



To: Councillor Boulton, Chairperson; and Councillors Cameron and Councillor Donnelly, the Depute Provost.

Town House,  
ABERDEEN 06 September 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, 13 SEPTEMBER 2018 at 11.00 am.**

FRASER BELL  
CHIEF OFFICER - GOVERNANCE

### **BUSINESS**

- 1 Procedure Notice (Pages 7 - 8)

**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**

- 2.1 Erection of Domestic Double Garage to Rear of 12 Albert Street Aberdeen - 180201

2.2 Delegated Report, Original Application Form, Decision Notice and Letters of Representation (Pages 9 - 34)

Members, please note that all plans and supporting documents relevant to the review can be viewed online at the following link by entering the application reference number 180201:-

<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**

Scottish Planning Policy (SPP)

<https://www.gov.scot/Resource/0045/00453827.pdf>

Historic Environment Scotland Policy Statement (HESPS)

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=f413711b-bb7b-4a8d-a3e8-a619008ca8b5>

**Aberdeen Local Development Plan (ALDP)**

B3: West End Office Area;

D1: Quality Placemaking by Design; and

D4: Historic Environment

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

**Supplementary Guidance**

The Householder Development Guide

<https://www.aberdeency.gov.uk/sites/default/files/2.1.PolicySG.HouseHolderDesignGuide.pdf>

Transport and Accessibility

<https://www.aberdeency.gov.uk/sites/default/files/5.1.PolicySG.TransportAccessibility.pdf>

**Other Material Considerations**

Albyn Place and Rubislaw Conservation Area Character Appraisal

[https://www.aberdeency.gov.uk/sites/default/files/2013\\_Con\\_Appraisal\\_3\\_Albyn.pdf](https://www.aberdeency.gov.uk/sites/default/files/2013_Con_Appraisal_3_Albyn.pdf)

2.4 Notice of Review with Supporting Information Submitted by Applicant / Agent (Pages 35 - 58)

Members, please note that all plans and supporting documents relevant to the review can be viewed online at the following link by entering the application reference number 180201:-

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

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 - GAVIN EVANS**

3.1 Partial Removal of Boundary Wall and Installation of Electric Gate and Formation of Driveway - 14 Forest Avenue Aberdeen - 180699

3.2 Delegated Report, Original Application Form, Decision Notice and Letters of Representation (Pages 59 - 76)

Members, please note that all plans and supporting documents relevant to the review can be viewed online at the following link by entering the application reference number 180699:-

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

3.3 Planning Policies Referred to in Documents Submitted

## **National Planning Policy and Guidance**

Scottish Planning Policy (SPP)

<https://www.gov.scot/Resource/0045/00453827.pdf>

Historic Environment Scotland Policy Statement (HESPS)

<https://www.historicenvironment.scot/archives-andresearch/publications/publication/?publicationId=f413711b-bb7b-4a8da3e8-a619008ca8b5>

## **Aberdeen Local Development Plan (ALDP)**

Policy H1 - Residential Areas

Policy D1 - Quality Placemaking by Design

Policy D4 - Historic Environment

Policy D5 - Our Granite Heritage

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

## **Supplementary Guidance (SG)**

Transport and Accessibility

<https://www.aberdeencity.gov.uk/sites/default/files/5.1.PolicySG.TransportAccessibility.pdf>

## **Other Material Considerations**

Managing Change in the Historic Environment: Boundaries

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=00c41790-175c-418e-8b8f-a60b0089b6b3>

Great Western Road Conservation Area Character Appraisal

[https://www.aberdeencity.gov.uk/sites/default/files/2013\\_Con\\_Appraisal\\_7\\_GWR.pdf](https://www.aberdeencity.gov.uk/sites/default/files/2013_Con_Appraisal_7_GWR.pdf)

### 3.4 Notice of Review with Supporting Information Submitted by Applicant / Agent (Pages 77 - 84)

Members, please note that all plans and supporting documents relevant to the review can be viewed online at the following link by entering the application reference number 180699:-

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

### 3.5 Determination - reason for decision

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

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

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