



To: Councillor Boulton , Chairperson; and Councillors Copland and Duncan .

Town House,  
ABERDEEN 02 August 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, 9 AUGUST 2018 at 10.00 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 - GAVIN EVANS**

- 2 Erection of Domestic Garage (over two floors) with Ancillary Accommodation (at first floor level) - 78 Fountainhall Road Aberdeen - 180369

- 3 Delegated Report, Decision Notice and Letters of Representation (if there are any)  
(Pages 7 - 18)

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

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

- 4 Planning Policies Referred to in Documents Submitted

Members, the following planning policies are referred to:-

**National Planning Policy**

Scottish Planning Policy (SPP)

Historic Environment Scotland Policy Statement (HESPS)

**Aberdeen Local Development Plan (ALDP)**

H1: Residential Areas;

D1: Quality Placemaking by Design and

D4: Historic Environment

**Supplementary Guidance**

Householder Development Guide; and

Transport and Accessibility

**Other Material Planning Considerations**

The Albyn Place/Rubislaw Conservation Area Appraisal and Management Plan

The policies can be viewed at the following link:-

<https://www.aberdeencity.gov.uk/services/planning-and-building/development-plan>

- 5 Notice of Review with Supporting Information and Initial Application Submitted by Applicant / Agent (Pages 19 - 46)

- 6 Determination - Reasons for Decision

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

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

**PLANNING ADVISER - GAVIN EVANS**

- 8 Formation of Dormer to Rear - 58 Fonthill Road Aberdeen - 180423

- 9 Delegate Report, Decision Notice and Letter of Representation (if any) (Pages 47 - 54)

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

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

10 Planning Policies referred to in Documents Submitted

Members, the following planning policies are referred to:-

**National Planning Policy**

Scottish Planning Policy (SPP)

Historic Environment Scotland Policy Statement (HESPS)

**Aberdeen Local Development Plan (ALDP)**

Policy D1 - Quality Placemaking by Design

Policy H1 - Residential Areas

Policy D4 - Historic Environment

**Supplementary Guidance (SG)**

Householder Development Guide

**Other Material Considerations**

Managing Change in the Historic Environment: Roofs

Ferryhill Conservation Area Character Appraisal

The policies can be viewed at the following link:-

<https://www.aberdeencity.gov.uk/services/planning-and-building/development-plan>

11 Notice of Review with Supporting Information and Initial Application Submitted by Applicant / Agent (Pages 55 - 86)

12 Determination - reason for decision

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

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

Website Address: [www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)

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