

Public Document Pack



To: Councillor Boulton, Chairperson; and Councillors Avril MacKenzie and Mason.

Town House,
ABERDEEN, 6 August 2018

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

The Members of the **LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL** are requested to meet for a site visit on **THURSDAY, 9 AUGUST 2018 at 8.30 am.** Would Members please meet at the Town House extension reception for departure at 8.30am. Members will then meet in Committee Room 2 following the site visit to determine the review.

FRASER BELL
CHIEF OFFICER - GOVERNANCE

BUSINESS

- 1 Procedure Notice (Pages 5 - 6)

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

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 83 Blenheim Place - Erection of 1.5 storey garage with storage space at upper level (P171486)

3 Delegated Report, Decision Notice and Letters of Representation (Pages 7 - 18)
Members, please note that the relevant plans can be viewed online:-

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P0ZYGWBZHX100>

4 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 (ALDP) (2017)

- Policy H1 – Residential Areas
- Policy D1 – Quality Placemaking by Design
- Policy D4 – Historic Environment
- Policy NE5 – Trees and Woodlands
- Policy T2 – Managing the Transport Impact of Development

Supplementary Guidance and Technical Advice Notes

- The Householder Development Guide
- Transport and Accessibility

Other Material Planning Considerations

- Aberdeen City Conservation Area Character appraisal and Management Plan - Albyn Place / Rubislaw.

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 - 40)

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

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Stephanie Dunsmuir on sdunsmuir@aberdeencity.gov.uk or 01224 522503

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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.

	Strategic Place Planning
	Report of Handling

Site Address:	83 Blenheim Place, Aberdeen, AB25 2DZ.
Application Description:	Erection of 1.5 storey garage with storage space at upper level
Application Reference:	171486/DPP
Application Type	Detailed Planning Permission
Application Date:	18 December 2017
Applicant:	Mr Derek Rettie
Ward:	Hazlehead/Ashley/Queens Cross
Community Council	Queen's Cross And Harlaw
Case Officer:	Sheila Robertson

RECOMMENDATION

Refuse

APPLICATION BACKGROUND

Site Description

The application relates to a 1½ storey traditional granite terraced dwelling house, its principal elevation facing north east, located within the Albyn Place/Rubislaw Conservation Area. There is a long narrow rear garden, screened by 1.8m high boundary walls, with access to Blenheim Lane, with a single, pitched roofed garage located within the north-west corner, measuring 3.4m in width, 5.8m in length and 3.7m in height to roof ridge. Finishing materials include corrugated asbestos sheeting. There is a garden shed and area of paving located to the south-east of the garage, accessed from the lane by a set of double timber gates. There is an ornamental Eucalyptus tree, offset and to the rear of the garage, close to the south eastern boundary wall. The section of rear lane, which extends northwards from Blenheim House to Desswood Place, is characterised by a variety of domestic garages, all single storey, of various design, materials and era and mainly longstanding.

Relevant Planning History

None relevant to the determination of this application.

APPLICATION DESCRIPTION

Description of Proposal

Detailed planning permission is sought to replace the garage with one of greater dimensions and with storage accommodation above. The garage would extend across the full width of the plot, involving removal of the remaining boundary wall and gates, and be 900mm longer than existing, giving a footprint of 6.7m in width x 6.6m in length. The roof would be dual pitched, with the roof ridge running parallel to the lane and 5m in height. Finishing materials would include horizontal

Siberian larch timber cladding to the front and rear elevations, smooth grey render to the base course, off white wet dash render to the gables and a natural slate roof. The steel roller garage door would be 5m in width, with a window and pass door to the rear (east) elevation, and 2 heritage style roof lights to the lane elevation. The upper floor of the garage would be used for storage. An existing double rear entry gate and remaining section of the rear boundary wall to the lane would be removed.

Following advice from the Planning Service, amended plans were submitted – the overall height of the roof has been reduced by 550mm (with a subsequent drop in the roof pitch) and an external spiral staircase giving access to the upper floor has been removed from the proposal. The original submission proposed that the gable would face the lane however the applicant has since decided to re-orientate the roof, although no reason has been provided to support or explain this amendment, which was neither requested nor welcomed by the Planning Service.

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=P0ZYGWBZHX100>

CONSULTATIONS

None required.

REPRESENTATIONS

A letter has been received in support of the proposal.

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 (ALDP) (2017)

- Policy H1 – Residential Areas
- Policy D1 – Quality Placemaking by Design
- Policy D4 – Historic Environment
- Policy NE5 – Trees and Woodlands
- Policy T2 – Managing the Transport Impact of Development

Supplementary Guidance and Technical Advice Notes

- The Householder Development Guide
- Transport and Accessibility

Other Material Planning Considerations

- Aberdeen City Conservation Area Character appraisal and Management Plan - Albyn Place / Rubislaw.

EVALUATION

Principle of Development

Whilst the principle of demolition of the existing garage and provision of a free-standing building within the curtilage of a residential property for purposes incidental to the enjoyment of the dwelling is normally acceptable within a residentially-zoned area such as this (under Policy H1: Residential Areas of the ALDP), proposals must also be assessed in terms of factors such as design, appearance and its location, its impact on the character and amenity of the area and effects on residential character and amenity.

Design and Scale

Policy H1 (Residential Areas) of the Aberdeen Local Development Plan states householder development must not have an unacceptable impact on the character and amenity of the surrounding residential area. There is also recently adopted guidance relating to the erection of domestic garages contained in Section 3.1.6 "Outbuildings" of the Householder Development Guide, which expects that such ancillary buildings should be subordinate in scale to the dwelling house, and, where highly visible and especially in Conservation Areas (in which the application site is located), should be of a scale that respects the prevalent context of the surrounding area.

Certain elements of the proposal are considered to be acceptable in terms of the Supplementary Guidance. The garage would have a finished footprint of 44.2sq.m in comparison to the existing garage which has a floor area of 20sq.m. This would result in a rise in built site coverage from 41% to 48% which, although high, is considered acceptable within the context of surrounding properties. The rear garden is deemed sufficiently generous to support a structure of such footprint and approximately 74% of the original rear garden would remain undeveloped, which complies with the aforementioned policy requiring at least 50% of the rear garden space to remain undeveloped. The proposed garage would be subservient to the original dwelling house in terms of both floor space and height. The SG supports the principle of providing upper floor accommodation provided it is contained entirely within the roof space, to retain the impression of being single storey in height. This is achieved in this instance and access to the attic space (although not detailed on the submitted plan) will presumably be by means of an internal stair, since an external stair would not be permitted by the guidance, and has already been removed from the submitted plans. The proposed materials would represent an improvement on existing.

Although the dimensions would result in the proposed garage being the largest structure within this section of the lane, in terms of both footprint and height, and it would be of substantially greater dimensions than the original garage and surrounding garages, it could still be considered to be of acceptable domestic scale in terms of its dimensions given modern day standards and expectations for such structures.

The prevalent roof profile within this section of the lane is shallow pitched with the gable facing the lane. Historically, traditional outbuildings within rear gardens generally presented their gable to the lane elevation. Although there is a double garage to the immediate opposite side of the lane, which features a roof orientation as proposed, it is however only single storey with a very shallow pitch of roof, barely visible above the wall head when viewed from street level. It is considered that, in this locale where the garages are of modest scale, the orientation of the roof parallel to the street would exaggerate the increased footprint and height of the proposed garage and increase its visual dominance within the streetscape, resulting in an imposing and overpowering building, out of character with its surroundings, thereby dominating the lane, to the detriment of visual character and residential amenity. A gable end on roof presentation is the preferred roof profile

where it is important to minimise the massing of a structure as is the case in this situation where the proposed garage would be substantially larger in terms of all neighbouring garages. Many of the immediate garages are longstanding, with the likelihood of similar applications for replacement garages in the near future which, if approved, could result in a continuous line of garage roofs lining both sides of the lane, which would result in an oppressive impact and cumulative erosion of the character of the area. It is therefore considered that the proposal fails to consider the context of the surrounding area, does not make a positive contribution to the setting of the house/area and would dominate the streetscape, thereby resulting in an unacceptable impact on the visual character of the area, contrary to the aims of both Policy D1 (Quality Placemaking by Design) and Policy H1 (Residential Areas).

Impact on residential amenity.

The proposed garage would be located sufficiently distant so as not to result in any impact in terms of loss of day light to neighbouring windows, would have no substantial impact in terms of overshadowing, being located a suitable distance from neighbours main areas of useable garden ground and no loss of privacy from either the window or rooflights.

Trees

Policy NE5 – Trees and Woodlands of the ALDP states that there is a presumption against all activities and development that will result in the loss of or damage to, trees and woodlands that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation. The replacement garage would require the removal of an existing mature tree – a non-native Eucalyptus, however given its location, set approximately 7.7m back from the heel of the lane, and that the tree is only publicly visible from the lane, its contribution to the visual amenity of the wider neighbourhood is limited. Removal of this tree would thus not be significantly contrary to Policy NE5 – Trees and Woodlands of the ALDP.

Transport and Accessibility Supplementary Guidance

With regards to the above guidance relating to new or replacement garages, the proposal complies with the minimum criteria set out in the above guidance with regards to internal/external and entry door dimensions. It is therefore considered suitable for its purpose as a double garage and would result in an increase on current off street parking provision.

Impact on character of Conservation Area

The Conservation Area Appraisal for this area has identified the presence of *“Unsympathetic development of large residential garages”* and *“Unsympathetic development that does not reflect or relate to the character of the area”* as being a threat to the character of all Conservation Areas. As described above, the proposal fails to contribute to the preservation and enhancement of the Conservation Area, as required by Policy D4 (Historic Environment) of the ALDP as it would erode the character of the Conservation Area by introducing a visually disruptive feature to the streetscape, at odds with the prevailing character and appearance of garages within the lane, and altering the existing balance and character of this part of the Conservation Area, to its detriment.

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.

Summary

The applicant has been advised that the proposed garage would be acceptable were the roof to be reorientated; which would not compromise the amount of accommodation achievable at upper level, and would minimise the massing created by its greater dimensions. The original submission proposed that the gable face the lane, however the applicant changed the roof orientation during assessment of the application but has not given any reason for the change or why he is unwilling to consider reorientation of the roof as requested and wishes the amended application to be determined as submitted. The applicant has cited as a precedent for approval of this application, a recently approved garage at 58 Fountainhall Road (Ref 171462). Although its height and roof profile would be similar to the application under assessment, an application requires to be determined on a site specific basis and in this instance the proposal was considered acceptable in the context of its locale, where its compatibility with a neighbouring garage and the general characteristics of the surrounding area were a material consideration in its approval,

While the proposed garage relates to an existing residential use and is generally compliant with Policy H1 in terms of dimensions, the orientation of the roof exaggerates the massing of the structure within the streetscape, resulting in a garage that would not comply with the guidelines contained in Section 3.1.6 "Outbuildings" of the adopted Supplementary Guidance: Householder Development Guide, which requires that where highly visible and especially in conservation areas, detached garages should be of a scale and design that respects the prevalent context of the surrounding area. The roof orientation would exaggerate the scale of the proposed garage and thereby increase its visual dominance within the streetscape, resulting in an imposing and overpowering building, out of character with its surroundings, thereby dominating the lane, to the detriment of visual character and residential amenity, thereby failing to demonstrate due regard for its context or make a positive contribution to its residential setting, contrary to Policies D1 (Quality Placemaking by Design) and H1 (Residential Areas) of the Aberdeen Local Plan. SPP states proposals for development within conservation areas should preserve or enhance the character and appearance of the conservation area. For the above reasons, the proposed garage has not been designed with due consideration to its context, and would negatively affect the character of the Albyn Place/Rubislaw Conservation Area, thus conflicting with Policy D5, HESPS and SPP. On the basis of the above, and following on from the evaluation under policy and guidance, it is considered that there are no material planning considerations that would warrant approval of the application.

RECOMMENDATION

Refuse

REASON FOR RECOMMENDATION

The proposed garage fails to comply with the guidelines contained in Section 3.1.6 "Outbuildings" of the Supplementary Guidance: Householder Development Guide, and with Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan, by virtue of its roof profile and orientation, which would exacerbate its massing within the streetscape, resulting in a dominant and obtrusive structure out of keeping with the locale, thereby having a detrimental impact on the character and visual amenity of the surrounding residential area. Approval would risk setting an unwelcome precedent for further unsympathetic replacement garages within this part of 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. Furthermore, it would fail to demonstrate due regard for its context and would have a negative impact on the character of the Albyn Place/Rubislaw Conservation Area, contrary to Policy D4 (Historic Environment) of the Aberdeen Local Development Plan, Historic Environment Scotland Policy Statement (HESPS) and Scottish Planning Policy (SPP). 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

Mark Anderson
marchitects limited
20 Campie Road
Musselburgh
United Kingdom
EH21 6QG

on behalf of **Mr Derek Rettie**

With reference to your application validly received on 18 December 2017 for the following development:-

**Erection of 1.5 storey garage with storage space at upper level
at 83 Blenheim Place, 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
	Location Plan
189-0-03 REV 1.	Site Layout (Other)
189-0-01 REV 6.	Elevations and Floor Plans

REASON FOR DECISION

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

The proposed garage fails to comply with the guidelines contained in Section 3.1.6 "Outbuildings" of the Supplementary Guidance: Householder Development Guide, and with Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan, by virtue of its roof profile and orientation,

which would exacerbate its massing within the streetscape, resulting in a dominant and obtrusive structure out of keeping with the locale, thereby having a detrimental impact on the character and visual amenity of the surrounding residential area. Approval would risk setting an unwelcome precedent for further unsympathetic replacement garages within this part of 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. Furthermore, it would fail to demonstrate due regard for its context and would have a negative impact on the character of the Albyn Place/Rubislaw Conservation Area, contrary to Policy D4 (Historic Environment) of the Aberdeen Local Development Plan, Historic Environment Scotland Policy Statement (HESPS) and Scottish Planning Policy (SPP). 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 16 April 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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Comments for Planning Application 171486/DPP

Application Summary

Application Number: 171486/DPP

Address: 83 Blenheim Place Aberdeen AB25 2DZ

Proposal: Erection of 1.5 storey garage with storage space at upper level

Case Officer: Sheila Robertson

Customer Details

Name: Mr Nigel Wood. LLB NP

Address: 79 Blenheim Place Aberdeen

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish to strongly support Mr Retties application.

I was surprised to hear from him that he was encountering resistance from Planning due to the scale of the proposal . The briefest of tours of our mutual rear lane and that behind Osborne Place revealed many substantial and recent garage developments , the scale of which is either similar or more substantial than this proposal. Among these are garages of 1.5 stories or more. Indeed several garage sites are currently being developed.

I can supply photographs of existing garages in the lane

Mr Retties current garage is well beyond its useful life and the proposed garage would enhance and not detract from the streetscape.

I strongly feel consistency of treatment commends the grant of this application and hope it will receive favourable consideration

Thank you

N R Wood LLB NP

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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 100078691-005

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

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="marchitects limited"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Mark"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Anderson"/>	Building Number:	<input type="text" value="20"/>
Telephone Number: *	<input type="text" value="07968002337"/>	Address 1 (Street): *	<input type="text" value="Campie Road"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Musselburgh"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="eh216gg"/>
Email Address: *	<input type="text" value="manderson@marchitectsltd.com"/>		

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

Individual Organisation/Corporate entity

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="Derek"/>	Building Number:	<input type="text" value="83"/>
Last Name: *	<input type="text" value="Rettie"/>	Address 1 (Street): *	<input type="text" value="Blenheim Place"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Aberdeen"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="AB25 2DZ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="admin@ashleyhouseaberdeen.co.uk"/>		

Site Address Details

Planning Authority:	<input type="text" value="Aberdeen City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="83 BLENHEIM PLACE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="ABERDEEN"/>
Post Code:	<input type="text" value="AB25 2DZ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="806040"/>	Easting	<input type="text" value="392441"/>
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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)

Erection of 1.5 storey garage with storage space at upper level at 83 Blenheim Place, 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.

The applicant can demonstrate the proposed development complies with with the guidelines contained in Section 3.1.6 "Outbuildings" of the Supplementary Guidance: Householder Development Guide, and with Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan; and pays due regard for its context and the character of the Albyn Place/Rubislaw Conservation Area, Policy D4 (Historic Environment) of the Aberdeen Local Development Plan.

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)

189-20-01-Grounds for appeal and supporting documentation Drawings: 189-0-01 revision 6, 189-0-02, 189-0-03 revision 1, 189-location plan 171486-Refusal notice, 171486-Application form, 171486-report on handling,

Application Details

Please provide details of the application and decision.

What is the application reference number? *

171486/DPP

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

18/12/2017

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

16/04/2018

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

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

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

A site inspection will give the review body a greater understanding of range and types of outbuildings contributing to the context and character of the conservation area, and the proposed garage's impact.

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 Mark Anderson

Declaration Date: 18/06/2018

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GROUNDNS FOR APPEAL: PLANNING APPLICATION REF NO. 171486/DPP

Erection of 1.5 storey garage with storage space at upper level at 83 Blenheim Place, Aberdeen

The following document sets out the grounds for appeal against the above refusal dated 16th April 2018. Its is split into two parts addressing the reasons for decision outlined in the refusal document. Photographs and letters of support area appended as supporting documentation.

Part A.

REASON FOR DECISION

The proposed garage fails to comply with the guidelines contained in Section 3.1.6“Outbuildings” of the Supplementary Guidance: Householder Development Guide, and with Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan, by virtue of its roof profile and orientation, which would exacerbate its massing within the streetscape, resulting in a dominant and obtrusive structure out of keeping with the locale, thereby having a detrimental impact on the character and visual amenity of the surrounding residential area.

GROUNDNS FOR APPEAL

We refer to the guidelines contained in Section 3.1.6“Outbuildings” of the Supplementary Guidance: Householder Development Guide and with Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan and state:

1. The proposed outbuilding is subordinate in scale to the dwelling-house.
2. A second storey is to be accommodated wholly within a pitched roof-space, but the outbuilding retains the impression of being single storey in height matching the eaves height of the existing garage it will replace. Access to the upper floor is situated internally. The proposals are not for a 1.5 storey structure.
3. The new outbuilding has a roof form reflective of many outbuildings found in the Lane. The roof form and orientation proposed is reflective of a roof type found within the surrounding area. It both reflects and responds to the site context of the back-street location, being an already established roof form within the Lane
4. The proposed garage is of a scale and design that respects the prevalent context of the surrounding area. Its massing is no greater than many examples of garage outbuildings within the rear Lane.
5. The roof profile reinforces established patterns of development within the lane, the haphazard nature of which gives the area its character. The character of the lane is a sum of its parts, of different forms and scale of development built over a period of time following no formal pattern within the context of the Lane and width of rear feus.
6. The roof profile and orientation reflect the existing local styles and urban form of the Lane This rear Lane has a strong and distinctive backstreet sense of place with a mix forms of garages and outbuilding addressing it. The proposed garage would be of a form already precedented and which contributes to this sense of place.

In conclusion,

1. We dispute that the roof profile and orientation would dominate the streetscape, rather it would compliment the mix of forms that, along its entire length, give the Lane its backstreet character. (Rear of Fountainhall Road and Blenheim Place.)
2. The roof profile and orientation are not foreign and thus would not have a negative impact on the surrounding areas character and visual amenity. It reflects existing characteristics of garages within surrounding residential area.

Part B

REASON FOR DECISION

Approval would risk setting an unwelcome precedent for further unsympathetic replacement garages within this part of 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.

Furthermore, it would fail to demonstrate due regard for its context and would have a negative impact on the character of the AlbynPlace/Rubislaw Conservation Area, contrary to Policy D4 (Historic Environment) of the Aberdeen Local Development Plan, Historic Environment Scotland Policy Statement (HESPS) and Scottish Planning Policy (SPP).

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.

GROUND'S FOR APPEAL

1. Precedent:

Planning Consent 17/1462/DPP

**1.5 storey replacement garage with a roof pitch towards the lane.
58 Fountainhall Road, Aberdeen
28th February 2018**

Email from Aberdeen City Council addressing the above precedent on the 7th March 2018 states:

“We have to assess an application on its own merits within the context of the application site –no other garages within this section of the rear lane are 2 storey, the examples cited in the lane are single storey with very shallow pitched roofs, built well before the current guidance on garages and therefore can't be used as precedents. This garage will be the first 2 storey garage in this lane and its design has to be correct in terms of the historical context and current policy and shouldn't result in a very dominant structure within the lane, which the roof presentation as proposed will achieve, as it will be used as a template or bench mark for any future new replacement garages in this lane. Given that the majority of garages here are fairly old I would expect several applications in the near future for their replacements. There would be the possibility, if all new garages in this lane were to follow the roof profile as proposed, that a continuous wall of roofs facing the lane with no spacing in between could be created, detrimental to the character of the conservation area. The approval of the garage in Fountainhall Road is irrelevant and cannot be used as a precedent– it's not in the same lane and the site circumstances are different- it matched the roof profile and height of the next but one garage, and will be separated by a fairly recent similar height of garage with a gable end on presentation, therefore approval of this application wouldn't result in a continuous mass of garage roofs joining up and facing the lane.”

Our email response to Aberdeen City Council on the 7th March 2018 states:

“In response to the points raised:

1. The proposed garage is not 2 storeys. Arguably it is single storey as the eaves line matches that of the existing single garage.

2. We refer to our earlier email regarding historical context and to the current mix of roof forms evident in this and the upper part of the lane that are other than gable fronted. Gable fronted garages although common are not the predominant roof form and are one of a mix of forms in evidence. The proposed roof form compliments this mix, a mix which enhances the backstreet character of the conservation area. Insisting on gable fronted garages would lead to uniformity and banality and as such would not.

3. With reference to your concern that approval of this development would in some way serve as a template, and that a wall of continuous roofs could result, the current proposals are not built up to the boundary and are inboard of the boundary walls each side of the feu. Therefore, if similar developments were constructed there would be spaces between them. It is also reasonable to assume that future garage developments adjacent to the applicant's, if each are determined in terms of their context (i.e. in this instance adjacent to a front facing slope and as below, a front facing slope), may have to take a different form and be controlled as such in order to preserve the character of the conservation area.

4. Accordingly, the applicant's opinion is that the planning consent 171462/DPP is indeed valid as a precedent. The lane is the same although divided into upper and lower sections serving both Fountainhall Road and Blenheim Place. Both of these streets are not considered different because they are crossed by Desswood Place. Such differentiation would appear to be spurious. If as stated previously your view that the character of garages in the immediate area is that they are presented gable end on to the lane then he questions why this roof form was permitted in this location, especially as it was next to a similar height garage with end on presentation?”

2. Context and Character,

In response to the reasons for refusal that the proposal would fail to demonstrate due regard for its context and would have a negative impact on the character of the Albyn Place/Rubislaw Conservation Area please refer to page 41 of the *Aberdeen City Conservation Area Character Appraisal July 2013*, where it states:

“Parking within the area takes the form of on street parking to the front of properties and rear access to garages off back lanes. The back lanes typically comprise high boundary walls built of coursed or rubble stone, topped with brick or coping stones. There are a number of garage styles and forms but most are modest in scale and built of stone, granite or brick with low pitched or mono-pitched roofs. The garages have either slate or asbestos roof coverings. The garages are typically neat and small in proportion. The back lanes show a high degree of vegetation which overflows from the back gardens of properties.”

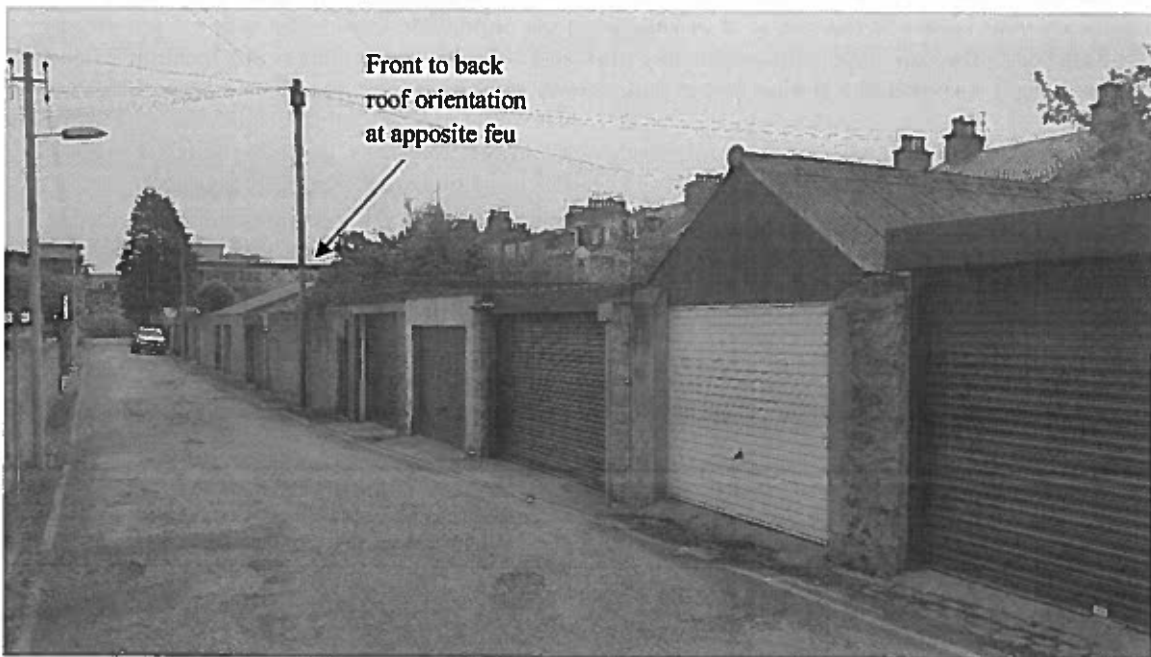
Within this document it is acknowledged that there are “a number of garage styles and forms” within the Albyn Place/ Rubislaw Conservation area of “low pitched or mono pitched roofs”. It does not stipulate that a particular orientation is prevalent and, as stated previously, a front to back orientation of low pitched roof is not out of character within the area. Hence the roof orientation proposed does indeed demonstrate due regard for its context and would not have a negative impact on the character of the conservation area. Furthermore, the design respects the character, appearance and setting of this historic setting, as set out above.

Supporting documentation:

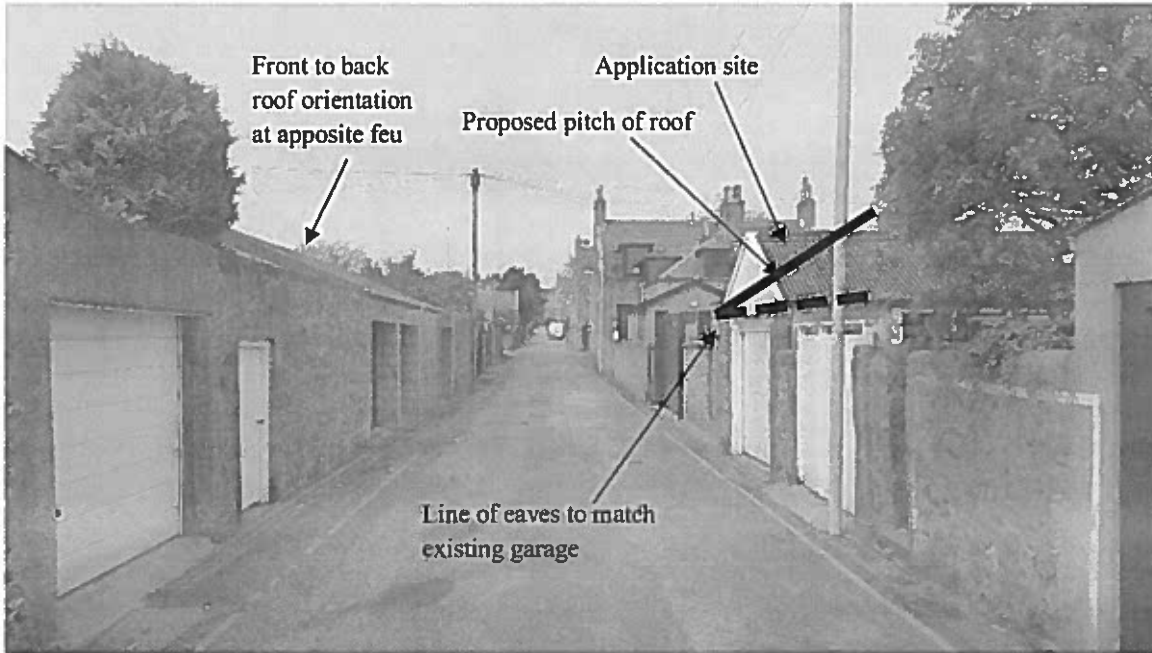
Photographs



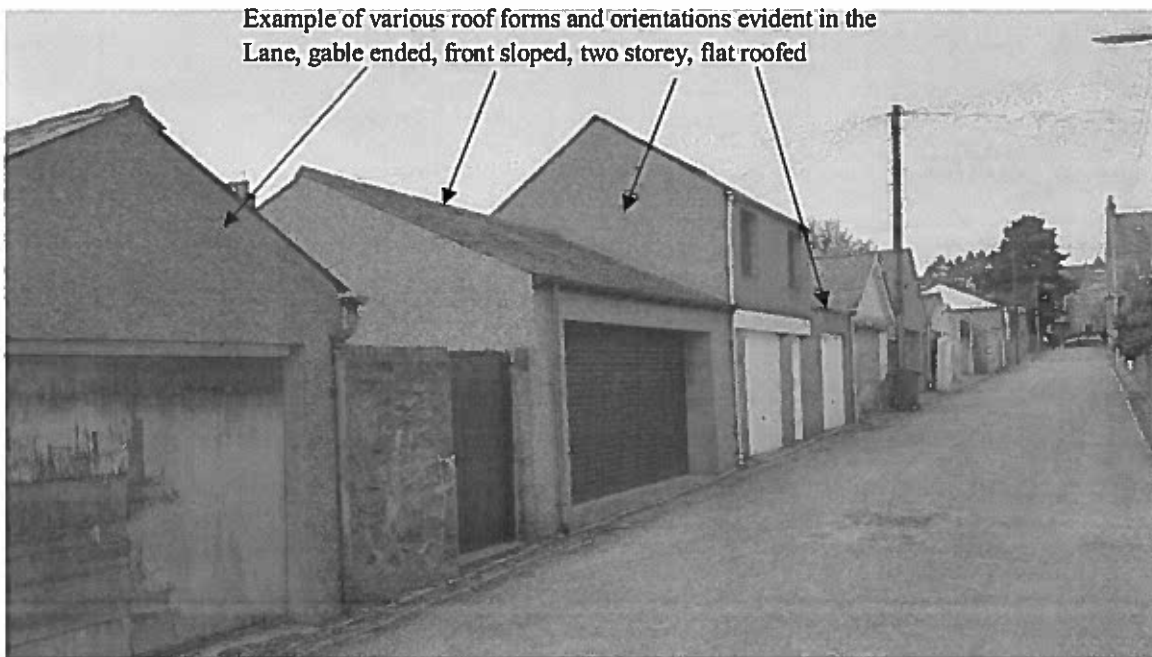
View south-west from Desswood Place



View south-east from Desswood Place



View north towards Desswood Place showing application site.



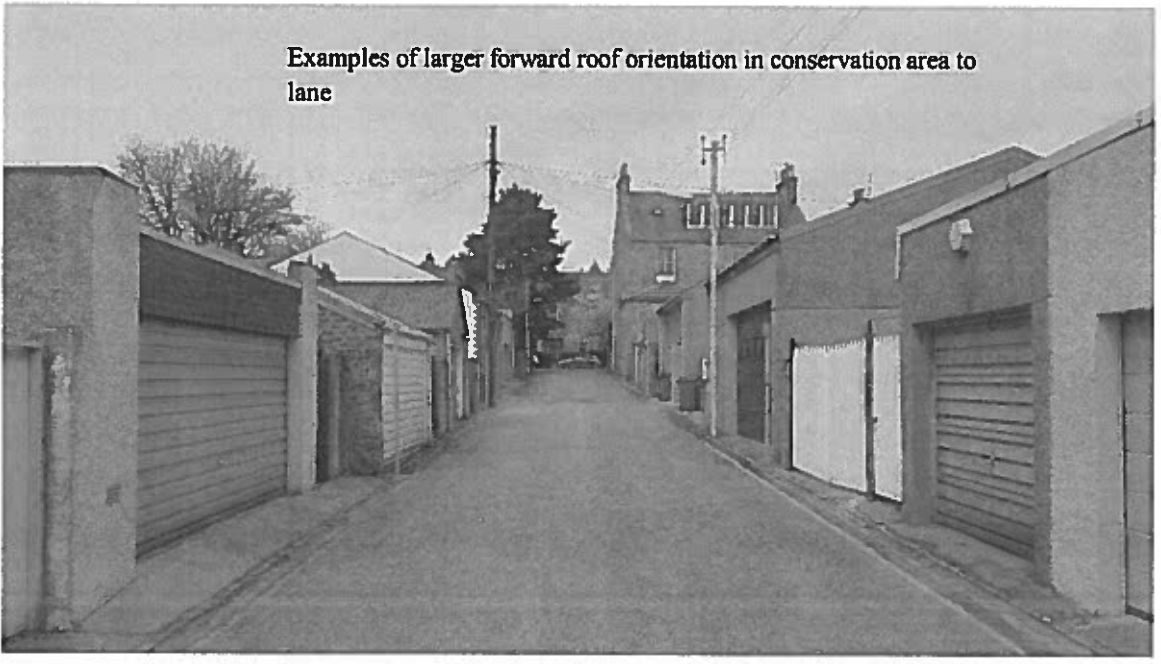
View north towards Hamilton Place

Example of recent development with forward facing roof orientation.



View south-east towards Desswood Place

Examples of larger forward roof orientation in conservation area to lane



View north towards Hamilton Place

Letters of support

77Blenheim Place
Aberdeen
AB25 2DZ

19 May 2018

Dear Derek

Proposed Garage At 83 Blenheim Place (Planning Application 171485/DPP)

With regard to your letter to neighbours regarding the seemingly arbitrary and capricious rejection by the Council of the above the above Application, I would like to offer you my support.

The points you make are all ones with which I totally agree. The existing garages abutting the lane are a motley collection, most of poor appearance. Some abut directly on the lane, others are set back. Some have ridged roofs, some mono pitch. The garage opposite yours, built in recent years, has the roof ridge parallel to the lane. As you say, several garages on the upper half of the lane, have structures above them: one, at least, was built last year. If the Council are trying to preserve some sort of Victorian integrity to the lane, they are 100 years too late!

I have looked at your drawings and agree that the building's appearance is attractive. I wish you all the best with your appeal of this daft decision.

Kind regards

Alasdair Campbell

81 Blenheim Place
Aberdeen
AB25 2DZ
21-05-2018

Dear Mr Rettie,

I am writing to you reference the proposed new double garage at 83 Blenheim Place, planning application: 171485/DPP.

I have studied the plans for this new double garage, a desirable feature is the pitch of the roof in that it aligns with the pitch of the house roofs in the area. My view is that this new building would be a marked improvement on the existing single garage arrangement and seems to comply with section 69 planning (listed buildings and conservation areas) act;

Whereby a conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (section 69 planning (listed buildings and conservation areas) act)

In my opinion the proposed new double garage would not only preserve the character, but would also enhance the appearance of the conservation area as a whole. I cannot see how the new double garage would devalue the existing conservation area, all that said I am surprised that the council have not granted planning permission.

You have my full support in the construction of the new double garage as outlined in your planning application, should you require any further support please revert.

Best Regards

John Jago MSc Ceng (IET)

189-20-01 Grounds for appeal 15.06.2018

From: S F Wood <[redacted]>
Sent: Wednesday, May 30, 2018 12:33:52 PM
To: [redacted]
Subject: Planning Application : 171486/DPP 83 Blenheim Place

Dear Mr Rettie

I wish to register my support for your appeal against refusal of your application for planning permission for a new garage .

It appears to me from the plans that this would represent a cogent improvement to the streetscape and replace a visually unappealing and delapidated building .

Despite what is stated in the refusal decision , any precedent has already been set and there are many examples of one and a half storey garages within 500 metres in the very same rear lane . Indeed some are currently under construction and are assumed to have received consent.

There seems an illogical distinction between the lane consents to the north and south of Desswood Place , with the former presenting many examples of new garages with scales way beyond your proposal and the orientation of which is identical to your proposal .

It is difficult to see how such a distinction can be justified .

I am happy for you to include these comments with your appeal submissions

N R Wood
79 Blenheim Place
Aberdeen
AB25 2DZ

Sent from my iPhone

Aberdeen May 24 2018

Dr Peter Faber
85 Blenheim Place
Aberdeen AB25 2DZ

Aberdeen City Council, Planning Department

To Whom it May Concern,

It has come to my attention that my neighbour Mr Derek Rettie at Blenheim Place 83, has had his revised planning application for a new garage refused. I have subsequently looked at the council website and read through the paperwork relating to the planning application.

I am surprised that the revised application has been rejected. I have no objection to the revised plans which are a scaled down version of the initial proposal e.g. roof line lowered to 5m (current garage 3.7 m) and no windows overlooking my property. The revised application would not result in a structure interfering with neither the privacy of my garden or sunlight. The gardens are South-West facing and at the time of day the sun reaches the gardens, it is high in the sky. A slightly taller garage would therefore not block any sunlight. I am disappointed to see the council has rejected my neighbour's application as the present structure is an eyesore and the pitch of the roof and current drainage from his old garage is contributing to dampness of the shared wall of my adjoining garage.

Additionally, taking a short stroll down the back lane of Blenheim Place it becomes immediately clear there is no consistency in the outlay of the garages facing the lane - neither in width, height or pitch of roof

In summary, I have therefore no hesitation in accepting and encouraging the council to approve the revised plans for my neighbour's garage

Yours sincerely



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 100078691-001

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)

Demolish existing garage and boundary wall and fence, erect garage

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:	<input type="text" value="marchitects limited"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Mark"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Anderson"/>	Building Number:	<input type="text" value="20"/>
Telephone Number: *	<input type="text" value="07968002337"/>	Address 1 (Street): *	<input type="text" value="Campie Road"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Musselburgh"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="eh21 6qg"/>
Email Address: *	<input type="text" value="manderson@marchitectsltd.com"/>		

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

Individual Organisation/Corporate entity

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="Derek"/>	Building Number:	<input type="text" value="83"/>
Last Name: *	<input type="text" value="Rettie"/>	Address 1 (Street): *	<input type="text" value="Blenheim Pplace"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Aberdeen"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="AB25 2DZ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="admin@ashleyhouseaberdeen.co.uk"/>		

Site Address Details

Planning Authority:

Aberdeen City Council

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

Address 1:

83 BLENHEIM PLACE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

ABERDEEN

Post Code:

AB25 2DZ

Please identify/describe the location of the site or sites

Northing

806040

Easting

392441

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.

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

2

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)? *

2

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, cycle spaces).

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: Mark Anderson

On behalf of: Mr Derek Rettie

Date: 15/12/2017

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 Mark Anderson

Declaration Date: 15/12/2017

Payment Details

Online payment: ABSP00002321
Payment date: 15/12/2017 09:09:00

Created: 15/12/2017 09:09