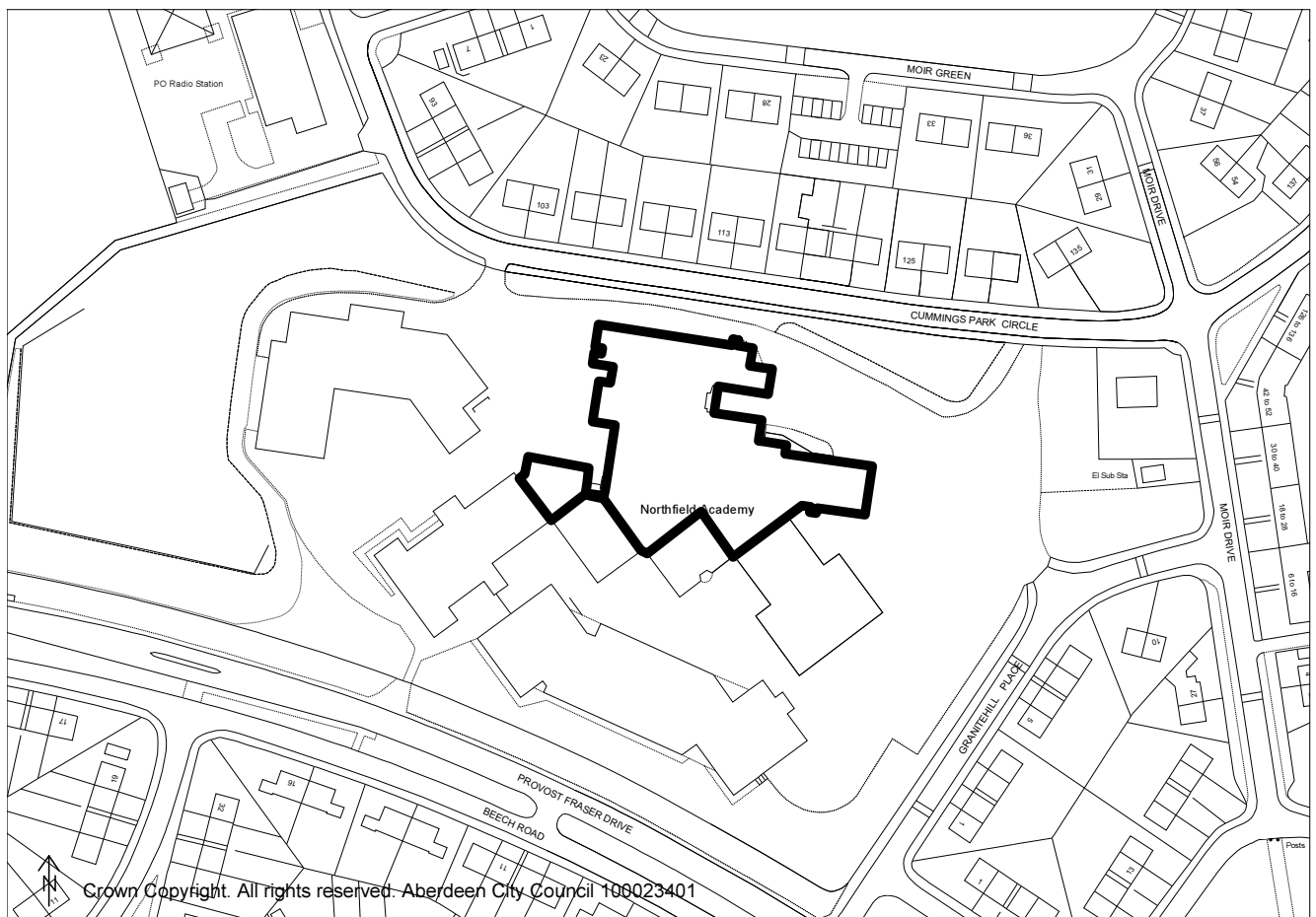


**NORTHFIELD ACADEMY, GRANITEHILL  
PLACE, NORTHFIELD**

**REPLACE EXISTING SINGLE GLAZED  
WINDOWS WITH NEW DOUBLE GLAZED  
WINDOWS**

**For: Aberdeen City Council, E P & I, Colin  
Kemp**

Application Ref.	: P100953	Advert	:
Application Date	: 10/06/2010	Advertised on	:
Officer	: Jennifer	Committee Date	: 19 <sup>th</sup> August 2010
Chalmers		Community Council	: No response
Ward: Northfield (J Dunbar/G		received	
Graham/K Stewart)			



**RECOMMENDATION: Approve Unconditionally**

## **DESCRIPTION**

The site is located on the western side of Granitehill Place and to the north of Provost Fraser Drive. The school covers an area of approximately 38300sqm with the school buildings going up to a height of two storey's. The section of the school where the new windows will be replaced occupies a site adjacent to the northern boundary that runs alongside Cummings Park Circle.

## **PROPOSAL**

Detailed planning permission is sought to replace the existing

## **REASON FOR REFERRAL TO SUB-COMMITTEE**

The property is owned by Aberdeen City Council and in terms of the Scheme of Delegation the application is required to be determined by the Development Management Sub Committee.

## **CONSULTATIONS**

ROADS SECTION – No observations

ENVIRONMENTAL HEALTH – No observations

COMMUNITY COUNCIL – No observations received

WARD MEMBERS - (NB. to be deleted if not required)

## **REPRESENTATIONS**

No letters of representation have been received.

## **PLANNING POLICY**

Aberdeen Local Plan: Policy 40 (Residential Areas) – this policy states that consideration is given to residential development or uses considered complementary to residential use and that the predominantly residential character or amenity should be retained.

## **EVALUATION**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require planning applications to be determined in accordance with the development plan unless other material considerations suggest otherwise.

The policy is silent on the issue of replacement windows on non-residential uses existing within R40 areas. None the less, it is considered that the proposal is in accordance with Policy 40 and there would be no detrimental impact on the character or amenity of the surrounding area by replacing the existing windows.

## **RECOMMENDATION**

**Approve Unconditionally**

**Dr Margaret Bochel**

Head of Planning and Sustainable Development