanning.scot.

Notices of review submitted by post should be sent to Planning and Sustainable Development (address at the top of this decision notice).

SERVICE OF PURCHASE NOTICE WHERE INTERESTS ARE AFFECTED BY A PLANNING DECISION

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development that would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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Site Address:	Land To The Rear Of 44/46 Bedford Road, Aberdeen, AB24 3LH,
Application Description:	Erection of 4 flats (over four floors) with associated car parking and landscaping.
Application Reference:	171410/DPP
Application Type	Detailed Planning Permission
Application Date:	28 November 2017
Applicant:	George Taylor ASA
Ward:	Tillydrone/Seaton/Old Aberdeen
Community Council	Froghall, Powis And Sunnybank
Case Officer:	Gavin Clark

RECOMMENDATION

Refuse

APPLICATION BACKGROUND

Site Description

The application site is located on the eastern side of Bedford Road, at its junction with Bedford Place. It extends to 330sqm and represents the existing plot of 44/46 Bedford Road, comprising: a 2 ½ storey end-terrace building of traditional granite construction, which incorporates a small newsagent/grocer at ground floor level (now vacant) and box-dormers in its roof space; to the rear of the building lies an area of garden ground, set approximately 1m below the level of Bedford Place and enclosed by a granite rubble boundary wall measuring 1.2m from pavement level. This rear garden appears neglected and overgrown, with no notable trees or landscaping beyond overgrown shrubs and apparently self-seeded saplings. The boundary to the adjoining property at 42 Bedford Road, to the south, is defined by a boundary wall of approximately 1.2m, of brick construction.

The northern side of Bedford Place is characterised by 1 ½ storey, mansard roofed terraces of dwellinghouses. However, immediately opposite the application site is a more recent row of 2-storey terraced houses, fronted with synthetic granite block; as well as a single 1 ½ more traditionally styled detached granite dwellinghouse. The southern side of Bedford Place is largely similar; however 2 ½ storey tenement-style blocks are present at the junctions of Bedford Place and streets running south-west. The blank gable of one such block abuts the south-eastern end of the application site.

Relevant Planning History

Planning permission (Ref: P141664) is currently pending consideration for the erection of a three and a half storey serviced apartment development (eight units) with associated car parking. This application was given a willingness to approve in April 2015, subject to the conclusion of a legal

agreement. However, that legal agreement has not yet been concluded. In coming to the positive conclusion the proposed serviced apartments were considered to be acceptable in this predominantly residential area, having no significant detrimental impact on the existing uses surrounding the application site. The above report acknowledged that the area of garden ground was somewhat limited in scale, and would certainly not satisfy the Council's minimum standards for dwellinghouses/ flats, however it was recognised that serviced apartments are a pseudo-residential use which have a higher degree of turnover in occupation, and are arguably somewhere between residential flats and hotels – thus the requirement to benefit from external amenity space was reduced.

An application in January 2014 (Ref: P140090) sought detailed planning permission for a development comprising 8 flats, again within the rear garden of 44 Bedford Road. This application was refused under delegated powers on 31st March 2014, on the basis that it would represent an over-development of the site; an adverse impact on amenity arising from the loss of private garden space and the under-provision of garden space for the new development; the design would not relate well to its surroundings; some windows within the building would have limited opportunity for natural light; and there would be a significant shortfall in car parking provision. Following that refusal, the applicants sought review of the decision via the Local Review Body (LRB). The decision of the LRB, on 4th July 2014, upheld that earlier decision to refuse the application.

APPLICATION DESCRIPTION

Description of Proposal

This application seeks detailed planning permission for the construction of a new 3 ¾ storey building, containing four flats, on a site which currently forms part of the rear garden of 44 Bedford Road.

The proposed building would face on to Bedford Place, with the remainder of the site incorporating four off-street parking spaces (accessed from Bedford Place) and landscaped areas to its rear and side. These would comprise an area 6m x 1.3m to the rear of the building and abutting the mutual boundary wall; an area of approximately 5m x 4.5m to the side of the building, with the car parking spaces and boundary wall framing it; and a third to the rear of the existing building 7.5m x 11m which would be attributed to the existing flats. The building itself would be finished in a white render with natural granite to its front elevation and return. Timber framed windows and doors; natural slate to the roof; and lead clad dormer faces, are also proposed. Access to the flats would be taken from the side (western) elevation; with windows contained on all three primary elevations. The approximate 6m x 1.3m of ground to the rear of the flats is promoted as a courtyard area for the ground floor flat.

A single flat would be located on each floor, with each containing two bedrooms, an ensuite, bathroom and kitchen/ living area. An outbuilding associated with the property at 44 Bedford Road would be removed. One parking space would be provided for each flat.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OZXLXOBZHEO00>

Design Statement: Neil Rothnie Architects: November 2017: provides details of: the site context; an appraisal of the development; concept; an evaluation of the submitted plans; details of sustainability; transport; and an overall conclusion/ summary.

CONSULTATIONS

ACC - Roads Development Management Team – note that there are good walking and cycling links to the city, and there are bus stops in both directions within 100m of the site. Whilst 6 spaces would normally be required, as per the Transport and Accessibility Supplementary Guidance, they are content that four would be provided in this instance; although they note that the spaces provided are smaller than the minimum standards.

Note that no swept path analysis has been submitted to show that vehicles could enter and exit the site in a forward gear; adequate visibility splays have also not been provided. Four cycle parking spaces would be provided. Also provide guidance in relation to vehicular access and associated standards; and that whilst bin storage is indicated, it is not shown on the submitted plans. Note outstanding issues in respect of this application; and will be in a position to comment further on receipt of amended plans.

ACC – Environmental Health – no objection. Request an informative relating to hours associated to construction works and provide advisory information in relation to ground preparation and construction works.

ACC - Waste Strategy Team – advise of the waste requirements for the proposed development.

Scottish Water – no response received, it is therefore assumed that they have no objection to the proposed development.

ACC - Flooding And Coastal Protection – no objection. Advise that there is a risk of surface water flooding, and would recommend the use of permeable materials, were suitable, in the design and the use of rain water harvesting.

REPRESENTATIONS

3 letters of objection have been received, summarised as follows:-

- The proposed development would overlook and overshadow the properties and gardens of neighbouring property;
- The proposal would remove all existing garden space from the property at 44 Bedford Road; consequently resulting in over development of the plot due to a large amount of the existing garden ground being utilised as parking;
- There is insufficient space available for the siting of refuse storage facilities;
- The proposed development would not be in keeping with the character and appearance of the surrounding residential area;
- Road safety concerns relating to the proposed access, manoeuvrability and the level of parking proposed;
- The proposal would result in the loss of plants and shrubbery, which would consequently result in the loss of wildlife;

Non-material matters:

- There is a surplus of properties in Aberdeen at present; and there is no requirement for flats in the surrounding area.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

Aberdeen Local Development Plan (2017)

- Policy D1: Quality Placemaking by Design;
- Policy T2: Managing the Transport Impact of New Development;
- Policy T3: Sustainable and Active Travel
- Policy H1: Residential Areas;
- Policy NE6: Flooding, Drainage and Water Quality;
- Policy R6: Waste Management Requirements for New Development;
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency; and
- Policy CI1: Digital Infrastructure

Supplementary Guidance and Technical Advice Notes

- The Sub-Division and Redevelopment of Residential Curtilages;
- Transport and Accessibility;
- Flooding, Drainage and Water Quality; and
- Resources for New Development

EVALUATION

Principle of Development

The application site is located within a predominantly residential area, zoned as such in the Aberdeen Local Development Plan - Policy H1 (Residential Areas). Policy H1 allows for residential development, provided the proposal: does not constitute over development of the plot; does not have an unacceptable impact on the character and appearance of the surrounding area; would not result in the loss of valued or valuable areas of open space; and complies with any relevant Supplementary Guidance, in this instance the Sub-Division and Redevelopment of Residential Curtilages. Compliance with the aforementioned policy and guidance will be discussed in the below evaluation.

Siting and Design

The proposed new building would be orientated to face onto Bedford Place, occupying the full depth of the plot minus a small area of amenity space that would be provided for use of the flatted property at ground floor level. As a result, the garden to be provided for residents of the new building is positioned to the side; an arrangement not found in the surrounding area. These would comprise an area 6m x 1.3m to the rear of the building and abutting the mutual boundary wall; an area of approximately 5m x 4.5m to the side of the building, with the car parking spaces and boundary wall framing it; and a third to the rear of the existing building 7.5m x 11m which would be attributed to the existing flats.

The building would incorporate three full storeys with a mansard styled roof at fourth floor level provided further residential accommodation; the dormers provided would sit at a much higher level than those at 57 Bedford Road, with the cill heights also appearing at odds and uneasy with those of the adjacent property, providing an uncomfortable arrangement. The differences would be quite visible in the street-scene, where the west elevation would be relatively prominent, underlined by the strange pitch in the roof design; and the use of a white render, an uncommon colour in the surrounding area, which is dominated by granite.

Privacy

It is also noted that the proposed development would have an adverse impact in terms of privacy. The proposal would include bedrooms on the rear elevation of each floor, which would overlook the garden ground of the adjacent properties (42 Bedford Road, and beyond, as well as 57 Bedford Place). There would also be windows located on the side elevation, although these would contain no habitable rooms (access to the lobby) and would be located approximately 22m from the rear elevations of the properties at 44/46 Bedford Road. There would also be a window-to-window distance of approximately 19m with the properties on the opposite side of Bedford Place, which is considered to be acceptable.

Impact on character and amenity of surrounding area

The proposal would result in approximately 29% of the plot being developed (according to the submitted site plan). However, this site plan includes an area of ground shown as garden for the neighbouring flats and shops. When this area (approx. 82.5 sqm) is taken out of the equation, it would result in a built ratio of close to 40%. The proposed development would result in approximately 240 sqm of the existing garden ground being lost. However, this arrangement is not common in the surrounding area, and as such the level of remaining garden ground that would be afforded to the residents of the existing flats is considered acceptable. Although that afforded to the proposed flats would not, this is further compounded by the arrangement of that space and its suitability for use as an external amenity area.

As discussed in the "siting and design" section above, it is also considered that the design of the proposed roof, which would be highly visible from Bedford Place, would not respect the character or the appearance of the surrounding residential area.

Relationship with pattern of development and Amenity

The established pattern of development in the surrounding area is that of buildings positioned close to the pavement's edge, with private gardens laid out to the rear. The rear garden of the adjacent no.42 Bedford Road is currently afforded an open aspect to the north-east, which would be partially obscured by the presence of the proposed building. It is, however, noted that only a very small area of amenity space would be provided for proposed residents of the flatted development, with a fully enclosed area extending to 9m for the flat at ground floor level and an area extending to around 25sqm for the other 3 flats.

Parking/ Transportation

New developments must be accessible by a range of transportation modes, with an emphasis on active and sustainable travel, and the internal layout of development must prioritise walking, cycling and public transport penetration. The proposal has been subject to consultation with colleagues in Roads Development, who have noted that there are good walking and cycling links to the site, and there are bus stops in both directions within 100m of the site.

In line with parking standards (as provided within the Transport and Accessibility Supplementary Guidance) the proposal would normally require 6 off-street parking spaces; although only four spaces have been provided, Roads colleagues consider this to be acceptable, given the good transportation links as mentioned above. The drawings are, however, lacking in certain information. The spaces shown measure 4.7m x 2.4m (the minimum requirements are 2.4m x 4.8m) and an aisle width of 6m is required for manoeuvres (this is not clearly shown). Suitable arrangements should allow users of the car park are required to enter and exit the site in a forward gear, and no details have been submitted to show that this can be achieved (through submission of swept path analysis). Adequate visibility splays have also not been provided. There is therefore a road safety concern in this regard, and as a result the proposal fails to accord with Policy T2: Managing the Transport Impact of New Development of the ALDP.

Cycle parking for 4 bicycles have been provided in accordance with the associated Transport and Accessibility Supplementary Guidance. These would be secure, covered and lockable and

provided in close proximity to the entrance to the building. The proposal is also located within close proximity to bus routes, and is within walking distance of the city centre. As a result the proposal would comply with Policy T3: Sustainable and Active Travel of the ALDP.

Waste Management Requirements for New Development

All new development should have sufficient space for the storage of general waste, recyclable materials and compostable waste where appropriate. Flatted developments will require communal facilities that allow for the separate storage and collection of these materials. Whilst the agent has indicated on the application form that waste areas have been shown, there is no indication of this on either the floor plans or site plan. There would not appear to be any obvious place that this would be located, without further detrimental impact to either amenity space or parking. As a result the above policy has not been satisfied, and the proposal therefore fails to accord with Policy R6: Waste Management Requirements for New Development of the ALDP.

Low/ Zero Carbon Developments

All new buildings must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the time of the application through the installation of low and zero carbon generating technology. Whilst no details have been submitted in this regard, this matter could be controlled via an appropriately worded planning condition to ensure compliance with Policy R7: Low and Zero Carbon Buildings and the associated Supplementary Guidance: Resources for New Development.

Digital Infrastructure

All new residential development will be expected to have access to modern, up-to-date high-speed communications infrastructure. The proposal is located within a primarily residential area, which currently has access to said infrastructure. The proposal would therefore comply with Policy C11: Digital Infrastructure.

Matters Raised in Letters of Representation

The matters raised in relation to design, overlooking/ overshadowing, storage of refuse waste and road safety has been addressed elsewhere within this report. It is not considered that the proposal would result in a significant adverse loss of wildlife, given the nature of the surrounding area and lack of any data indicating that there are protected species which may be impacted. The matters raised in relation to the requirement for further flats within Aberdeen are non-material, and have therefore not been addressed in the determination of this application.

Conclusion

Whilst residential use is consistent with the character of the area, in that it proposes residential use, the specific characteristics of this proposal are not acceptable, such that: it would have an unacceptable impact on the character and amenity of the surrounding area and of future residents, contrary to the provisions of Policy H1 (Residential Areas) of the ALDP. It is also considered that the proposal would not be consistent with the established pattern of development in the wider area, due to the unique roof design and the use of a white render on the side elevation.

The proposal would also be viewed prominently from adjacent rear gardens, having an adverse impact on these spaces, appearing as a dominant and poorly integrating with the prevailing design character. Whilst the level of garden ground afforded to 44/46 Bedford Road would be reduced, it is considered that this would remain to an acceptable level. It is however, noted that proposed users of the flats would not be provided with an adequate level of garden ground. The windows on the rear elevation would also overlook the rear garden ground of the property at 42 Bedford Road, so as to borrow amenity from that property. The design of the building would also not relate to those found in the surrounding area, with an odd roof pitch (as a result of the rear off-shoot containing the stair) and use of render, not common in the surrounding area. The proposal is

therefore considered to fail to comply with Policy D1 (Quality Placemaking by Design) and the associated Supplementary Guidance: Sub-Division and Redevelopment of Residential Curtilages.

Insufficient information has also been submitted with regards to visibility splays, the width of the parking bays, and ensuring that vehicles could enter and exit the site in a forward gear. As a result the proposal fails to accord with Policy T2: Managing the Transport Impact of Development and its associated Supplementary Guidance: Transport and Accessibility of the ALDP.

The applicants have also failed to demonstrate that adequate waste provision would be provided within the sites curtilage, and as a result the proposal does not accord with Policy R6: Waste Management Requirements for New Development and its associated Supplementary Guidance: Resources for New Development of the ALDP.

In this instance there are no material planning considerations that would warrant approval of planning permission. The proposal is therefore recommended for refusal of the reasons below.

RECOMMENDATION

Refuse

REASON FOR RECOMMENDATION

1. The development has not been designed with due consideration for its context, with a roof design that does not complement the character and appearance of the surrounding area, and the use of materials which are not readily found in the surrounding area. The proposal would also provide inadequate amenity space for proposed residents and would have an adverse impact on the amenity afforded to properties in the surrounding area. As a result the proposal fails to accord with Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan and its associated Supplementary Guidance: The Sub-Division and Redevelopment of Residential Curtilages;
2. Insufficient information has been submitted with regards to the provision of visibility splays, the width of parking bays and to indicate that vehicles could enter and exit the site safely in a forward gear. As a result the proposal fails to accord with Policy T2: Managing the Transport Impact of New Development of the Aberdeen Local Development Plan and the associated Supplementary Guidance: Transport and Accessibility; and
3. The applicants have failed to demonstrate that adequate waste provision would be provided within the sites curtilage, and as a result the proposal does not accord with Policy R6: Waste Management Requirements for New Development of the Aberdeen Local Development Plan and its associated Supplementary Guidance: Resources for New Development.

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MEMO



ABERDEEN
CITY COUNCIL

To	Gavin Clark Planning & Infrastructure	Date	12/01/2018
		Your Ref.	
		Our Ref.	171410/DPP
From	Roads Projects		
Email	csteel@aberdeencity.gov.uk		
Dial	01224 522687		
Fax			

Communities, Housing and Infrastructure

Aberdeen City Council
Business Hub 12
Second Floor West
Marischal College
Aberdeen
AB10 1AB

Tel 03000 200 291
Minicom 01224 522381
DX 529451, Aberdeen 9
www.aberdeencity.gov.uk

Planning Application No. 171410/DPP: Erection of 4 flats (over four floors) with associated car parking and landscaping at Land To The Rear Of 44/46 Bedford Road, Aberdeen, AB24 3LH.

I have considered the above planning application and have the following observations:

1 Development Proposal

- 1.1 I note the proposal is for the erection of 4 flats with associated car parking and landscaping.
- 1.2 The site is in an outer city location, and outwith any controlled parking zones.

2 Walking and Cycling

- 2.1 There are good walking and cycling links to the site with Bedford Road being a designated cycle route, providing connections onto routes into the city centre.

3 Public Transport

- 3.1 There are bus stops in both directions within 100m of the site, and these are regularly serviced.

4 Parking

- 4.1 In line with Aberdeen City Council guidance, a maximum of 1.5 spaces should be provided per property, equating to 6 No. parking spaces. The applicant is proposing 4 No. parking spaces for the site. This would be considered acceptable.
- 4.2 The applicant should submit a drawing showing the dimensions of the proposed parking bays and aisle width. The applicant should be advised that parking bays

should generally be 2.5m x 5m, with an absolute minimum size of 2.4m x 4.8m being accepted. A 6m aisle width is required for turning manoeuvres.

- 4.3 Users of the car park should be able to enter and exit in a forward gear. Bedford Place has become busier in recent months since the opening of the access from Bedford Road to two way traffic, and it would not be considered safe for vehicles to reverse out of the site onto Bedford Place. Can the applicant please submit swept path analysis of an appropriate sized vehicle to show that this is achievable?
- 4.4 Cycle parking has been shown on the plan. Can the applicant please advise on the nature of this? It must be covered, secure/lockable, and one space per property must be provided.

5 Development Vehicle Access

- 5.1 The site will require the installation of a vehicular footway crossing for access into the car park.
- 5.2 The vehicular footway crossing required for the access should be constructed by Aberdeen City Council. The applicant is responsible for all costs involved and should be advised to contact the Road Network Maintenance Unit at least 6 weeks prior to any works starting on site and arrange for an estimate for the cost of works. The applicant should contact them on Telephone 01224241500 or email; footwaycrossings@aberdeencity.gov.uk.
- 5.3 There is a wall shown on either side of the car park access. Can the applicant please advise on the height of this wall? In order to provide adequate visibility for both pedestrians and users of the car park, the wall should be at a height of 1m or less.

6 Refuse

- 6.1 The applicant has intimated that the refuse store will be located between the existing block of flats and the proposed ones. Can they please show where this would be on the plan? Refuse stores must be no more than 30m away from the entrance door to the block of flats in line with Designing Streets policy.

7 Conclusion

- 7.1 There are outstanding issues in respect of this planning application. I will be in a position to make further comment on receipt of the requested information.

Christine Steel
Engineer
Roads Development Management

Consultation Request



From: Gavin Clark	Date: 19 December 2017
Email: gaclark@aberdeencity.gov.uk	Ref: 171410/DPP
Tel.: +44(0) 1224 5222321	Expiry Date: 9 January 2018

Detailed Planning Permission

**171410/DPP: Erection of 4 flats (over four floors) with associated car parking and landscaping at Land To The Rear Of 44/46 Bedford Road
Aberdeen
AB24 3LH**

All plans and supporting documentation available at the following link:

<https://publicaccess.aberdeencity.gov.uk/online-application/applicationDetails.do?activeTab=summary&keyVal=OZXLXOBZHEO00>

Please select one of the following

No observations/comments.	
Would make the following comments (please specify below).	✓
Would recommend the following conditions are included with any grant of consent.	
Would recommend the following comments are taken into consideration in the determination of the application.	
Object to the application (please specify reasons below).	

COMMENTS

With regard to the above detailed planning permission application, an environmental health assessment was carried out, including a visit to the location. The following areas have been evaluated and the associated comments are considered appropriate:

Noise from Site/Ground Preparation and Construction Works

In order to protect the amenity of the occupants of the neighbouring residences and prevent any potential noise nuisance caused by site/ground preparation and construction works, such operations should not occur:

- Out with the hours of 07:00 to 19:00 Monday to Friday and
- Out with the hours of 08:00 to 13:00 on Saturdays so that no noise is audible at the site boundary out with these times.

Air Quality

The proposed development is not located within an Air Quality Management Area. Additionally, due to the low number of parking spaces associated with the proposal, an air quality impact assessment is not being requested. This Service has no further observations in relation to air quality.

Recommended Advisories

Dust management during site/ground preparation and construction works

Due to the location of the proposed development, the occupants of surrounding existing residential properties are exposed to risk of dust impacting on amenity during the works.

I am however of the opinion that provision of suitable mitigation measures can address this. Mitigation measures should include: use of water sprays during any demolition and construction processes and on roads, as well as the control of stockpiled materials.

Responding Officer: K. Nolan

Date: 04/01/2018

Please note: Unless agreed with the Case Officer, should no response be received by the expiry date specified above it will be assumed your Service has no comments to make.

Should further information be required, please let the Case Officer know as soon as possible in order for the information to be requested to allow timeous determination of the application.

MEMO



ABERDEEN
CITY COUNCIL

To	G Clark Planning & Infrastructure	Date	18/12/2017
		Your Ref.	171410
		Our Ref.	
From	Flooding		
Email	pa.flooding@aberdeencity.gov.uk		
Dial	01224 53 2387		
Fax			

Flooding
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 11 ,
2nd Floor West,
Marischal College
Broad Street
Aberdeen AB10 1AB

Planning application no.171410

ACC Flood Team would like to make the applicant aware that there is a risk of surface water flooding, we would strongly recommend the use of permeable materials where suitable in the design and the use of rain water harvesting.

Regards
Katy Joy Goodall - Flooding & Coastal

Bernadette Marjoram
Interim Corporate Director

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Comments for Planning Application 171410/DPP

Application Summary

Application Number: 171410/DPP

Address: Land To The Rear Of 44/46 Bedford Road Aberdeen AB24 3LH

Proposal: Erection of 4 flats (over four floors) with associated car parking and landscaping

Case Officer: Gavin Clark

Customer Details

Name: Ms India Duane

Address: 57 Bedford Place Aberdeen

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the erection of 4 flats for several reasons.

The first reason is that I feel the development poses a potential threat to the safety of the many school children that use Bedford place as a means of access to Sunnybank primary school. From my window I see on a daily basis an endless stream of young children making their way along Bedford Place - sometimes unaccompanied or often separated from their parents by running ahead. I believe that installing a driveway that crosses the footpath and requires drivers to reverse, with poor visibility due to the high wall and cars parked on the public road, is a danger to large numbers of young children. There are only three other driveways on Bedford Place - but unlike the proposed development these are all at street level and are for 1-2 cars only.

The second reason is loss of greenspace. Several months ago I noticed a group of people, who I assume were tenants from the existing flats at 44 Bedford Road spent several days clearing the garden of waste, and even pruning back some of the trees. Following this I saw them sitting on there on many occasions, enjoying the greenspace. To erect these flats would involve a massive loss of greenspace which would have an impact on the existing tenants at 44 Bedford Road and also on the community as a whole. Additionally, the erection of the flats would involve removing plants and shrubbery which will have an impact on wildlife.

The third reason is parking. Due to the complicated manoeuvres that the development blueprint suggests would be required to park in the proposed carpark, I believe that the tenants would simply park on the street which would reduce parking spaces for current residents.

The fourth reason is lack of need for rental properties in this area of Aberdeen. Three years ago when I was flat-hunting there was a reasonable demand for rental accommodation. But three

years into my stay in a flat in 57 Bedford Place (the property of which the proposed development would adjoin) I can safely say that is no longer true. When I moved in I enjoyed the community of people in my block of 6 occupied flats. Now the two flats below me are empty, and have been so for months. The erection of more rental accommodation is simply unnecessary when multiple flats in the adjoining property have been sitting empty for months. Furthermore, if you take a walk around the surrounding streets you will see for yourself many To Let signs. We just don't need more rental accommodation.

To conclude, I believe the proposed development would jeopardise the safety of many young school children, impact adversely on the community's greenspace and wildlife, and reduce parking for residents. Most importantly, this development serves no purpose in an area of surplus rental properties.

Comments for Planning Application 171410/DPP

Application Summary

Application Number: 171410/DPP

Address: Land To The Rear Of 44/46 Bedford Road Aberdeen AB24 3LH

Proposal: Erection of 4 flats (over four floors) with associated car parking and landscaping

Case Officer: Gavin Clark

Customer Details

Name: Miss Lisa Walls

Address: C/O 42 Bedford Road Aberdeen

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building will overlook and overshadow the properties and gardens on the adjacent boundaries. Additionally, there is a surplus of property within Aberdeen at the moment and there is no further requirement for more flats to be built in the area.

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Comments for Planning Application 171410/DPP

Application Summary

Application Number: 171410/DPP

Address: Land To The Rear Of 44/46 Bedford Road Aberdeen AB24 3LH

Proposal: Erection of 4 flats (over four floors) with associated car parking and landscaping

Case Officer: Gavin Clark

Customer Details

Name: Ind Denice Russell

Address: c/o 57 Bedford Place Aberdeen

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this proposed development on the following grounds:

Policy H1 (Residential areas)

The proposed application essentially removes ALL the garden space from the existing property at 44 Bedford Rd in an attempt to provide enough land to meet all the parking and garden requirements for the new development. I believe this constitutes overdevelopment of this site. A large proportion of the garden space in the new development is taken up by carparking and vehicle access.

The residual land area that remains for the use of residents at 44 Bedford Rd is restricted to a few meters either side of the stair well and in addition there does not appear to be sufficient space remaining for storage of refuse bins for the 5 flats located at 44 Bedford Rd and the shop at 46 Bedford Rd.

In summary, given the size of the proposed building and the requirement for the provision of carparking and storage of refuse bins, this leaves a very small garden for the use of the 4 flats within the new development, and no garden at all for the use of the 5 flats at 44 Bedford Rd. Given that all the surrounding neighbourhood properties have sizable gardens this overdevelopment is not in keeping with the neighbourhood, and as such I believe it has an unacceptable impact on the character and amenity of the surrounding area.

Overlooking

The rear windows of the proposed development overlook both the gardens at 57 Bedford Place and 42 Bedford Rd.

Driveway and Road Safety.

I understand that where required Roads Projects (Communities, Housing and Infrastructure) will assess parking and vehicle access issues, however I would like to register my concerns in this area.

It would appear from the proposed plans that there is no provision to allow for vehicle turning for the 4 vehicle spaces within the development. This would mean that all 4 vehicles would be required to reverse across the footpath either to gain entry or to exit the new development. Given the height of the stonewall and controlled street parking either side of the proposed driveway and proximity to an intersection - this poses visibility and road safety issues. This is especially concerning as this is a popular pedestrian route for primary and nursery school children who use Bedford Place to walk to Sunnybank School (of approximately 300 pupils) which is situated at the end of Bedford Place. Bedford Place provides a safe pedestrian route as this street currently only has 3 established driveways crossing the pavement, for 1 or 2 cars only.

Other

The proposed development lies outside the City Centre and high density housing. Given the recent construction and occupation of 2 large purpose built student accommodation nearby, Povia Accommodation (200 beds) and Unity Students Causeway View (399 beds) it would appear that the local market for student accommodation is saturated. As a result more mainstream rental accommodation is now available in this area and local demand has lessened with some rental properties sitting empty for several months, for example 2 of the 5 rental properties located in the adjacent property (57 Bedford Place) are currently unoccupied and have remained so for 4 months and 7 months respectively. I feel additional rental properties such as that which is proposed in this new development will not benefit the local community.

Notice of Review

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.**

Use BLOCK CAPITALS if completing in manuscript

Applicant(s) Name <input style="width: 90%;" type="text" value="GEORGE TAYLOR ASA"/> Address <input style="width: 90%; height: 40px;" type="text" value="C/O AUNT."/> Postcode <input style="width: 90%;" type="text"/> Contact Telephone 1 <input style="width: 90%;" type="text"/> Contact Telephone 2 <input style="width: 90%;" type="text"/> Fax No <input style="width: 90%;" type="text"/> E-mail* <input style="width: 90%;" type="text"/>	Agent (if any) Name <input style="width: 90%;" type="text" value="NEIL ROTHWILE ARCHITECTS"/> Address <input style="width: 90%; height: 40px;" type="text" value="73 HUNTLY ST
ABERDEEN"/> Postcode <input style="width: 90%;" type="text" value="AB10 1TE"/> Contact Telephone 1 <input style="width: 90%;" type="text" value="01224 624724"/> Contact Telephone 2 <input style="width: 90%;" type="text"/> Fax No <input style="width: 90%;" type="text"/> E-mail* <input style="width: 90%;" type="text" value="neil@neilrothwile.co.uk"/> Mark this box to confirm all contact should be through this representative: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
* Do you agree to correspondence regarding your review being sent by e-mail? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Planning authority	<input style="width: 90%;" type="text" value="ABERDEEN CITY COUNCIL"/>
Planning authority's application reference number	<input style="width: 90%;" type="text" value="171410"/>
Site address	<input style="width: 90%; height: 20px;" type="text" value="44/46 BEDFORD ROAD, ABERDEEN. AB24 3UH"/>
Description of proposed development	<input style="width: 90%; height: 40px;" type="text" value="ERECTOR OF 4 NO FLATS, WITH ASSOCIATED CAR
PARKING TO LAND TO REAR OF 44/46 BEDFORD RD
ABERDEEN AB24 3UH"/>
Date of application	<input style="width: 90%;" type="text" value="28TH NOV 2017"/>
Date of decision (if any)	<input style="width: 90%;" type="text" value="26TH JAN 2018"/>

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. **Note:** you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

PREVIOUS PLANNING APPROVAL [SUBJECT TO THE SIGNING OF A S.75] ESTABLISHED A LARGER BUILDING (BNP FLATS) ON THE SAME SITE; ALBERT FOR SEVERAL FLATS.

IT WAS CONSIDERED THAT A SMALLER NUMBER (4/5) OF MAINSTREAM FLATS WITH PARKING WOULD BE APPROPRIATE ON THE SITE.

ISSUES OF AMENITY AROUND WERE CONSIDERED TO BE MET WHEN VIEWED IN THE CONTEXT THAT THIS APPLICATION REDUCED THE OVERALL VOLUME / IMPACT OF BUILDING ON THE SITE

THE LATTER TWO REASONS FOR REFUSAL RELATED TO TECHNICAL ISSUES WHICH COULD BE DEALT WITH, WITH NO MATERIAL IMPACT ON THE PROPOSALS.

REFER ALSO TO SUPPORTING STATEMENT.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

ORIGINAL PLANNING APPLICATION - FORM + DRAWINGS + SUPPORTING
CORRESPONDENCE (EMAIL EXCHANGE) BETWEEN PLANNING OFFICER & AGENT
STATEMENT
REPORT OF ADJUDICATING
DECISION NOTICE
REPORT TO COMMITTEE FOR P141604.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

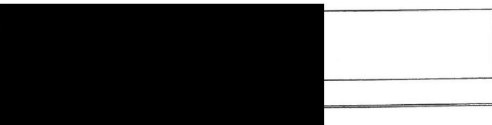
Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed  Date 11th April 2018

Proposed Flatted Development, To Rear of 44/46 Bedford Road/ Bedford Place, Aberdeen.

NOTICE OF REVIEW SUPPORTING STATEMENT-

“.....I can build eight flats but cannot build four?.....”

An application for Planning Permission for the erection of 4 flats to the rear of 44-46 Bedford Road was refused by Aberdeen City Council on 26th January 2018.

We wish to appeal against this decision to Refuse Application Reference 171210/DPP

Our proposal was to erect 4 [mainstream] flats over 4 storeys to the rear of the existing tenement to 44/46 Bedford Road as it extends along Bedford Place. Access to the site is gained from Bedford Place. The building has a footprints of 94 sq m and the proposal also includes 4 off street parking spaces within the curtilage and amenity/garden ground of 110 sq m. The above quote, made by our client refers to the application for 8no. serviced flats [ref 141664]; a proposal of the same height and general design in the same location within the site but of a greater footprint.

The existing tenement will share some 86 sq m of the amenity/garden ground

We hope to demonstrate that the application meets the requirements of the local plan and should be approved.

The reasons for refusal as given are;

1. The development has not been designed with due consideration for its context, with a roof design that does not complement the character and appearance of the surrounding area, and use of materials which are not readily found in the surrounding area. The proposal would also provide inadequate amenity space for proposed residents and would have an adverse impact on the amenity afforded to properties in the surrounding area. As a result the proposal fails to accord with Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the Aberdeen Local development Plan and its associated Supplementary Guidance; The Sub-Division and Redevelopment of Residential Curtilages
2. Insufficient information has been submitted with regards to the provision of visibility splays, the width of parking bays and to indicate that vehicles could enter and exit the site safely in forward gear. As a result the proposal fails to accord with Policy T2; Managing the Transport Impact of New Development of the Aberdeen Local development Plan and associated Supplementary Guidance; Transport and Accessibility; and
3. The applicants have failed to demonstrate that adequate waste provision would be provided within the site curtilage, and as a result the proposal does not accord with Policy R6; Waste Management Requirements for New Development of the Aberdeen Local Development Plan and its associated Supplementary Guidance; Resources for New Development

In the Report of Handling by the appointed officer a number of issues [*all in italics*] have been raised as grounds for refusal which we would challenge. And please note we have included extracts from the Report to Committee for the 8no. Serviced Flats application [141664] [in blue](#)

a roof design that does not complement the character and appearance of the surrounding area,

The building would incorporate three full storeys with a mansard styled roof at fourth floor level provided further residential accommodation; the dormers provided would sit at a much higher level than those at 57 Bedford Road, with the cill heights also appearing at odds and uneasy with those of the adjacent property, providing and uncomfortable arrangement. The differences would be quite visible in the street scene, where the west elevation would be relatively prominent, underlined by a strange pitch in the roof design

The roof design [or section through the proposals] matches exactly that of the adjoining building at 57 Bedford Place [not Road]. The differences in window heights and dormers are a simple consequence of the proposals for four storeys within the equivalent section of the adjoining three floors of accommodation. This is not unusual in gap sites throughout the city; there are numerous examples where this has been approved and constructed.. We acknowledge that the west elevation will be visible but do not accept the description that the roof pitch would be strange; as noted previously the roof pitches match exactly those of the adjoining tenement to 57 Bedford Place.

Extract from Report to Committee for the 8no. Serviced Flats application [141664] = the scale and styling of the building demonstrates due regard for its immediate context and the neighbouring building at 57 Bedford Place, reflecting the characteristic mansard-style roof, ridge height and general proportions of the adjacent block. Whilst of a contemporary design..... the proposed block presents a simple well ordered elevation which is sympathetic to its surroundings in terms of design and scale and is therefore considered to accord with the provisions of Policy D1 (Architecture and Placemaking)

and use of materials which are not readily found in the surrounding area.

The difference would be quite visible in the street scene, where the west elevation would be relatively prominent,..... and the use of white render, an uncommon colour in the surrounding area, which is dominated by granite

The street frontage is finished in natural granite and this is returned [by some 2m] along the west elevation. Again it is our contention that this is not an unusual detail e.g the relatively new block of flats to the north corner of Bedford Road/Bedford Place has a synthetic granite on the principal elevations and roughcast to rear elevations still seen from Bedford Place. In addition there is a row of terraced houses to the north of Bedford Place with a mixed fyfestone finish.

Extract from Report to Committee for the 8no. Serviced Flats application [141664] = the scale and styling of the building demonstrates due regard for its immediate contextWhilst of a contemporary design, using different materials such as aluminium framed windows and rendered upper floors, the proposed block presents a simple well ordered elevation which is sympathetic to its surroundings in terms of design and scale and is therefore considered to accord with the provisions of Policy D1 (Architecture and Placemaking)

The proposal would also provide inadequate amenity space for proposed residents

The proposal would result in approximately 29% of the plot being developedHowever this site plan includes an area of garden ground for the neighbouring flats and shops. When this area (approx 82.5 sq m) is taken out of the equation, it would result in a built ratio of close to 40%. The proposed development would result in approximately 240 sq m of the existing garden ground being lost. However, this arrangement is not [un?] common in the surrounding area, and as such the level of remaining garden ground that would be afforded to the residents of the existing flats is considered acceptable. Although that afforded to the proposed flats would not, this is further compounded by the arrangement of that space and its suitability for use as an external amenity area.

There are no Policies nor Supplementary Guidance which gives definitive guidance on amenity space for residents of for a flat so the area of garden ground or balcony or terrace varies in developments, old and new

from none at all to what would be considered acceptable. It is worth noting that whilst the planning officer states that the area proposed for the new flats is not acceptable and that area retained behind the existing tenement is acceptable no figures are referred to. It has been commonly accepted or defined in other such applications that amenity space should deliver an area where residents can sit out on. It is our considered opinion that the smaller amenity area would satisfy this and that the larger area which is shared with the residents of the flats within the tenement would provide more than sufficient. We do not accept that the arrangement of this space is unsuitable as the smaller area can be screened as required and is no less inferior to the larger area all of which can be seen from anyone walking along Bedford Place.

Extract from Report to Committee for the 8no. Serviced Flats application [141664] =It is acknowledged that this area of garden ground is somewhat limited in scale, and would certainly not satisfy the Council's minimum standards for dwellinghouses, however it is recognised that serviced apartments are a pseudo-residential use..... [no figures quoted or compared]

The proposal wouldand would have an adverse impact on the amenity afforded to properties in the surrounding area.

It is also noted that the proposed development would have an adverse impact in terms of privacy. The proposal would include bedrooms on the rear elevation of each floor, which would overlook the garden ground of the adjacent properties (42 Bedford Road, and beyond, as well as 57 Bedford Place)

The gardens to the tenements to the south [42 Bedford Road and beyond] are communal and are currently overlooked from properties on Bedford Place and from Erskine Street. These gardens are long and are under used. We would contend that the proposals will have no adverse effect, overlook the rear garden to 57 Bedford Place. The arrangement between the proposals and 57 Bedford Place is no different to any tenemental or terraced arrangement where rear windows look over rear gardens. Whilst the serviced flat proposal has no apartment windows facing south they do have bedroom windows to the rear facing west. These in turn will have a more direct view of the area immediately to the rear of 42 Bedford Road rather than the end of their garden.

Extract from Report to Committee for the 8no. Serviced Flats application [141664] =It is apparent that the proposed development has been designed with regard for its relationship with adjoining buildings and gardens, with its internal layout arranged in order to avoid any windows from habitable rooms (e.g. bedrooms and livingrooms as opposed to bathrooms and hallways) looking out over the rear garden of number 42 Bedford Road. This ensures there would be no loss of privacy for residents of this adjacent block, however it should also be highlighted that these are communal gardens which are currently overlooked to some extent by the flatted blocks facing onto Bedford Road. There are bedroom windows present in the west gable facing towards 44 Bedford Road.....

Insufficient information has been submitted with regards to the provision of visibility splays, the width of parking bays and to indicate that vehicles could enter and exit the site safely in forward gear.

This information was requested on 17th Jan 2018 having been issued by the Roads Department on 12th January 2018. We indicated to the Planning Officer that this matter could be resolved but the application was refused on 26th January 2018. Please refer to a copy of our e-mail to the Planning Officer dated 18th January 2018 which gives a very clear summary of our position and that of the Planning Department at that time. The issue of visibility splays is a technical matter which we would have every confidence in satisfying and it should be noted that the consent for the 8no. serviced flats included 2no. off street parking spaces; cars would either reverse in and then drive out OR drive in and then reverse out. The parking arrangement shown in our proposals allowed for turning within the site so all car movements would have been made in a forward gear and the width of opening is 1m wider [6m] than that of the serviced apartments so it would be logical to expect that the

proposed arrangement would be compliant [on the basis that it is less onerous and deals with pedestrian safety]. Whilst the technical information proving that cars could enter and exit the site in forward gear was not submitted at the time we enclose this information now; it can be done!

The dimensions of all parking bays and the aisle [turning area beyond] were clearly marked on drawings. We, therefore, cannot understand why this was identified as a reason this application was refused

The applicants have failed to demonstrate that adequate waste provision would be provided within the site curtilage

Again the bins were clearly identified on the drawings as submitted and these are shown accurately to reflect the size and type of bins we would reasonably expect for 4no. flats [Based on experience of similar sized flatted developments] Again, we, therefore, cannot understand why this was identified as a reason this application was refused. It should also be noted that the location of bins was referred to in the Design and Access Statement submitted with the original Planning application [item 5. Sustainability]

CONCLUSION/SUMMARY ; Flats [residential use]are appropriate on this site as the proposals are surrounded by well established residential flats. It is our opinion that the layout (and heights) of the attached design are appropriate for this site [what is now proposed is modest in comparison to what was previously recommended for approval]. The resultant number of flats is set by the above and we see this as an opportunity for a considered development in an area where residential use predominates and also where the likely purchasers and ultimate occupants will enjoy the proximity to Aberdeen University and good access to Aberdeen City Centre. The development of this site will create flats which reflects the aspirations of Aberdeen City Council and what we understand to be emerging policies which will seek to encourage more residential units within the City Centre. Whilst this site does not fall within the defined city centre, small developments such as these contribute and provide choice for purchasers and prospective occupiers.

NOTE ; Following the refusal of the application which is subject of this Notice of Review [Appeal] we have had discussions with the Planning Officer to establish if it was possible to amend the proposals to deal with their concerns ; both Planning and Technical aspects, we arrived at an amended proposal which was considered the "least worst" . This amended proposal is now subject to a re-application. However, the main point we would make is that the Roads Department have confirmed that they would accept a car-free development of 4no. [mainstream] flats, obviously subject to contribution towards extant car club facilities and this forms part of this re-application



Marischal College Planning & Sustainable Development Business Hub 4, Ground Floor North Broad Street Aberdeen AB10 1AB Tel: 01224 523 470 Fax: 01224 636 181 Email: pi@aberdeencity.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100076472-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed flatted development of 4 flats on existing gapsite. Associated car parking and landscaping.

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Neil Rothnie Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Euan	Building Name:	
Last Name: *	Davidson	Building Number:	73
Telephone Number: *	01224626724	Address 1 (Street): *	Huntly Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Aberdeen
Fax Number:		Country: *	United Kingdom
		Postcode: *	AB10 7TE
Email Address: *	euan@neilrothnie.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Care of Neil Rothnie Architects
First Name: *		Building Number:	73
Last Name: *		Address 1 (Street): *	Huntly Street
Company/Organisation	George Taylor ASA	Address 2:	
Telephone Number: *		Town/City: *	Aberdeen
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	AB10 1TE
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Aberdeen City Council

Full postal address of the site (including postcode where available):

Address 1:

LAND TO REAR OF 44/46 BEDFORD ROAD, ABERDEEN, AB24 3LH

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

807753

Easting

393587

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

330.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Residential

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

Yes – connecting to public drainage network

No – proposing to make private drainage arrangements

Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Specific bins storage area as shown on drawings

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

4

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Euan Davidson

On behalf of: George Taylor ASA

Date: 24/11/2017

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Supporting design statement.

Provide copies of the following documents if applicable:

- | | | |
|--|---|---|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Euan Davidson

Declaration Date: 24/11/2017

Payment Details

Cheque: George Taylor, 000005

Created: 24/11/2017 16:52

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Planning Development Management Committee

44 BEDFORD ROAD, KITTYBREWSTER

ERECTION OF THREE AND A HALF STOREY
SERVICED APARTMENT DEVELOPMENT (8
UNITS) WITH ASSOCIATED CAR PARKING

For: ASA Ltd

Application Type : Detailed Planning Permission
Application Ref. : P141664
Application Date: 06/11/2014
Officer: Gavin Evans
Ward : George Street/Harbour (A May/J
Morrison/N Morrison)

Advert :
Advertised on:
Committee Date: 23 April 2015
Community Council :



RECOMMENDATION: Willingness to approve subject to conditions, but to withhold the issue of the consent document until the applicant has entered into a legal agreement to ensure that the development remains in single ownership and that no apartment may be occupied for more than 90 days by the same occupant

DESCRIPTION

The application site is located on the eastern side of Bedford Road, at its junction with Bedford Place. The site extends to 292sqm and represents the existing plot of 44 Bedford Road, a 2 ½ storey end-terrace building of traditional granite construction, which incorporates a small newsagent/grocer at ground floor level and box-dormers in its roof space. To the rear of the building lies an area of garden ground, set approximately 1m below the level of Bedford Place and enclosed by a granite rubble boundary wall measuring 1.2m from pavement level. The rear of the site appears neglected and overgrown, with no notable trees or landscaping besides overgrown shrubs and apparently self-seeded saplings. The boundary to the adjoining property at 42 Bedford Road is defined by a brick boundary wall of approximately 1.2m.

The northern side of Bedford Place is characterised by 1 ½ storey, mansard-roofed terraces of dwellinghouses. Immediately opposite the application site is a more recent row of 2-storey terraced houses, fronted with synthetic granite block. The southern side of Bedford Place is largely similar, however 2 ½ storey tenement-style blocks are present at the junctions of Bedford Place and streets running south-west. The blank gable of one such block abuts the south-eastern end of the application site.

RELEVANT HISTORY

An application in January 2014 (ref P140090) sought detailed planning permission for a development comprising 8 flats within the rear garden of 44 Bedford Road. This was refused under delegated powers on 31st March 2014, on the basis that it would represent an over-development of the site; an adverse impact on amenity arising from the loss of private garden space and the under-provision of garden space for the new development; the design would not relate well to its surroundings; some windows within the building would have limited opportunity for natural light; and there would be a significant shortfall in car parking provision.

Following that refusal, the applicants sought review of the decision via the Local Review Body (LRB). The LRB considered the proposal at its meeting of 4th July 2014, where members upheld the planning authority's earlier decision.

PROPOSAL

This application seeks detailed planning permission for the construction of a new 3½ storey building, containing 8no serviced apartments, on a site which currently forms part of the rear garden of 44 Bedford Road.

The building would face onto Bedford Place, with the remainder of the newly formed site incorporating 2no off-street car parking spaces and landscaped garden spaces to its rear and side. The building itself would be finished in a silver-grey granite at ground floor level, with granite string and cornice courses. Upper floors would be given a rendered finish. The roof would be finished in smooth grey concrete roof tiles, featuring a slimline leading edge and broken bond laying technique in order to better replicate the characteristics of a natural

slate product. Aluminium-framed windows would incorporate fixed green panels on the front elevation, whilst grey PVC rainwater goods would be utilised.

Supporting Documents

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=141664>

- Supporting statement

On accepting the disclaimer enter the application reference quoted on the first page of this report.

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to the Planning Development Management Committee because members had previously resolved (at the March 19th meeting) *'to defer consideration of the application to allow further discussion of the original plans with the developer which would alleviate the safety concerns raised in the objection by the Roads Development Team, and to request that the application then come back before Committee for consideration'*. These discussions have taken place, and are detailed further below.

CONSULTATIONS

Roads Development Management Team – No objection to the proposed development, subject to suitable conditions to address matters raised in the Roads Development Management Team's response.

As stated in an earlier response 2 off-street spaces is considered to be acceptable in this instance. The applicant will be required to alter the existing road markings to accommodate the development access. Cycle storage within the site is welcomed.

Through further discussion with the Road Safety and Traffic Management section, an acceptable compromise has been reached to improve the visibility while exiting the development without the requirement to supply a turning area within the site. A revised drawing has been provided, demonstrating an acceptable access arrangement, with the height of the wall either side of the access reduced to a height of no more than 1m. The use of adjustable bollards has been dismissed in order that vehicles can reverse into the parking spaces in one movement, without blocking traffic. It is also suggested that a sign indicating 'reverse parking only' be included.

Submitted drainage proposals are acceptable in principle, however drainage calculations are requested to demonstrate that the proposed scheme can deal

with specified flood events. This can be conditioned and agreed in detail prior to commencement.

A Residential Travel Pack should be produced and made available to occupants. This should be site specific and detail the sustainable transport options available. Roads colleagues request that the contents of this are conditioned to be agreed prior to occupation.

Environmental Health - No objection to approval of this application, but recommend the attachment of a suitable condition addressing provision for suitable means of waste storage , including recycling facilities.

Developer Contributions Team – Not applicable, as new floorspace does not exceed threshold for developer contributions.

Enterprise, Planning & Infrastructure (Flooding) – No observations.

Education, Culture & Sport (Archaeology) – No response.

Community Council – No response.

REPRESENTATIONS

No letters of representation have been received in relation to this proposal.

PLANNING POLICY

National Policy and Guidance

Scottish Planning Policy (SPP)

Sections on sustainability, placemaking, promoting sustainable travel and supporting business and employment are of relevance to this proposal.

Aberdeen Local Development Plan (ALDP)

Policy T2: Managing the Transport Impact of Development

New developments will need to demonstrate that sufficient measures have been taken to minimise the traffic generated.

Maximum car parking standards are set out in Supplementary Guidance on Transport and Accessibility and detail the standards that different types of development should provide.

Policy D1: Architecture and Placemaking

To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

Policy D2: Design and Amenity

Policy D2 sets out a series of criteria for new development, intended to ensure that an appropriate level of amenity can be secured for residents of both that new development and neighbouring land and buildings. These criteria include residential development being designed with a public face to a street and a private face to an enclosed garden or court; appropriate privacy being provided for; the provision of areas for sitting out, such as private gardens, communal gardens, balconies etc; and that development proposals should include measures to 'design out' crime and 'design in' safety.

D3: Sustainable and Active Travel

New development will be designed in order to minimise travel by private car, improve access to services and promote healthy lifestyles by encouraging active travel.

Policy H1: Residential Areas

The site lies within a designated Residential Area (H1), as defined in the Aberdeen Local Development Plan. Within such areas Policy H1 of the ALDP will apply, stating that non-residential uses will be refused unless (a) they are considered complementary to residential use; or (b) it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.

R6: Waste Management Requirements for New Development

Housing developments should have sufficient space for the storage of residual recyclable and compostable wastes. Flatted developments will require communal facilities that allow for the separate storage and collection of these materials. Recycling facilities should be provided in all new supermarkets and in other developments where appropriate. Details of storage facilities and means of collection must be included as part of any planning application for development which would generate waste.

Further details are set out in Supplementary Guidance on Waste Management.

Policy R7: Low and Zero Carbon Buildings

All new buildings, in meeting building regulations energy requirements, must install low and zero carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below the 2007 building standards. This percentage requirement will be increased as specified in Supplementary Guidance.

Supplementary Guidance

'Low and Zero Carbon Buildings'; 'Transport and Accessibility', 'Waste Management', 'Serviced Apartments' and 'Sub-division and Redevelopment of Residential Curtilages' documents are of relevance.

Other Relevant Material Considerations

The matters raised in representations are material to the assessment of this application, so far as they relate to legitimate planning considerations.

Proposed Aberdeen Local Development Plan

In relation to this particular application the policies listed below are of relevance:

Policy D1 – Quality Placemaking by Design

Policy T2 – Managing the Transport Impact of Development

Policy H1 – Residential Areas

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

Proposed Aberdeen Local Development Plan

The Proposed ALDP was approved at the meeting of the Communities, Housing and Infrastructure Committee of 28 October 2014. It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to public consultation through the Main Issues Report; and
- the level of objection raised in relation these matters as part of the Main Issues Report; and
- the relevance of these matters to the application under consideration.

In relation to this particular application the policies listed below are of relevance.

Policy D1 – Quality Placemaking by Design

Policy T2 – Managing the Transport Impact of Development

Policy H1 – Residential Areas

The policies listed above substantively reiterate policies in the adopted local plan. The proposal is generally in compliance with the Proposed Plan.

Principle of serviced apartment use & zoning

The application site is located within a predominantly residential area, which has been zoned as such in the Local Development Plan, with policy H1 applicable. Policy H1 allows for non-residential uses where either the use is considered complementary to residential use or where it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity. This application proposes the construction of a building containing 8 serviced apartments, a use which is defined in the Council's 'Serviced Apartments' Supplementary Guidance as '*residential flats used as quasi hotel accommodation by business and leisure visitors to the city, where periods of occupation are generally but not necessarily less than 90 days by any individual, family or group, and services such as cleaning and laundry are provided, either on a daily basis or between periods of occupation*'. The

Supplementary Guidance also states that serviced apartments outwith the City Centre but within the existing built up area will be assessed on their own merits, with further content on matters including amenity, servicing, sustainable travel and parking, developer contributions and legal agreements being relevant to that assessment.

The surrounding area is predominantly in residential use and the proposed use is considered to represent a complementary use which would, in principle, be consistent with the provisions of policy H1 (Residential Areas) of the ALDP. The impact of the proposal on existing residential amenity must also be considered in order to establish its acceptability.

There is significant overlap between the criteria stated in policy H1 and the principles set out in the 'Sub-division and Redevelopment of Residential Curtilages' Supplementary Guidance, so it is appropriate to consider these together.

Car Parking and access

As noted in the consultation response from the Council's Roads Development Management Team, the current 'Transport and Accessibility' Supplementary Guidance sets out that the proposed development should provide 8 car parking spaces, but it is recognised that the standards to be applied to serviced apartment developments are under review as part of the preparation of a new Local Development Plan. The guidance to accompany the Proposed Plan indicates that 4 spaces would be required for a development of this type, and Roads colleagues are satisfied that this upper limit should be applied. The identified shortfall of 2 spaces from the identified maximum is not considered to be significant in this location, and has been agreed. Earlier concerns over the absence of a turning area within the site, allowing vehicles to enter and exit the site in a forward gear, have been addressed through further discussion. It has been accepted that the site access can be made acceptable through the lowering of the boundary wall adjacent to the access and the use of these spaces on a reverse-in basis. This allows for better visibility for drivers when exiting the site across the footway.

It is noted that Bedford Place does not currently allow for access directly from Bedford Road, and this street is therefore relatively lightly trafficked. On that basis, it is not considered that a limited degree reversing across the footway would be significant in terms of road safety. It is acknowledged that there are plans for the Bedford Place/Bedford Road junction to be opened to 2-way traffic on the opening of a bus gate on Bedford Road, and Roads colleagues anticipate that this will lead to an increase in traffic on this route as drivers seek routes to the adjacent retail park. Nevertheless, it remains officers' view that this limited increase in reversing manouevres over the footway, though not an optimal arrangement on purely roads grounds, would not be excessive or lead to a significant road safety hazard, and would allow for the more equitable division of the existing plot and more meaningful provision of garden grounds at both 44 Bedford Road and the new building on Bedford Place. It is further noted that there would be limited scope for this situation to be replicated at other properties

on Bedford Place, due to the limited depth of front gardens, which would not generally allow for car parking to the front of properties, and therefore there is a degree of comfort that this arrangement would not set any potentially unwelcome precedent for similar driveways on Bedford Place, with a corresponding cumulative impact. Taking these matters into account, officers consider the proposal to be an appropriate response to the constraints posed by the site, and on balance are satisfied that this can be supported without undue conflict with the provisions of policy T2 (Managing the Transport Impact of Development) and its associated 'Transport and Accessibility' supplementary guidance.

As noted in the Roads Development Management Team's response, appropriate provision has been made for long-stay cycle storage within the site, in accordance with the aims of Policy D3 (Sustainable and Active Travel) of the ALDP, the relevant section of the Council's 'Transport and Accessibility' Supplementary Guidance, which encourage measures to promote sustainable travel.

Siting and Design

The proposed new building would be oriented to face onto Bedford Place, with the majority of its rear face set in from the rear boundary by circa 3.2m, save for a small section to the very eastern end of the site. External amenity space/garden would be provided in this space to the rear of the building and adjacent to its western gable.

The scale and styling of the building demonstrates due regard for its immediate context and the neighbouring building at 57 Bedford Place, reflecting the characteristic mansard-style roof, roof ridge height and general proportions of the adjacent block. Whilst of a contemporary design, using different materials such as aluminium framed windows and rendered upper floors, the proposed block presents a simple and well-ordered elevation which is sympathetic to its surroundings in terms of design and scale, and is therefore considered to accord with the provisions of policy D1 (Architecture and Placemaking) of the ALDP.

Privacy & amenity

It is apparent that the proposed development has been designed with regard for its relationship with adjacent buildings and gardens, with its internal layout arranged in order to avoid any windows from habitable rooms (e.g. bedrooms and living rooms as opposed to bathrooms and hallways) looking out over the rear garden of number 42 Bedford Road. This ensures that there would be no loss of privacy for residents of this adjacent block, however it should also be highlighted that these are communal gardens which are currently overlooked to some extent by the flatted blocks facing onto Bedford Road. There are bedroom windows present in the western gable, facing towards 44 Bedford Road, however the distance between the faces of these buildings, estimated at circa 17m, is considered to be sufficient to ensure that there would not be any undue loss of privacy for residents of either the new block or the existing block at 44 Bedford Road. This arrangement of windows is considered to successfully avoid any direct overlooking or loss of privacy to adjacent properties or their gardens.

The proposed building would present a clear street frontage to Bedford Place, in a manner similar to existing flatted blocks, and would also present a private face to an area of garden ground to the rear. It is acknowledged that this area of garden ground is somewhat limited in scale, and would certainly not satisfy the Council's minimum standards for dwellinghouses, however it is recognised that serviced apartments are a pseudo-residential use which have a higher degree of turnover in occupation, and are arguably somewhere between residential flats and hotels. Such uses are not considered to generate the same demand for private amenity space, and it is considered that the provision made is sufficient to serve this use. It is nevertheless relevant to consider the extent of any impact on adjacent properties as a result of this building's proximity to mutual boundaries and its associated prominence. Whilst the proposed block would abut the mutual boundary at the bottom of number 42's plot, it subsequently steps in from the boundary by approximately 3.2m. Whilst this is closer than is commonly seen in the surrounding area, it is noted also that numbers 42 and 44 benefit from plots which are significantly longer than those of other blocks along this part of Bedford Road. Bearing this in mind, it is considered that the presence of the proposed block close to this boundary would be particularly prominent only for a portion of its length, and a meaningful area of garden space would be unaffected. Furthermore, the position of the proposed block to the north of the adjacent garden is such that the extent of overshadowing would be limited. There would be a degree of increased overshadowing from morning sun, though it is noted that there are existing blocks to the east which currently cast shade at this time. Taking account of these points, it is concluded that the proposed building would make adequate provision for garden space to serve a serviced apartment use, and that there would not be any excessive impact on existing amenity or privacy as a result of this proposal. The proposal is therefore considered to accord with policies D2 (Design and Amenity) and the relevant privacy, daylight and sunlight sections of the Council's 'Sub-Division and Redevelopment of Residential Curtilages' Supplementary Guidance.

Impact on character and amenity of surrounding area

The proposal would result in a reduction in the size of the plot at 44 Bedford Road. It is noted that the garden is currently poorly maintained, however current and future residents remain afforded the option to enjoy this space as they see fit. The proposed development would result in the private rear garden of 44 Bedford Road being reduced from approximately 30m to 10m in length, however this remains a meaningful and useable area of rear garden, which is not significantly smaller than other plots along Bedford Road. It is noted also that there is a retail unit at the ground floor of 44 Bedford Road, which would have no demand for garden space to the rear. The removal of a vehicle turning point within the site has allowed for a more appropriate division of the plot than had previously been shown, with a greater proportion of garden space afforded to both the new building and number 44 than had previously been shown. The concerns expressed by colleagues in the Roads Development Management Team are noted, however it is considered that, on balance, the benefits of an improved arrangement in relation to plot size, availability of garden space and amenity afforded to residents of both the donor property and the new apartments would justify accepting this limited degree of impact.

As noted in the 'Design' section of this report, the proposed building relates well to the design and scale of the adjacent block on Bedford Place. The proximity of the new block to the rear garden of 42 Bedford Road is noted, however as noted previously this would affect a limited proportion of this large plot, and on balance this situation is considered to be acceptable in this urban context. The limited extent of the new plot would not be readily discerned from the development's street frontage, and it is not considered that there would be any significant adverse impact on the character or amenity of this predominantly residential area, as required by policy H1 (Residential Areas).

Relationship with pattern of development

The established pattern of development in the surrounding area is that of buildings positioned close to the pavement's edge. There is a combination of flatted blocks and dwellinghouses on Bedford Place, with flatted blocks generally positioned abutting the footway and terraced rows of houses generally benefitting from front gardens of modest depth, with private gardens laid out to the rear. The rear gardens of 44 Bedford Road and the adjacent no.42 Bedford Road are significantly longer than other blocks in this part of the street, and they currently benefit from a largely open aspect to the north-east, which would be partially enclosed by the presence of the proposed building. Nevertheless, this would affect only a proportion of the available gardens, and it is considered that both properties would still benefit from meaningful areas of communal garden space. As has been mentioned previously, the position of the proposed block relative to adjacent gardens is such that overshadowing would be limited to an increased degree of overshadowing from morning sun, which is already partially present due to the position of buildings at 53-57 Bedford Place. Taking account of these points, the proposal is considered to accord with the relevant provisions of the Council's supplementary guidance on the 'Sub-Division and Redevelopment of Residential Curtilages'.

Further matters

Additional submissions will be required in order to demonstrate that the site has made adequate provision for the storage and collection of refuse, including recycling, and also that the development can demonstrate compliance with the Council's Low and Zero Carbon Buildings supplementary guidance, which seeks to reduce carbon emissions from new development. Planning conditions can be attached to any consent to be granted, ensuring compliance with policies R6 (Waste Management Requirements for New Development) and R7 (Low and Zero Carbon Buildings) of the ALDP and the aforementioned supplementary guidance.

Proposed Legal Agreement

In accordance with the supplementary guidance 'Serviced Apartments, a s75 legal agreement is required to ensure that the development remains in single ownership and that no apartment may be occupied for more than 90 days by the same occupant.

Summary

The proposed development is not considered to result in any significant adverse impact on existing residential amenity, and would afford an appropriate level of amenity to residents of the proposed serviced apartments. It is acknowledged that the necessity of reversing across the footway is not encouraged, however the limited number of spaces is such that the degree of any impact on road safety is not considered to be significant, and would not be dissimilar from many residential driveways across the city, where driver behaviour adjusts accordingly. The design and scale of the proposed building is consistent with its surroundings, and demonstrates due regard for its context. It is therefore recommended that planning permission be approved subject to both the conditions described below, and to a section 75 legal agreement, which would ensure that the units are not sold off as individual flats, and that the maximum stay is set at 90 days.

RECOMMENDATION

Willingness to approve subject to conditions, but to withhold the issue of the consent document until the applicant has entered into a legal agreement to ensure that the development remains in single ownership and that no apartment may be occupied for more than 90 days by the same occupant

REASONS FOR RECOMMENDATION

The proposed serviced apartments are considered to be acceptable in this predominantly residential area, having no significant detrimental impact on the existing uses surrounding the application site. There is not considered to be any fundamental conflict with the Council's 'Serviced Apartments' and 'Sub-division and Redevelopment of Residential Curtilages' Supplementary Guidance documents or Policy H1 (Residential Areas) of the Aberdeen Local Development Plan (ALDP). The general design and scale of the proposed building is considered to be appropriate for this site, and demonstrates due regard for its context, as required by Policy D1 (Architecture and Placemaking) of the ALDP. The application generally conforms to the principles of Policy D2 (Design and Amenity) by presenting an appropriate street frontage to Bedford Place, making provision for garden/amenity space and addressing potential overlooking issues through the careful arrangement of the internal layout.

Whilst it is noted that the building would be in close proximity to the mutual boundary, this applies to only the furthest part of a particularly generous plot, and would not be dissimilar from the existing arrangement at the foot of number 44's curtilage.

The proposal makes adequate provision for car any cycle parking and, whilst the arrangements for vehicular access to the site require reversing across a footway, it is considered that the two off-street spaces would not suggest intensive use of

this access, and this arrangement would not be dissimilar to many residential driveways across the city. It is acknowledged that Bedford Place would become more heavily trafficked once the junction onto Bedford Road is altered to permit two-way access, however it is noted that the shallow front gardens of properties in Bedford Place would not lend themselves to replication of this driveway arrangement. On this basis, the degree of conflict between pedestrian and vehicle movements and the safety implications of this small number of reversing manoeuvres onto Bedford Place are not considered to result in an unacceptable impact on road safety which would warrant refusal of this application, and it is therefore considered to be acceptable on balance.

Access and car/cycle/motorcycle parking provision are considered to be sufficient to serve the demand arising from this development, and are to the satisfaction of the Council's Roads Projects Team. In this regard, the proposal is considered to accord with the provisions of Policy T2 (Managing the Transport Impact of Development) and the associated 'Transport and Accessibility' Supplementary Guidance.

CONDITIONS

it is recommended that approval is granted subject to the following conditions:-

(1) that no development pursuant to this planning permission shall take place, nor shall any part of the development hereby approved be occupied, unless there has been submitted to and approved in writing by the Planning Authority, a detailed scheme of site and plot boundary enclosures for the entire development hereby granted planning permission. None of the buildings hereby granted planning permission shall be occupied unless the said scheme has been implemented in its entirety - in order to preserve the amenity of the neighbourhood.

(2) that no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development 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 - in the interests of visual amenity. For the avoidance of doubt, samples of the finishing materials should be provided to inform the planning authority's assessment.

(3) that the development hereby approved shall not be occupied unless the Car, cycle and motorcycle parking areas hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with drawing No. 015a of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby

granted approval - in the interests of public safety, encouraging sustainable modes of travel and the free flow of traffic.

(4) that the serviced apartments hereby granted planning permission shall not be occupied unless a scheme for the provision of foul sewerage and wholesome water facilities has been submitted to and approved in writing by the Planning Authority and that the said scheme has been implemented - in the interests of public health.

(5) That the use hereby granted planning permission shall not take place unless provision has been made within the application site for refuse storage and disposal in accordance with a scheme which has been submitted to and approved in writing by the planning authority – in order to preserve the amenity of the neighbourhood and in the interests of public health.

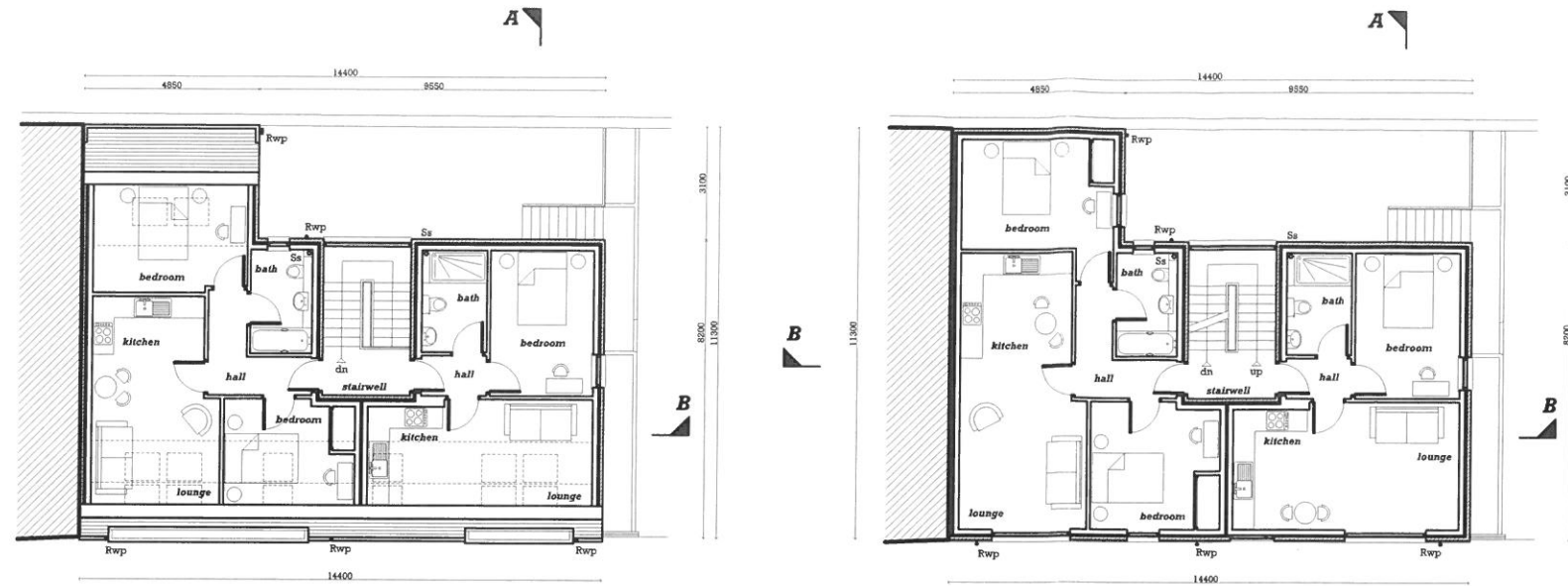
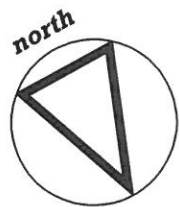
(6) that the building hereby approved shall not be occupied unless a scheme detailing compliance with the Council's 'Low and Zero Carbon Buildings' supplementary guidance has been submitted to and approved in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions have been implemented in full - to ensure that this development complies with requirements for reductions in carbon emissions specified in the City Council's relevant published Supplementary Guidance document, 'Low and Zero Carbon Buildings'.

(7) that the use hereby approved shall not be brought into use until such time as a sample Residential Travel Pack has been submitted to and agreed in writing by the planning authority, and thereafter prominently displayed for the benefit of occupants. For the avoidance of doubt, this should be site-specific and detail the sustainable transport options available to occupants of the development - in the interests of promoting sustainable travel.

(8) that no development pursuant to this grant of planning permission shall be undertaken unless street furniture on Bedford Place has been re-sited in accordance with a scheme which has been submitted and agreed in writing by the planning authority - in order to ensure that existing street furniture is not inappropriately sited relative to bedroom windows and the proposed vehicular access.

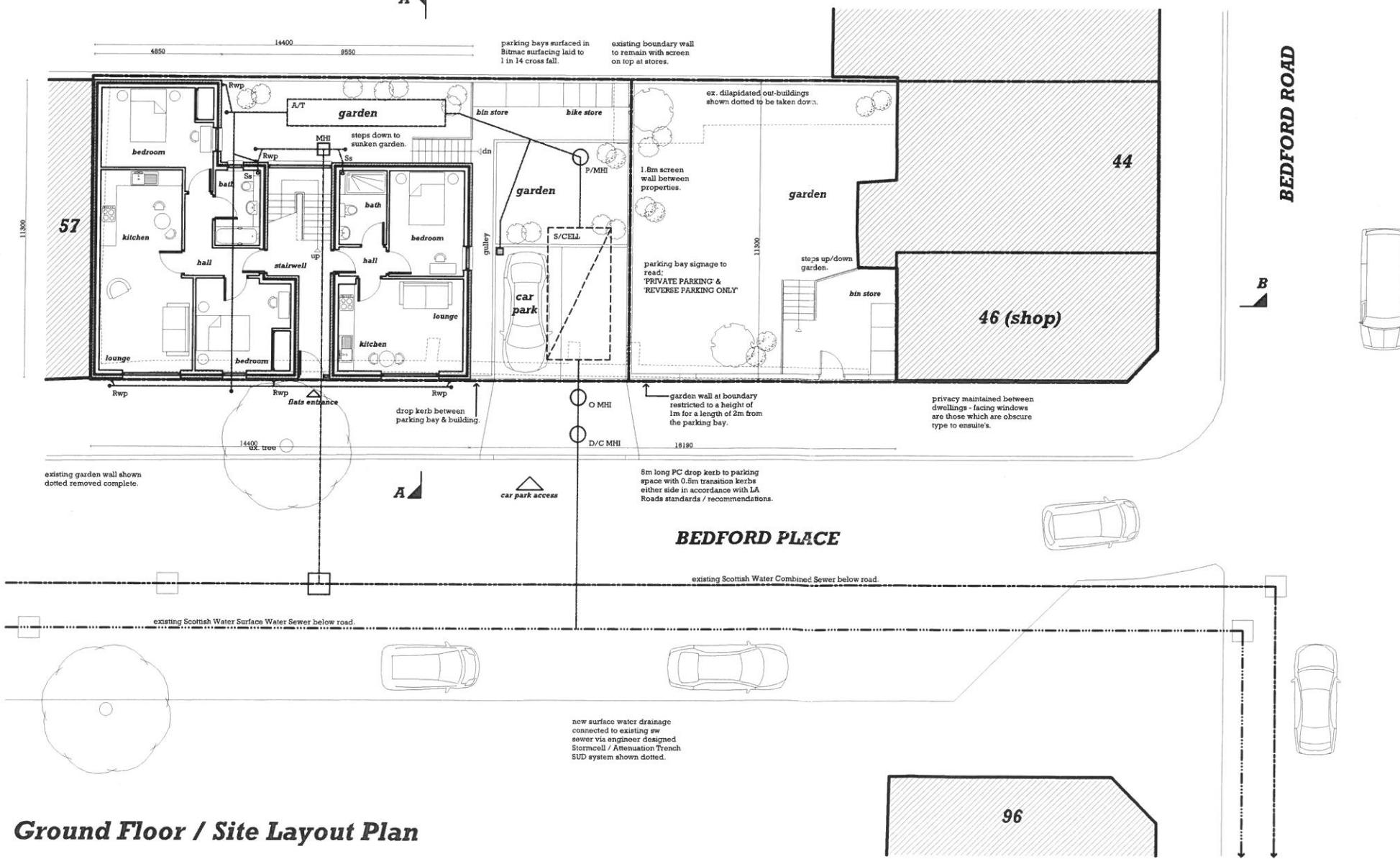
(9) Prior to the commencement of any works on site, a detailed scheme for surface water drainage shall be submitted to and agreed by the Planning Authority, in consultation with SEPA and Scottish Water. This shall include drainage calculations for a sensitivity test up to a 200 year return period. Thereafter, all work shall be carried out in accordance with the approved scheme – to ensure adequate protection of the water environment from surface water runoff.

Dr Margaret Bochel
Head of Planning and Sustainable Development.



Third Floor Plan

First & Second Floor Plans



Ground Floor / Site Layout Plan

LEGEND
 Development comprises:
 4no. 2 bedroom apartments each measuring 63m SQ.
 4no. 1 bedroom apartments each measuring 36m SQ.
 OVERALL SITE AREA - 235m SQ.
 PROPOSED BUILDING FOOTPRINT - 133m SQ.

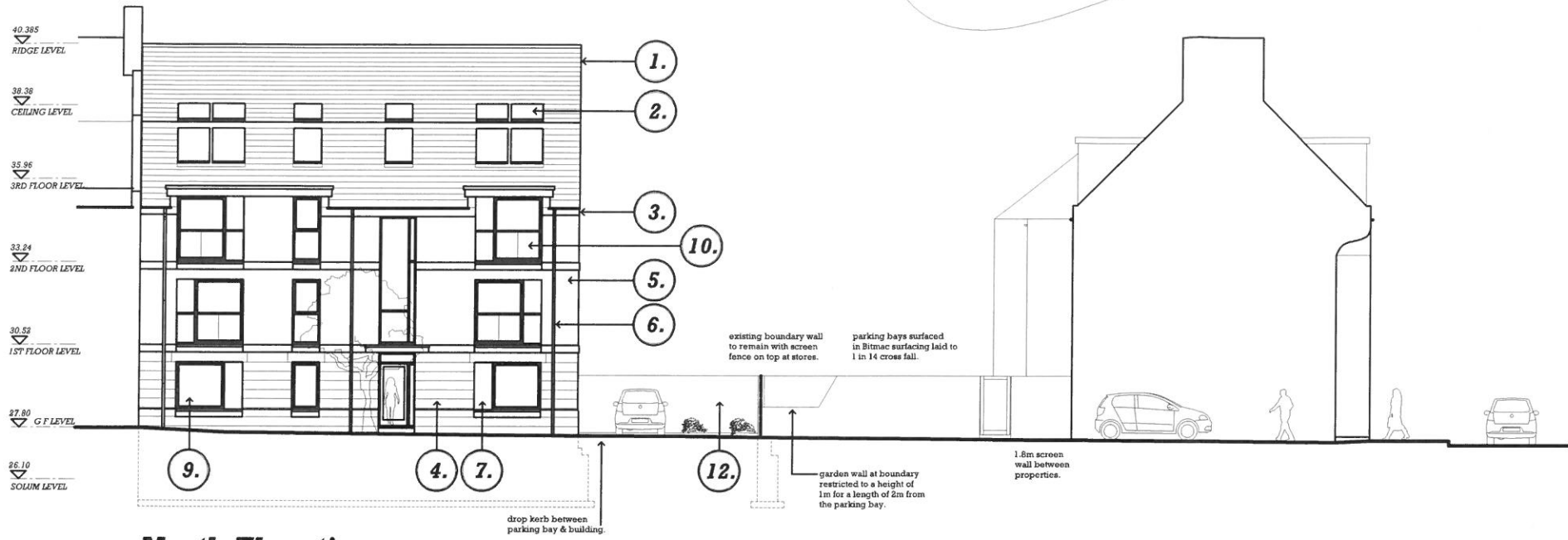
DRAINAGE LEGEND
 100mm Ø upvc SW drain.
 100mm Ø upvc Soil drain.
 MHI - OSRAM inspection chamber.
 O MHI - OSRAM inspection chamber with orifice to restrict discharge.
 D/C MHI - OSRAM Disconnection chamber.
 P/MHI - OSRAM inspection chamber with Pumpset, Float & Non-return.
 MHI - OSRAM inspection chamber.
 S/CELL - Engineer designed StormCell drainage chambers.
 A/T - Engineer Designed Attenuation Trench.
 RWP - 100Ø upvc rainwater pipe c/w with cage protector at foot.
 Ss - 100Ø upvc soil stack c/w cage protector at foot.
 Galley - ACO Universal Galley.

DRAWING REVISIONS
 A. Parking Bays reconfigured. Jan 2018.
 B. Visibility at Parking Bays confirmed. Mar 2018.

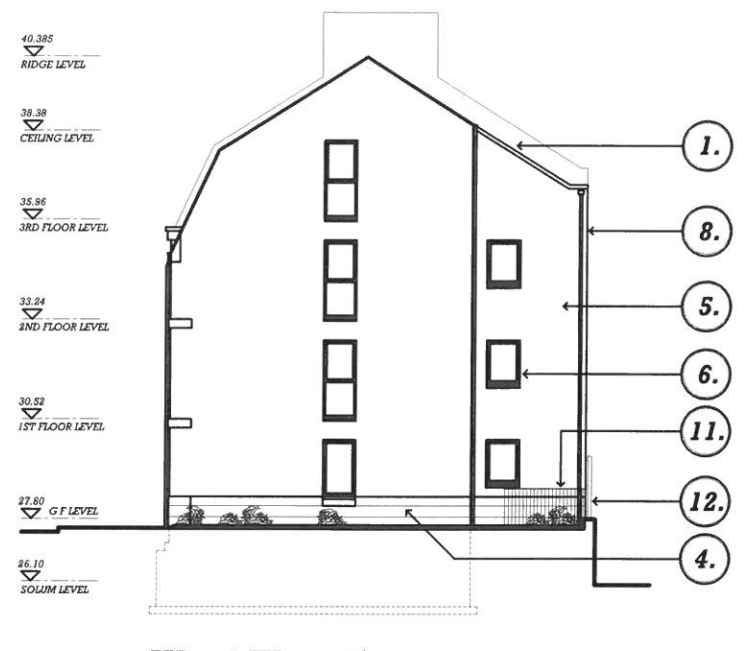
PROJECT TITLE
PROPOSED SERVICED APARTMENT DEVELOPMENT
 at
44 BEDFORD ROAD ABERDEEN
 FOR ASA LTD

DRAWING TITLE
PLANNING SUBMISSION - PROPOSED SITE & FLOOR LAYOUT PLANS.
 SCALE (at A1 size) DATE PROJECT NO. DRAWING NO.
 1:100 OCT 14 MM.0526 015b

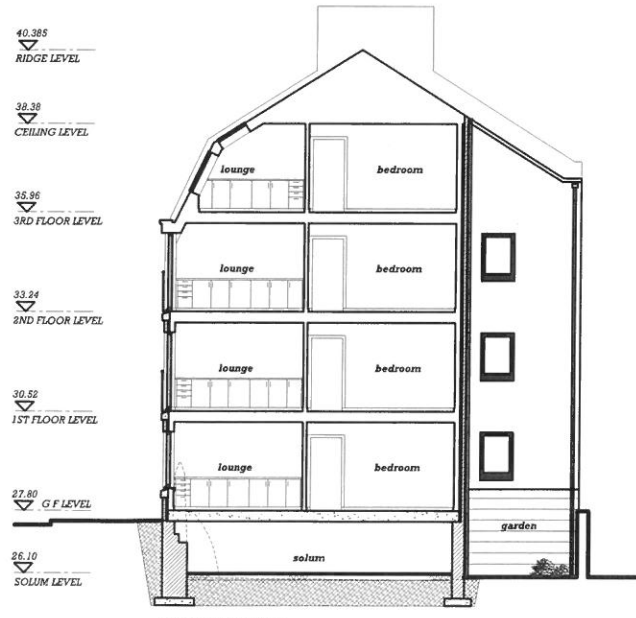
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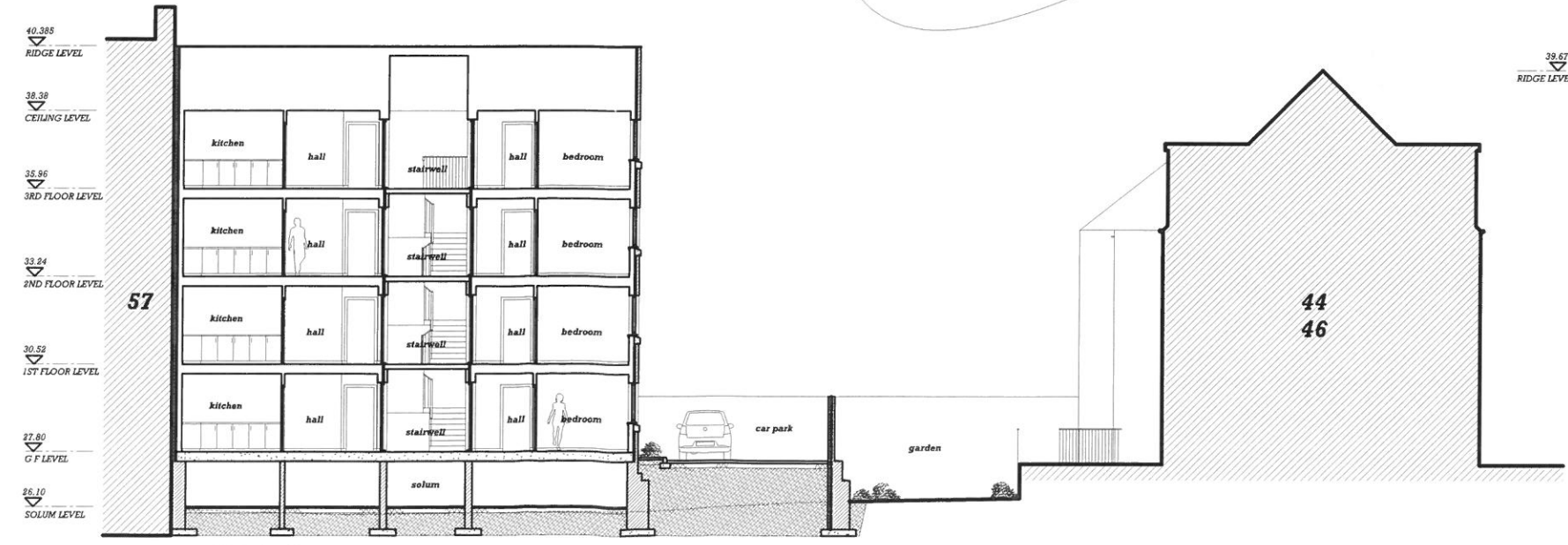
North Elevation



West Elevation



Cross Section A-A



Long Section B-B

SCHEDULE OF FINISHES

1. MARLEY ETERNIT Edgemere concrete interlocking roof tiles in Smooth Grey colour complete with matching accessories.
2. Frameless rooflights by THE ROOFLIGHT CO.
3. Natural faced Balmoral Mid-grey string & cornice courses supplied by THE CALEDONIAN STONE CO.
4. Bush Hammer faced Balmoral Silver grey granite walling & base course supplied by THE CALEDONIAN STONE CO.
5. STOREND Cote through colour synthetic render system with K1.5 rilled finish STOLIT acrylic topcoat in selected colour all by STO UK.
6. 75mm dia flush joint Rwp's to South Elevation - finished in RAL 7039 colour powder coat finish.
7. 'Cactus Green' Colour TRESPA METEON High Pressure compact laminate panel with concealed fittings.
8. Grey colour Pvc rainwater goods to rear elevation by MARLEY EXTENSIONS.
9. METAL TECHNOLOGY High Insulation double glazed Aluminium framed windows & doors finished in powder coat finish RAL 7039 - Quartz grey colour.
10. Clear Glass guardrail with Aluminium capping piece to windows.
11. Mild Steel railings finished RAL 7039 - Quartz Grey.
12. Timber boarded hit & miss screen fencing.

DRAWING REVISIONS

- A. Car Park reconfigured.
- B. Visibility at Parking Bays confirmed.

Jan 2018.
Mar 2015.

PROJECT TITLE
PROPOSED SERVICED APARTMENT DEVELOPMENT
at
44 BEDFORD ROAD ABERDEEN
FOR ASA LTD

DRAWING TITLE
PLANNING SUBMISSION - PROPOSED SECTIONS & ELEVATIONS - 1.

SCALE (at A1 min)	DATE	PROJECT NO.	DRAWING NO.
1:100	OCT 14	MM.0526	016b

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