

Public Document Pack



To: Councillor McRae, Chairperson; and Councillors Alphonse, Clark, Farquhar and Greig (for the first review only).

Town House,
ABERDEEN 22 October 2025

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

The Members of the **LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL** are requested to meet remotely on **TUESDAY, 28 OCTOBER 2025 at 11.00 am.**

JENNI LAWSON
CHIEF OFFICER – GOVERNANCE

Members of the Public can observe the meeting via Microsoft Teams [here](#).

B U S I N E S S

1.1 Procedure Notice (Pages 5 - 10)

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

Link to the [Local Development Plan](#)

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

PLANNING ADVISER - LUCY GREENE

REVIEW ONE

2.1 Detailed Planning Permission for the formation of driveway to the front - 50 School Drive Aberdeen

Members, please note that all plans and supporting documents relevant to the review can be viewed online [here](#) and by entering the application reference number 250547.

2.2 Delegated Report, Original Application Form, Decision Notice and Letters of Representation (Pages 11 - 32)

2.3 Planning Policies Referred to in Documents Submitted (Pages 33 - 34)

2.4 Notice of Review with Supporting Information Submitted by Applicant / Agent (Pages 35 - 70)

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

REVIEW TWO

3.1 Detailed Planning Permission for the straightening of both hipped gables, erection of two storey extension with balcony to rear, and erection of replacement garage - 20 Westholme Avenue Aberdeen

Members, please note that all plans and supporting documents relevant to the review can be viewed online [here](#) and by entering the application reference number 250516.

3.2 Delegated Report, Original Application Form, Decision Notice and Letters of Representation (Pages 71 - 92)

3.3 Planning Policies Referred to in Documents Submitted (Pages 93 - 94)

3.4 Notice of Review with Supporting Information Submitted by Applicant / Agent (Pages 95 - 116)

3.5 Determination - Reasons 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: aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Lynsey McBain on lymcbain@aberdeencity.gov.uk / tel 01224 067344

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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 2013 (the regulations), and (two) Aberdeen City Council's Standing Orders.
2. Local members are not permitted to sit on cases that fall within their ward.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
- 8. 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.
- 9. 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

- 10. Once in possession of all information and/or representations considered necessary to the case before them, the LRB will proceed to determine the review.
- 11. 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.”
- 12. 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.
- 13. 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.**
- 14. The LRB will give clear reasons for its decision.

Planning Development Management Committee and Local Review Body Site Visit Protocol

1. Introduction

- 1.1 The Planning Development Management Committee (PDMC) or the Local Review Body sometimes decides to inspect a site to gain a greater understanding of its location, physical characteristics and relationship to neighbouring properties or land uses. These can help Members reach an informed decision on a planning application.
- 1.2 This protocol sets out the procedure to be followed for the conduct of such formal site visits by Members. To ensure fairness, this guidance should be observed during these visits.
- 1.3 Site visits should only be necessary where:
 - the application can't be assessed fully without a site visit (eg. the proposal raises issues that need to be experienced eg. noisy or smelly processes near the site),
 - where the required information hasn't been provided by way of the plans, images or any supporting information, or
 - where the proposal is particularly contentious and where the benefit of a site visit is clear and substantial.

2. Interested Parties and Neighbouring Properties

- 2.1 There may also be a possibility that Members will visit neighbouring properties as part of the site visit. The Committee Clerk will contact all interested parties who submitted a timely representation in regards to an application ("interested parties") to let them know the application is on the agenda and, in the case of PDMC, advising that they may make a verbal representation at the Committee. Any interested parties who are neighbouring proprietors to the site, may request that their properties are visited as part of any site visit that may take place. To do so, they will be obliged to respond in writing to the Committee Clerk by the deadline of 12pm on the Tuesday before PDMC requesting that the committee visit their property during any site visit. In relation to the Local Review Body, any interested parties who are neighbouring proprietors to the site should indicate their wish for the Local Review Body to visit their property should a site visit be undertaken. Indication should be given in response to the notification given to the interested party advising them that the notice of review has been received.
- 2.2 If the PDMC or Local Review Body determine that a site visit is required for a particular application then the Committee or Local Review Body will also, at the same meeting, decide by agreement (or by way of a Procedural Motion if no agreement can be reached) whether they wish to visit the properties of any interested parties who have requested that they do so, as above. The decision of the PDMC or Local Review Body is final as to whether a site visit is conducted.
- 2.3 The applicants and/or their agent, as well as any interested parties whom PDMC or the Local Review Body have decided to visit their property as part of the site visit, as above, will also be advised of the site visit.
- 2.4 A copy of this protocol will be provided to the applicants and/or their agents and any interested parties whom PDMC or the Local Review Body have decided to visit their property as part of the site visit, as above. It will also form part of the agenda for the relevant site visit meeting.

- 2.5 It is important to emphasise that permission to enter any land will require to be given by the landowner. Landowners are legally entitled to refuse entry to their land.

3. Conduct of Site Visits

- 3.1 The Councillors' Code of Conduct applies to site visits; therefore interests should be declared. Members should not attend the site visit or take part in the determination of the application if, having considered the objective test in the Code of Conduct, they consider that they have a prejudicial interest.
- 3.2 Site visits are a fact finding exercise and not part of the formal consideration of the application and, therefore, Members require to remain impartial. Members must not appear to favour one or other party and must avoid reaching a final decision until all views have been presented at the Committee or Local Review Body meeting to take place following the site visit.

4. Procedure on Site

- 4.1 The Planning Development Management Committee or Local Review Body Convenor will call the site visit to order, ask the Committee Clerk to outline the site visit protocol, and invite the Planning Officer to summarise:
1. the application;
 2. any relevant site history;
 3. the features of the site;
 4. any other matters the Planning Officer considers should be pointed out.
- 4.2 The Planning Officer will then show Members around the site, showing relevant plans, describing the development proposed and pointing out significant features, and will also advise whether interested parties have requested that the PDMC Committee or Local Review Body view the site from other locations and how that is to be dealt with. Members may ask the Planning Officer factual questions (eg. distances to adjoining or interested parties' properties or the location of the planned development) but must not otherwise discuss the application. All questions should be objective, relevant and material. Members are not permitted to hear or express opinions on the merits of the application during the site visit. Members should not address anybody other than each other, the Planning Officer, other Council Officers and the Committee Clerk. Any questions from Members to the applicant, agents and interested parties should be directed through the Convenor. The applicant, agent and local ward members, community council representatives may join the site visit group but only to observe and listen and will not be permitted to address Members other than specifically when requested by the Convenor or the Planning Officer to confirm factual information such as the location of physical features and access points. Members of the public may attend and listen to the proceedings where these are conducted in public areas, but they have no right to enter private land or buildings. If the site visit gives rise to excessive lobbying or demonstrations, Members may cancel the visit and arrange another in private.
- 4.3 Hospitality will not be accepted during the site visit by Members from applicants or other parties given that this could be seen to show favour.
- 4.4 In order to assist in ensuring that all Members receive the same information to inform the decision making process, they should keep together in one group with the

Convenor and the Planning Officer during the entirety of the accompanied site visit. They should not break-off to discuss the proposal separately in small groups with other members, with residents or with the applicant.

5 What happens after a Site Visit

- 5.1 After a site visit has taken place, the PDMC will then reconvene and determine the application in the usual manner. Local Review Body meetings are held remotely and therefore following the site visit, Members will reconvene remotely. Any Member wishing to vote on an application or review following a Site Visit must have been in attendance at the Site Visit.

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	Strategic Place Planning
	Report of Handling by Development Management Manager

Site Address:	50 School Drive, Aberdeen, AB24 1TE
Application Description:	Formation of driveway to front
Application Ref:	250547/DPP
Application Type:	Detailed Planning Permission
Application Date:	5 June 2025
Applicant:	Mr Dylan Cundall
Ward:	Tillydrone/Seaton/Old Aberdeen
Community Council:	Seaton and Linksfield

DECISION

Refuse.

APPLICATION BACKGROUND

Site Description

The application site comprises the curtilage of a ground-floor flat within a traditional four-in-a-block, two-storey granite tenement building with access to the ground-floor unit provided from the side (western) elevation. The building's principal (northern) elevation overlooks a grass covered garden with shrubbery and a paved pathway leading to the centre entrance for the first-floor units and wrapping around the side of the building. The front curtilage is bound by a low-level wire fence. A pavement and narrow grass verge separate the front curtilage with School Drive to the north. Two disabled parking bays are marked on the southern side of the road immediately adjacent to the application property. The site is located on a residential street with neighbouring buildings of a matching design. The front curtilages of the neighbouring dwellings have a variety of layouts with some including front driveways, as well as grass and paving covered front gardens.

Relevant Planning History

There is no site specific history, however, an overall relevant history of the surrounding area and assessment regarding the site and area context is provided in the evaluation below.

APPLICATION DESCRIPTION

Description of Proposal

Detailed planning permission is sought for the formation of a driveway in the front curtilage, extending from the front boundary with the pavement inward along the western boundary of the site.

In addition to the proposed driveway formation, the existing wire fence along the northern boundary is to be removed and replaced with a c. 90 cm high timber fence. The installation of the new timber fence is not included in the following evaluation as it constitutes permitted development under Class 7 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended.

Amendments

None.

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=SWUWUKBZJ8D00>

- Description of Works

CONSULTATIONS

Aberdeen City Council (ACC) Internal Consultees

- **Roads Development Management Team** – No objection. The proposed driveway is appropriately sized, and the footway crossing and proposed fence height are acceptable. It is noted that whilst Aberdeen Planning Guidance for Transport & Accessibility does not normally support granting parking in front gardens of tenement flats, the presence of nearby cases is such that the proposal would not result in a net detriment. It is also noted that if the driveway is to slope towards the footway, a channel drain should be installed, if the driveway instead slopes towards the house the current proposal is acceptable. Separate consent will be required for the installation of a dropped kerb and for the removal of the existing on-street disabled parking bay. Details on how an application can be submitted to the Roads Authority for those works are included as an advisory note for the applicant to be aware of.

External Consultees

- **Seaton and Linksfield Community Council** – no comments received.

REPRESENTATIONS

One representation was received, expressing general support for the proposed driveway and the removal of the adjacent disabled bay. The representation did, however, note one concern:

Material Considerations

1. The proposed driveway and associated street alterations should not extend into the existing on-street parking area to the immediate west of the property.

MATERIAL CONSIDERATIONS

Legislative Requirements

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

Development Plan

National Planning Framework 4

National Planning Framework 4 (NPF4) is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan.

- Policy 1 (Tackling the Climate and Nature Crises)
- Policy 2 (Climate Mitigation and Adaptation)
- Policy 14 (Design, Quality and Place)
- Policy 16 (Quality Homes)

Aberdeen Local Development Plan 2023

- Policy D1 (Quality Placemaking)
- Policy H1 (Residential Areas)
- Policy T3 (Parking)

Aberdeen Planning Guidance

- Householder Development Guide
- Transport & Accessibility

EVALUATION

Key Determining Factors

The key determining factors in the assessment of this application are whether the proposed development would:

- impact upon the character and appearance of the existing dwelling or the surrounding area;
- impact upon the amenity of the area, including the residential amenity of immediately neighbouring properties; and
- impact on road safety and on-street parking supply.

Policy Context

Policy 16 (Quality Homes), paragraph (g) of National Planning Framework 4 (NPF4) states that householder development proposals will be supported where they:

- do not have a detrimental impact on the character or environmental quality of the home and the surrounding area, in terms of size, design and materials; and*

- ii. *do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.*

The application site also lies within a Residential Area, as zoned in the Aberdeen Local Development Plan 2023 (ALDP) Proposals Map. Policy H1 (Residential Areas) of the ALDP states that within existing residential areas, proposals for new householder development will be approved in principle if it:

- 1. *does not constitute overdevelopment; and*
- 2. *does not have an adverse impact to residential amenity and the character and appearance of an area; and*
- 3. *does not result in the loss of open space.*

Impact on the Character and Appearance of the Area

In determining whether the proposed development would adversely affect the character and appearance of the existing dwelling, and the surrounding area, Policy 14 (Design, Quality and Place) of NPF4 is relevant. Policy 14 encourages and promotes well-designed development that makes successful places by taking a design-led approach. Policy D1 (Quality Placemaking) of the ALDP substantively reiterates the aims and requirements of Policy 14. The Householder Development Guide (HDG), part of the Council's Aberdeen Planning Guidance (APG), supports the above policies and outlines general principles and type-specific considerations to apply when considering householder development.

Siting, Scale, Design, and Materials

General Principle 1 of the HDG outlines that householder development proposals should be *“architecturally compatible in design and scale with the original house and its surrounding area.”*

The surrounding area consists of matching two-storey residential tenement buildings with a variety of front garden layouts. Several properties include paved front driveways, including the neighbouring two properties to the east, and the proposed driveway formation would not be out of place in terms of a visual context. Generally, it is preferable to avoid hard-surfacing the entire front curtilage of a domestic property, in order to retain soft landscaping which contributes towards the visual amenity of residential streets. In this regard, whilst the driveway would be hard-landscaped, approximately half of the front curtilage would be retained as soft-landscaped garden ground, which would limit the impact of the driveway on visual amenity and the character of the street. The addition of new boundary fencing to the front boundary would also serve to provide some screening to the driveway. The proposed driveway formation would thus not have an adverse impact on the character and appearance of the original dwelling or the surrounding area.

Overdevelopment

General Principle 5 of the HDG states that no more than 50% of the front curtilage of a dwelling should be covered by development. The existing front curtilage measures c. 51 sqm and has an existing shared path along the eastern boundary and side of the building. The remaining area consists of a grass garden. The proposal would introduce paving and gravel to the western side of the front garden reducing the grassed area to c. 22 sqm. The proposed development would thus result in more than 50% of the front curtilage consisting of development, however, noting that the additional area of development would not greatly exceed the 50% mark as well as the nature of the development not introducing any structure, the proposal would be acceptable as the additional paved and gravel area would provide a useable area within the front curtilage. Additionally, the applicant also benefits from an existing area of rear curtilage providing ample space for outdoor use.

Open Space

The proposed householder development would be wholly contained within the existing residential curtilage of the application property and no open space would be lost.

Summary

To summarise, whilst the proposal would exceed the overdevelopment calculations defined in the HDG, the nature of the proposal to provide additional useable space to the front curtilage and the presence of additional useable garden ground to the rear would not result in a significant detriment to the available curtilage area. The proposed development would be of an appropriate siting, scale, and design for its context, would not constitute over development nor result in the loss of any open space, and would preserve the character and appearance of both the existing dwelling and the surrounding area, all in accordance with Policies 14 and 16 of NPF4 and Policies D1 and H1 of the ALDP, as well as the relevant guidance contained within the HDG.

Parking

Policy T3 (Parking) of the ALDP states that *“proposals for car parking that are not directly related to new developments will not be supported.”* Aberdeen Planning Guidance: Transport & Accessibility (TA) clarifies this policy by providing specific guidance where development for parking may be permitted, specifically to existing householder sites.

Tenements & Buildings of Multiple Ownership

The application property is sited within a tenement building as defined under section 26 of the Tenements (Scotland) Act 2004; that is, being a building of two or more related flats under separate ownership and divided from each other horizontally. For driveway proposals to existing tenement buildings, the following specifications of TA guidance are relevant:

- *Where the building is in multiple ownership, the formation of an access driveway for one or more owners should not result in any of the remaining owners having no opportunity to park in the street adjacent to their property.*
- *Consent will not normally be granted for parking in garden areas in front of tenement flats.*

It is noted that the submitted ‘Description of Works’ supporting statement mentions that the disabled parking bay, directly in front of the proposed driveway and associated dropped kerb, was previously used by a former tenant of the application building. However, on-street disabled parking spaces are not allocated to named individuals, rather they are communal facilities for the use of both residents and visitors with disabilities. The lack of use of a specific disabled parking bay by a former tenant can therefore not justify that its use is no longer required. The formation of a dropped kerb in association with the proposed driveway would thus result in a loss of on-street disabled parking and resulting impact to neighbouring residents.

It is noted that the TA guidance with respect to driveways to tenement flats words its guidance stating that such proposals *“will not normally be granted”* thus allowing for instances where application specific considerations may affect a determination. This is further assessed under ‘General Residential Amenity and Site Context.’

Driveway Specifications

The proposed driveway would not have an adverse impact on road safety, meeting the stated TA measurement requirements for a single driveway, and it would be sloped inward toward porous surfacing, thus not requiring additional drainage channels as noted within received consultation feedback from the Council's Roads Development Management team. The proposed design of the driveway and dropped kerb would not have a direct impact on available parking space to the west of the property, as raised by public representation (*Issue 1*), however its wider impacts on the availability of on-street parking are addressed above.

Summary

Although the proposed design of the driveway itself conforms to TA standards, the proposal would be contrary to Policy T3 given it would not be in accordance with TA guidance seeking to protect sufficient on-street parking for residents of tenement buildings.

Impact on the Amenity of the Area

In relation to assessing impacts on residential amenity, General Principle 2 of the HDG states that *“no extension or alteration should result in a situation where the amenity of any neighbouring properties would be adversely affected. Significant adverse impact on privacy, daylight and general amenity will count against a development proposal.”*

Daylight, Sunlight, Privacy, and Outlook

Due to the nature of the proposal, the driveway would not harm, and thus preserve, the amenity of the surrounding area in terms of impact to daylight / sunlight receipt, privacy or outlook.

General Residential Amenity and Site Context

As assessed with regard to parking, the proposal would be contrary to Policy T3 and TA guidance. However, it is noted that the TA guidance does not categorically rule out parking within front gardens of tenements flats and thus allows for an assessment on a case-by-case basis.

School Drive itself has a variety of road layouts with some areas where tenements are only located on one side of the street or sited on corners and bends with wider or narrower front gardens. The application site is situated on a narrow section of School Drive where there are tenement properties located on either side of the street. Parking, however, is only permitted on the south side of the street. This limited on-street parking availability adjacent to residential buildings would be further reduced with the introduction of a dropped kerb and driveway. The disabled bay in question and the adjacent disabled bay are part of the wider make-up of on-street parking, providing a designated and preserved use for holders of a blue badge and as such the removal of one would impact on the overall availability of parking by further reducing available space through a knock-on effect where a blue badge holder may need to use other non-designated bays adjacent.

For reference, the area of on-street parking adjacent to the application site extends c. 85 m along the south side of School Drive from 18-24 School Drive ending at School Ave and has two pairs of disabled bays spaced across this length available for adjacent residents. There are 8 tenement buildings, 6 to the south and 2 to the north of School Drive adjacent to this section of on-street parking, totalling 32 flats. Taking the typical minimum length of on-street parallel parking bays is 6 metres, which is to allow for the averaged-sized car to manoeuvre into and out of such spaces, this would leave c. 14 spaces in total for 32 flats, including the two designated disabled bays adjacent to the application site and two further west along the street. This identifies the existing restricted

overall availability of parking, and any further reduction would have a noticeable impact. The consideration therefore is based on an overall level of parking provision, noting that disabled bays contribute to that amenity provision.

It is noted that driveways to the front gardens of tenement buildings along different sections of School Drive have previously been both approved and refused, whilst several sites also appear not to have obtained planning permission for driveways. It is therefore important to emphasise that the site-specific context of an application is taken into account.

Summary

Whilst the proposal would be acceptable in terms of amenity considerations outlined within Policy 16 of NPF4, the proposal would prove a detriment to the residential amenity of neighbouring properties as the limited on-street parking availability would be further reduced as a result. The proposal would thus be contrary to Policy H1 and guidance within the HDG for its negative impact on neighbouring amenity given the resulting loss of available on-street parking.

Tackling the Climate and Nature Crises, Climate Mitigation and Adaptation

Policy 1 (Tackling the Climate and Nature Crises) of NPF4 requires significant weight to be given to the global climate and nature crises in the consideration of all development proposals. Policy 2 (Climate Mitigation and Adaptation) of NPF4 requires development proposals to be sited and designed to adapt to current and future risks from climate change.

The proposed householder development would be sufficiently small-scale such that it would not make any material difference to the global climate and nature crises, nor to climate mitigation and adaptation. The proposals are thus acceptable and do not conflict with the aims and requirements of Policies 1 and 2 of NPF4.

DECISION

Refuse.

REASON FOR DECISION

The proposed formation of a driveway to the front garden of a tenement flat would further reduce the overall availability and makeup of on-street parking adjacent to the building for other residents and is thus contrary to Aberdeen Planning Guidance: Transport & Accessibility and associated Policy T3 (Parking) of the Aberdeen Local Development Plan 2023 (ALDP). Additionally, given the site-specific context, the proposal would prove a significant detriment to local amenity as the removal of an on-street parking space would further reduce an existing limited availability of parking space for adjacent residents and would thus also be contrary to Policy H1 (Residential Areas) of the ALDP and Aberdeen Planning Guidance: Householder Development Guide.

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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 100712354-001

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)

Create a single-vehicle driveway (3m x 5.6m) in front garden, with access to public road via a new dropped kerb. Gravel will be used in main area; first 2m will comply with non-loose surface rules. Works include removal of shrubs on applicant's land and replacement of old fence. No shared ownership involved.

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

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="Dylan"/>	Building Number: <input type="text" value="50"/>
Last Name: *	<input type="text" value="Cundall"/>	Address 1 (Street): * <input type="text" value="School Drive"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text" value=""/>	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="AB24 1TE"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value=""/>	

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="50 SCHOOL DRIVE"/>
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="AB24 1TE"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="808256"/>	Easting	<input type="text" value="394390"/>
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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? *

0

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)? *

1

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: Mr Dylan Cundall

On behalf of:

Date: 24/05/2025

☒ 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 Dylan Cundall

Declaration Date: 24/05/2025

Payment Details

Online payment: ABSP00012013

Payment date: 24/05/2025 18:41:00

Created: 24/05/2025 18:41

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DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Mr Dylan Cundall
50 School Drive
Aberdeen
AB24 1TE

Aberdeen City Council in exercise of its powers under the above mentioned Act hereby **refuses planning permission** for the development specified below and shown in the plans and drawings listed.

Application Reference Number	250547/DPP
Address of Development	50 School Drive Aberdeen AB24 1TE
Description of Development	Formation of driveway to front
Date of Decision	31 July 2025

DETAILS OF ANY VARIATION MADE TO THE APPLICATION

None.

REASON FOR DECISION

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

The proposed formation of a driveway to the front garden of a tenement flat would further reduce the overall availability and makeup of on-street parking adjacent to the building for other residents and is thus contrary to Aberdeen Planning Guidance: Transport & Accessibility and associated Policy T3 (Parking) of the Aberdeen Local Development Plan 2023 (ALDP). Additionally, given the

site-specific context, the proposal would prove a significant detriment to local amenity as the removal of an on-street parking space would further reduce an existing limited availability of parking space for adjacent residents and would thus also be contrary to Policy H1 (Residential Areas) of the ALDP and Aberdeen Planning Guidance: Householder Development Guide.



A full evaluation and account of the processing of the application is contained in the report of handling, which is available by entering the application reference number at <https://publicaccess.aberdeencity.gov.uk/>.

PLANS AND DRAWINGS

250547/DPP-01
250547/DPP-04
Description of Works
250547/DPP-05 REV1

Location Plan
Site Layout (Proposed)
Other Supporting Statement
Site Layout (Proposed)

Signed on behalf of the planning authority

Daniel Lewis

Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

RIGHT OF APPEAL

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 of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A review request must be made using the 'Notice of Review' form available from <https://www.eplanning.scot/>.

SERVICE OF PURCHASE NOTICE

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 250547/DPP

Application Summary

Application Number: 250547/DPP

Address: 50 School Drive Aberdeen AB24 1TE

Proposal: Formation of driveway to front and installation of replacement fence

Case Officer: Jan Frontzek

Customer Details

Name: Chris van de Konijnenburg

Address: 60 School Drive Aberdeen AB24 1TE

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in support of the proposed driveway and the removal of the disused reserved disabled parking. My support is conditional on the driveway and its associated street space not extending into the existing on-street parking area to the immediate west of the property.

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Consultee Comments for Planning Application 250547/DPP

Application Summary

Application Number: 250547/DPP

Address: 50 School Drive Aberdeen AB24 1TE

Proposal: Formation of driveway to front and installation of replacement fence

Case Officer: Jan Frontzek

Consultee Details

Name: Scott Lynch

Address: Marischal College, Gallowgate, Aberdeen AB10 1YS

Email: Not Available

On Behalf Of: ACC - Roads Development Management Team

Comments

I note that this application is for the Formation of driveway to front and installation of replacement fence. The site is located in the outer city, outwith any controlled parking zone.

The proposed driveway is appropriately sized, and the footway crossing shown is acceptable. The disabled bay would be burned off the street as part of the works to drop the kerb. The applicant should contact footwaycrossings@aberdeencity.gov.uk if the application is approved, and seek a quote for the works. The applicant may instead utilise a private contractor to undertake the works, but doing this requires additional permissions, more information on this can be found on the ACC website under the footway crossings section.

The APG on Transport and Accessibility states that: "Consent will not normally be granted for parking in garden areas in front of tenement flats." However, there are numerous cases of this at current, so the proposal does not create a net detriment.

The proposed fence is acceptable in height.

If the driveway is to slope towards the footway a channel drain should be installed, if the driveway instead slopes towards the house the current proposal is acceptable.

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250547/DPP: 50 School Drive – Formation of driveway to front

National Planning Framework 4 (NPF4)

Policy 1 (Tackling the Climate and Nature Crises)

Policy 2 (Climate Mitigation and Adaptation)

Policy 14 (Design, Quality and Place)

Policy 16 (Quality Homes)

Aberdeen Local Development Plan (2023)

Policy H1(Residential Areas)

Policy D1 (Quality Placemaking)

Policy T3 (Parking)

Aberdeen Planning Guidance

Transport and Accessibility

Householder Development Guide

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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 100712354-002

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="Dylan"/>	Building Number:	<input type="text" value="50"/>
Last Name: *	<input type="text" value="Cundall"/>	Address 1 (Street): *	<input type="text" value="School Drive"/>
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="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="AB24 1TE"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="[REDACTED]"/>		

Site Address Details

Planning Authority:

Aberdeen City Council

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

Address 1:

50 SCHOOL DRIVE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

ABERDEEN

Post Code:

AB24 1TE

Please identify/describe the location of the site or sites

Northing

808256

Easting

394390

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)

The application site comprises the curtilage of a ground-floor flat within a traditional four-in-a-block, two-storey granite tenement building with access to the ground-floor unit provided from the side (western) elevation. The building's principal (northern) elevation overlooks a grass covered garden with shrubbery and a paved pathway leading to the centre entrance for the first-floor units and wrapping around the side of the building. The front curtilage is bound by a low-level wire fence.

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.

<p>What does your review relate to? *</p> <p><input checked="" type="checkbox"/> Refusal Notice.</p> <p><input type="checkbox"/> Grant of permission with Conditions imposed.</p> <p><input type="checkbox"/> No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.</p>	
<p>Statement of reasons for seeking review</p> <p>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)</p> <p>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.</p> <p>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.</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>I seek review as the refusal was based on the loss of a disabled bay. My survey shows it is almost exclusively used by one vehicle, which will still have immediate provision in the adjacent bay. School Drive has 13 disabled bays; 12 will remain. The Roads team did not object, neighbours supported, and the driveway will free road space, easing congestion and improving safety and amenity.</p> </div>	
<p>Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>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)</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>The additional matter is my parking survey and photographic diary. This was not included originally, as I was unaware that the disabled bay would form the basis for refusal. In response, I have since kept a detailed record of usage, which demonstrates the bay is rarely required and often misused, and therefore should now be considered.</p> </div>	
<p>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)</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>Appeal Statement Notice of Review – Summary Statement disabled bay diary pictures disabled bay parking summary chart</p> </div>	
<p>Application Details</p>	
<p>Please provide the application reference no. given to you by your planning authority for your previous application.</p>	<div style="border: 1px solid black; padding: 5px;">250547/DPP</div>
<p>What date was the application submitted to the planning authority? *</p>	<div style="border: 1px solid black; padding: 5px;">05/06/2025</div>
<p>What date was the decision issued by the planning authority? *</p>	<div style="border: 1px solid black; padding: 5px;">31/07/2025</div>

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 Dylan Cundall

Declaration Date: 10/09/2025

Payment Details

Online payment: ABSP00012333

Payment date: 10/09/2025 10:50:00

Created: 10/09/2025 10:50

Notice of Review – Summary Statement

Application Reference: 250547/DPP

Site Address: 50 School Drive, Aberdeen

Development: Formation of driveway to front

Appellant: Mr Dylan Cundall

I respectfully request a review of the refusal of planning application 250547/DPP.

The refusal was based on the loss of one disabled parking bay. However, my photographic diary and survey evidence confirm that this bay is almost exclusively used by one blue badge holder who will retain immediate provision in the directly adjacent bay. School Drive currently has 13 disabled bays in total; with my proposal, 12 will remain, ensuring ample provision. The survey also demonstrates frequent misuse of the bays by non-blue-badge vehicles, showing that the current provision is not functioning effectively.

The Council's own Roads team raised no objections, and the proposal meets all technical, design, and amenity standards. Neighbours and the community council raised no objections, and the driveway would free up on-street space, improving traffic flow on a narrow road.

For these reasons, I ask the Local Review Body to overturn the refusal and grant permission.

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Appeal Statement

Application Reference: 250547/DPP

Site Address: 50 School Drive, Aberdeen

Development: Formation of driveway to front

Appellant: Mr Dylan Cundall

1. Introduction

This appeal is submitted in respect of the refusal of detailed planning permission for the formation of a driveway at 50 School Drive, Aberdeen.

The application was refused on 31 July 2025 on the basis that the proposal would result in the loss of on-street parking, specifically a disabled parking bay, which the Council considered to be a significant detriment to local amenity and contrary to Policy T3 (Parking), Policy H1 (Residential Areas), and associated Aberdeen Planning Guidance.

The appellant respectfully submits that the decision should be overturned for the reasons set out below.

2. Grounds of Appeal

2.1 Compliance with Design, Character, and Amenity Policies

The Council's own Report of Handling concluded that the proposal:

- Would not harm the character or appearance of the dwelling or surrounding street (Policies 14 NPF4, D1 ALDP).
- Would not constitute overdevelopment, with garden ground retained at the front and rear.
- Would preserve amenity in terms of daylight, sunlight, privacy, and outlook (Policy 16 NPF4, H1 ALDP).

These findings are not disputed and demonstrate that the proposal complies with the majority of relevant local and national policy requirements.

2.2 Roads Authority No Objection

The Council's Roads Development Management Team raised no objection. They confirmed that:

- The driveway is appropriately sized and designed.
- Drainage and safety standards are satisfied.
- The dropped kerb is acceptable.

This confirmation is significant, as the Council's own technical specialists found that the proposal meets all relevant requirements and does not present any concerns regarding road safety or parking management.

2.3 Parking Neutrality and Amenity Improvement

Both the appellant and partner currently park on-street outside of paid hours. The creation of a private driveway would therefore not increase parking demand, but instead free up space on the narrow section of School Drive for other residents.

This results in a net improvement to amenity, since School Drive often functions as a single-lane road when cars are parked along both sides. By relocating the appellant's vehicle off the street, passing space is increased and overall traffic flow improved.

2.4 Disabled Bay Evidence

The refusal centres on the removal of one disabled parking bay. The appellant has kept a photographic diary between late July and early September 2025, logging the use of the two bays outside the property. The results show:

- The west disabled bay (the one affected by the proposal) is almost exclusively used by a single blue badge holder [REDACTED]
- On one occasion (12/08/2025) a different vehicle [REDACTED] used the neighbouring east bay, but the appellant believes this was the same badge holder using a different vehicle.
- The east disabled bay will remain directly adjacent and available, meaning that the regular user of the west bay will retain immediate provision with no detriment to accessibility.
- A formal count confirms that School Drive currently provides 13 disabled bays in total. Even with the removal of the west bay, 12 bays will remain, ensuring ample provision.
- The survey also demonstrates that these bays are frequently misused by vehicles without a blue badge, undermining their effectiveness as dedicated disabled spaces.

The evidence therefore shows that the proposal does not harm disabled parking provision: the only known user of the west bay will still have use of the directly adjacent east bay, the wider street maintains an unusually high number of designated bays, and enforcement issues already limit their effectiveness.

2.5 Community Support

No objections were received. One representation expressed support for the application, conditional only that the driveway not encroach on paid parking — which it does not. The absence of opposition from neighbours or the community council strongly indicates that local amenity is not harmed.

2.6 Consistency and Fair Treatment

The Council's own report acknowledges that other properties on School Drive and in the surrounding area have front driveways, including tenements. While each case must be assessed on its merits, consistency in decision-making is a core planning principle. Approving this proposal would not set a new precedent but would align with the existing character of the street.

3. Conclusion

The refusal of this application rests almost entirely on the claimed loss of a disabled bay. However, the appellant's photographic diary and survey demonstrate that:

- The sole regular user of the west bay will still have use of the directly adjacent east bay.
- 12 disabled bays will remain on School Drive, ensuring more than adequate provision.
- The affected bay is therefore not essential, and its removal does not harm accessibility or residential amenity.
- Misuse of the bays by non-blue-badge holders is a recurring issue, meaning that the current provision is not functioning effectively.

When combined with the facts that:

- The Council's Roads team raised no objection;
- The proposal satisfies design, safety, and amenity policies;
- Neighbours and the community council raised no objections;
- The proposal would free up road space and improve traffic flow;

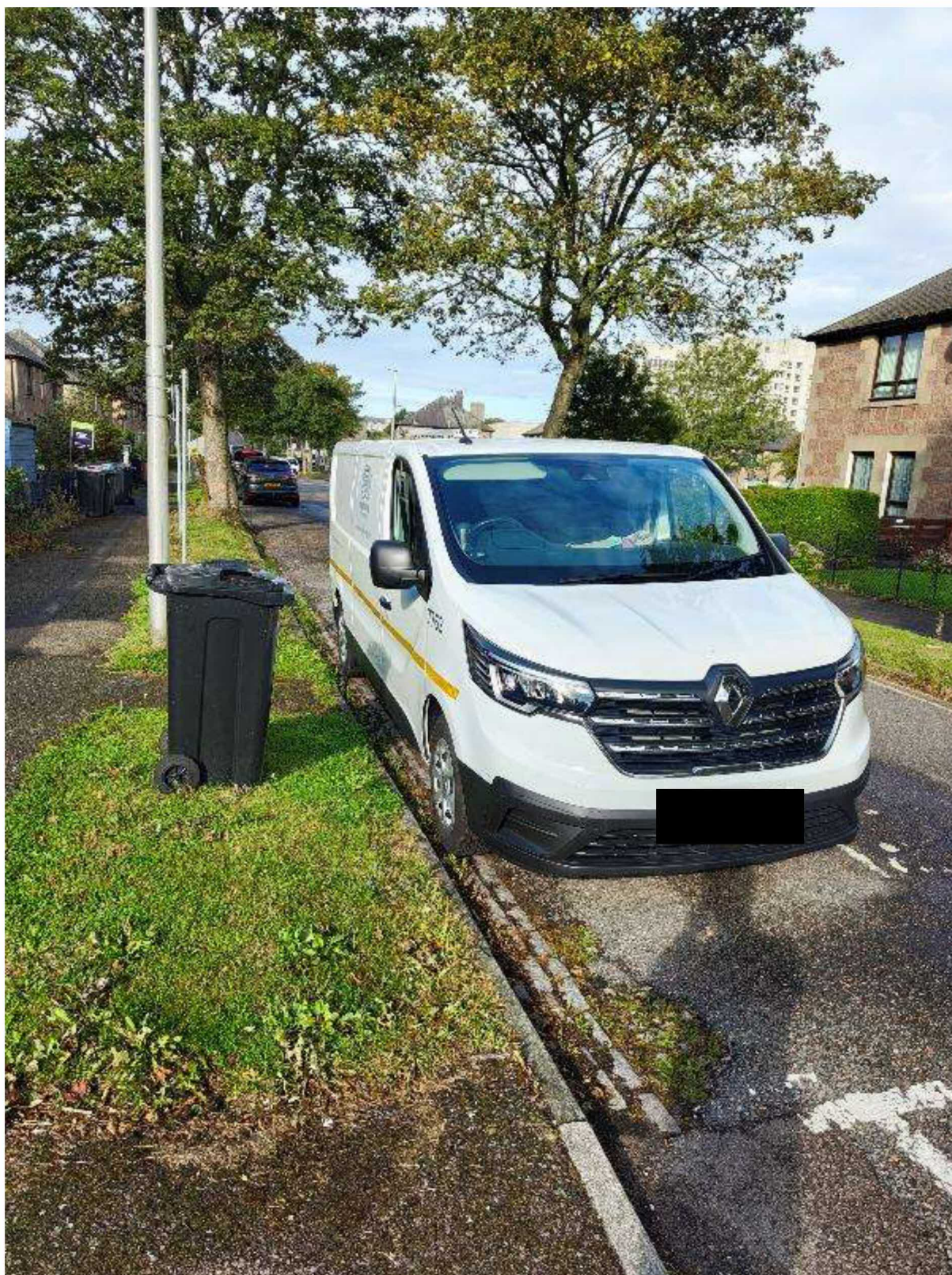
it is clear that the refusal was disproportionate and inconsistent with both the planning evidence and actual street conditions.

The appellant therefore respectfully requests that the Local Review Body overturn the decision and grant planning permission for the proposed driveway.

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date	west disabeld bay	East disabeld bay
29/07/2025	blue	green
31/07/2025	green	green
02/08/2025	green	red
12/08/2025	blue	blue
13/08/2025	blue	red
15/08/2025	blue	green
16/08/2025	blue	red
17/08/2025	green	red
20/08/2025	blue	red
21/08/2025	green	green
23/08/2025	blue	green
24/08/2025	blue	green
03/09/2025	green	green
04/09/2025	red	green
06/09/2025	green	green
08/09/2025	green	red

blue badge holder
inaporet use of parking bay
unsure empty space



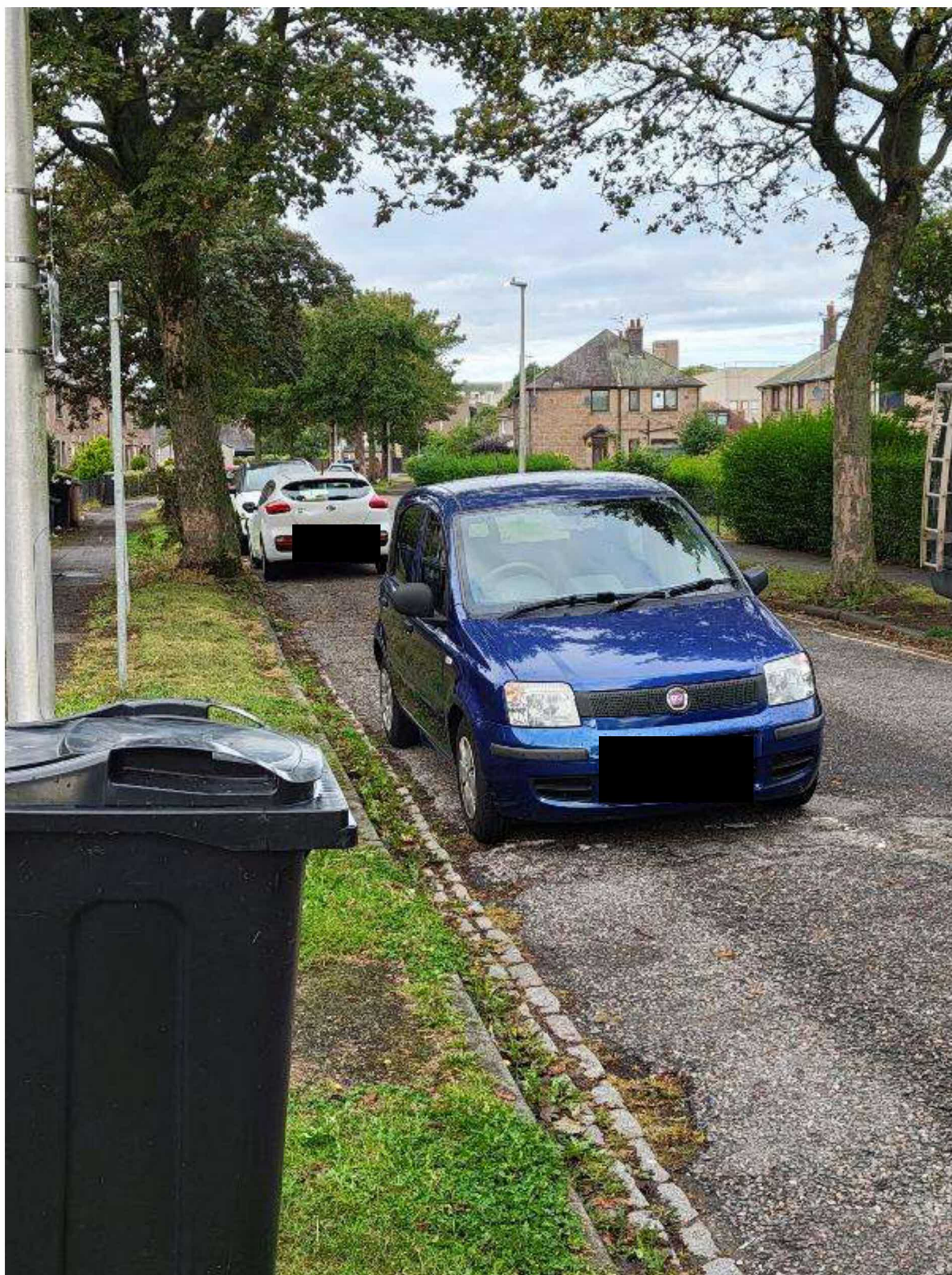
08/09/2025



08/09/2025



06/09/2025



04/09/2025



04/09/2025



03/09/2025



24/08/2025



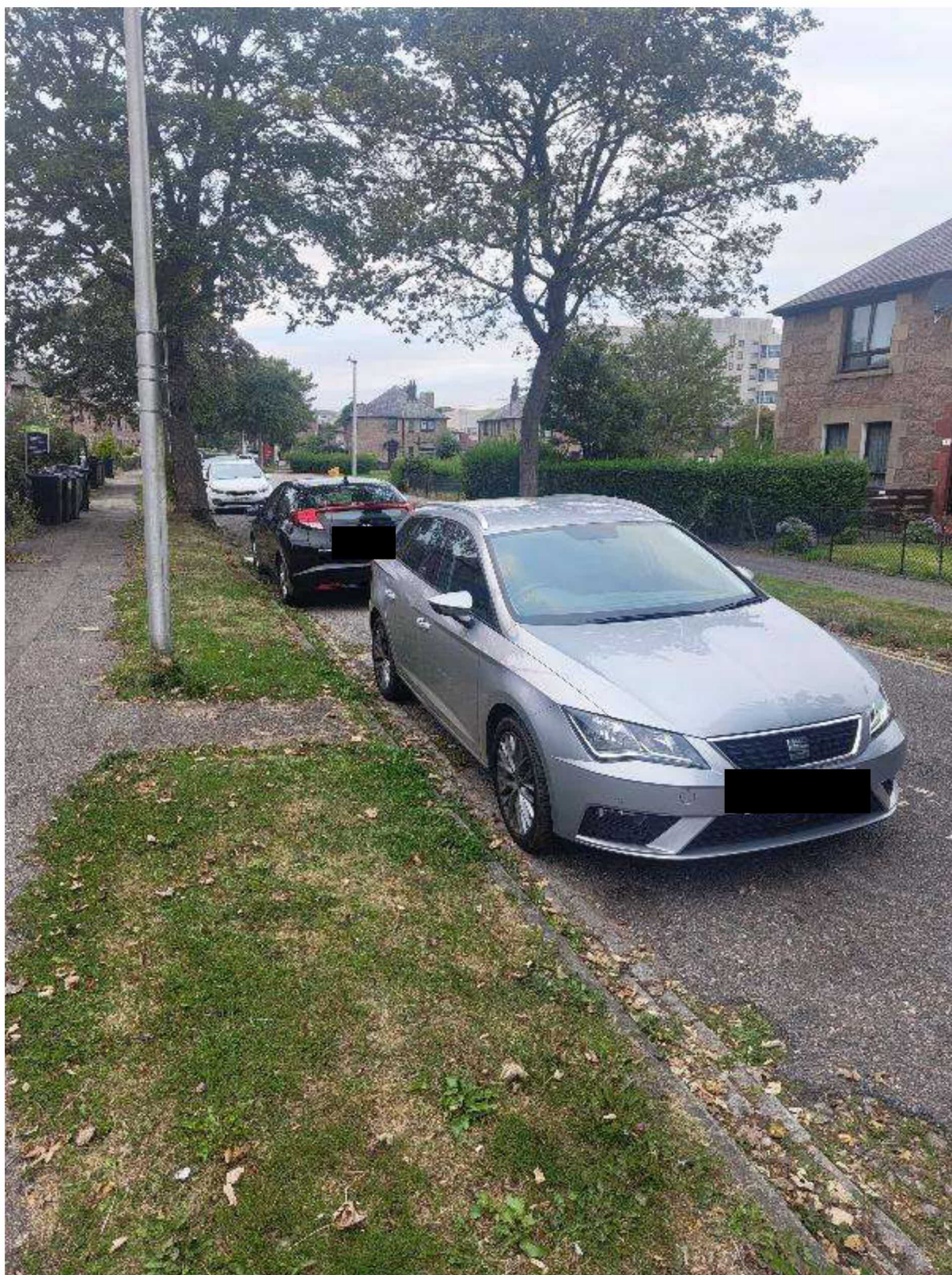
23/08/2025



21/08/2025



21/08/2025



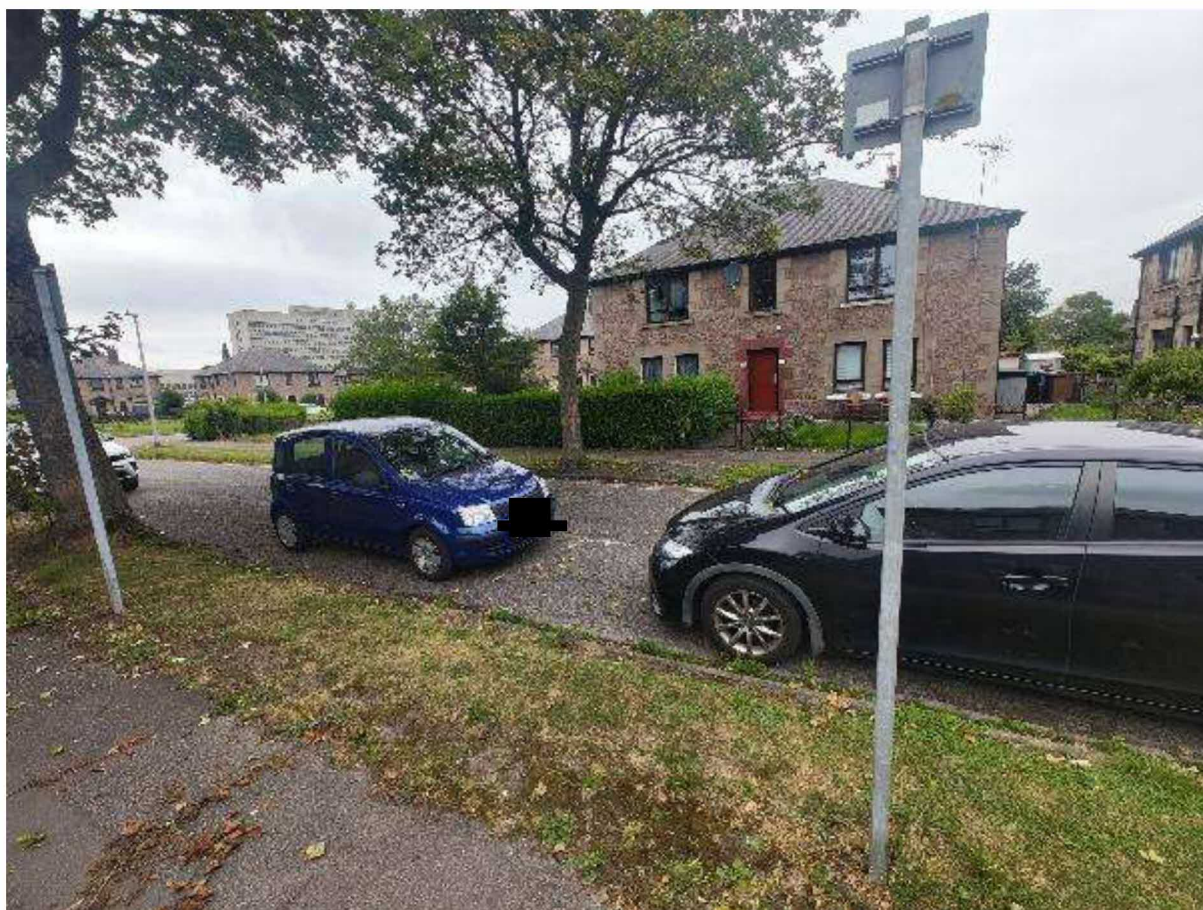
20/08/2025



17/08/2025



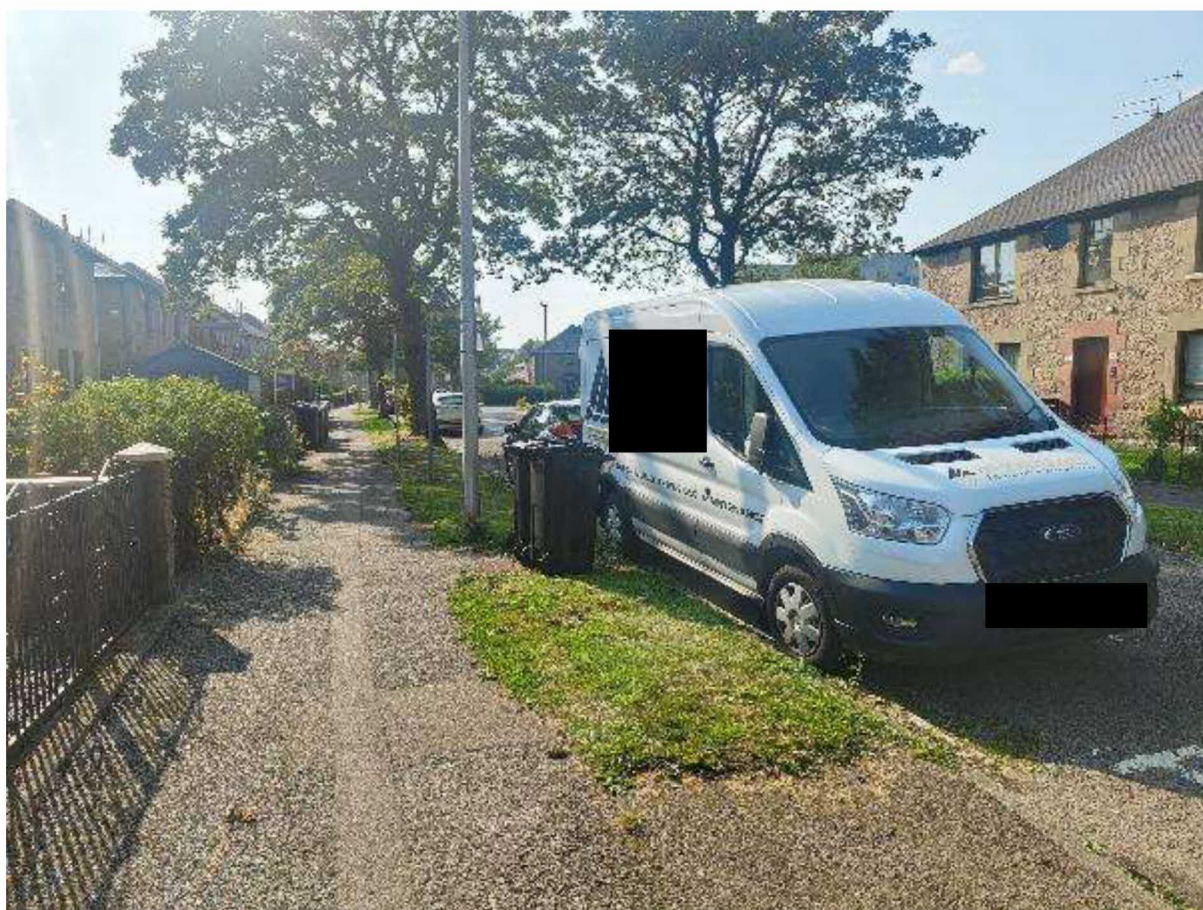
16/08/2025



15/08/2025



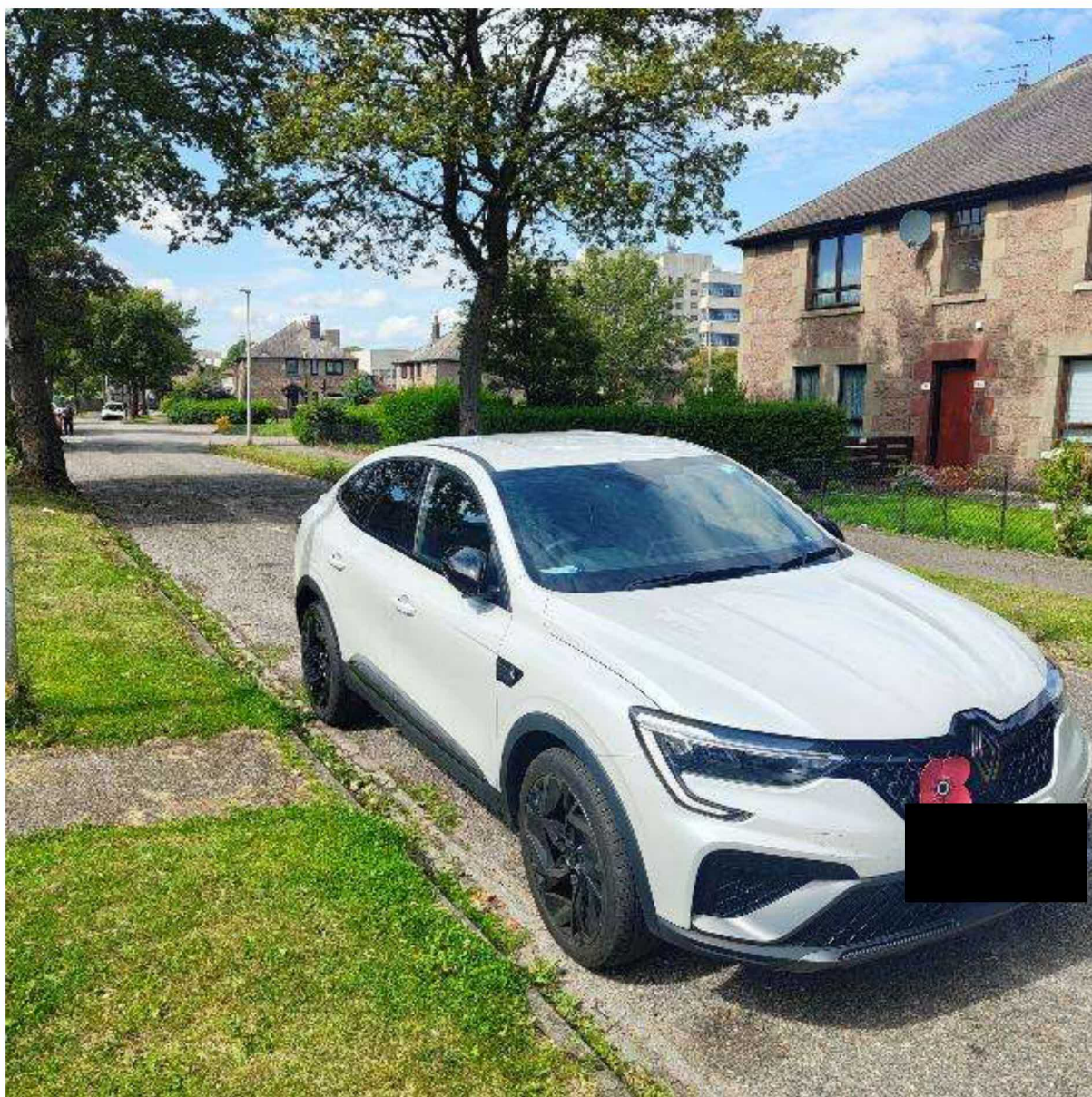
14/08/2025



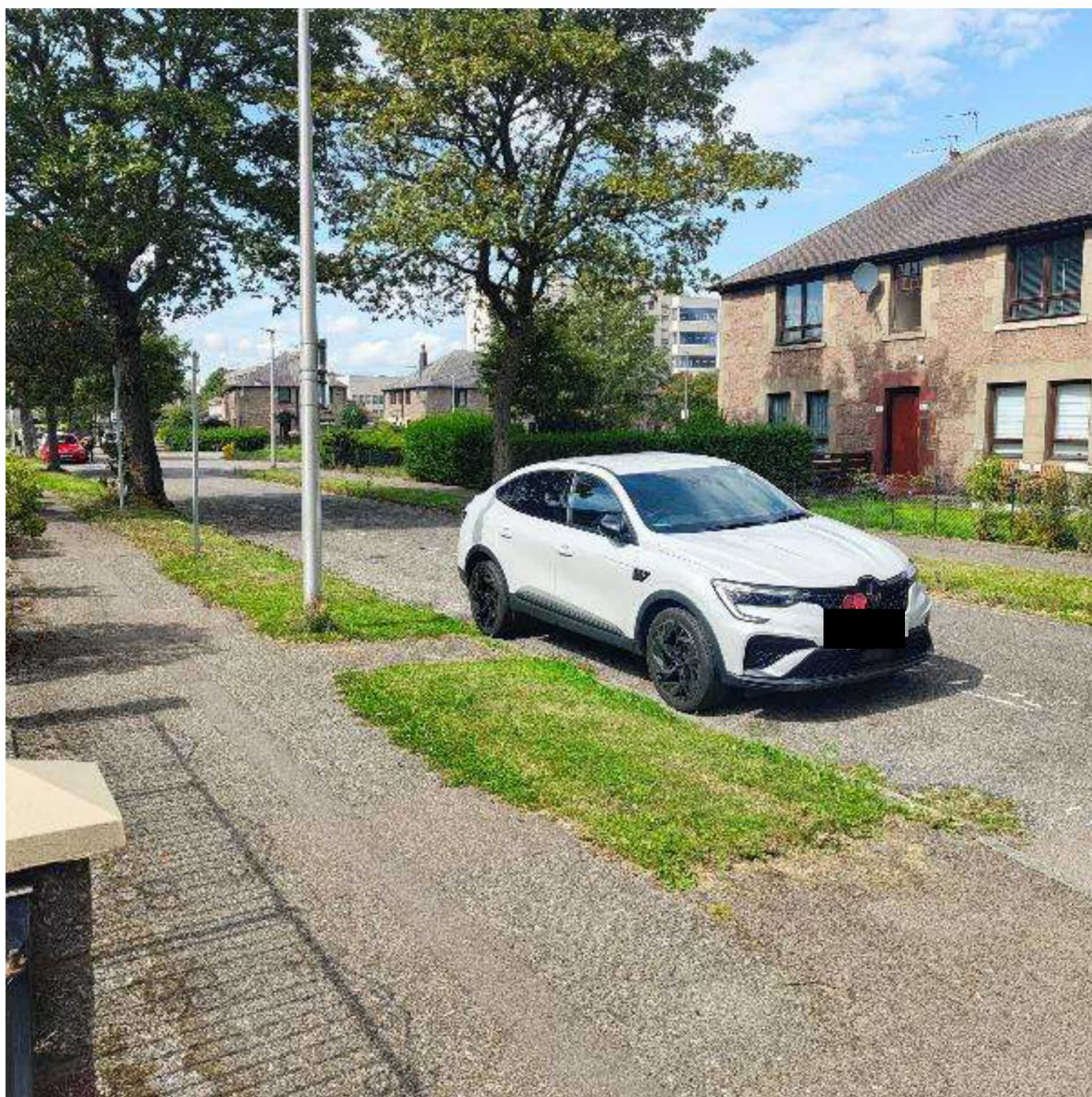
13/08/2025



13/08/2025



12/08/2025



12/08/2025



02/08/2025



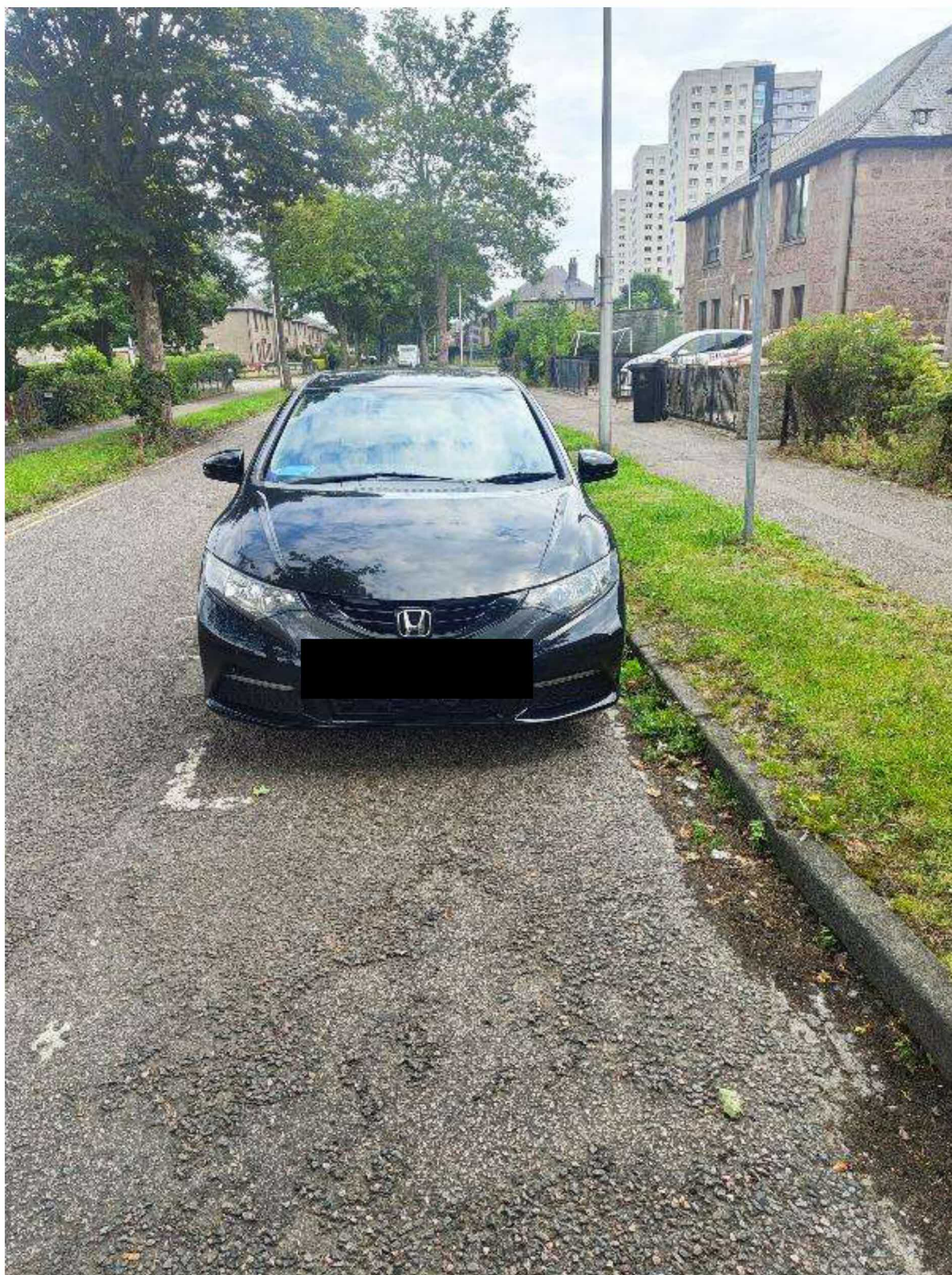
02/08/2025



31/07/2025



29/07/2025



29/07/2025



Strategic Place Planning

Report of Handling by Development Management Manager

Site Address:	20 Westholme Avenue, Aberdeen, AB15 6AA
Application Description:	Straightening of both hipped gables, erection of two storey extension with balcony to rear, and erection of replacement garage
Application Ref:	250516/DPP
Application Type:	Detailed Planning Permission
Application Date:	20 May 2025
Applicant:	Mr Gary Easdown
Ward:	Hazlehead/Queen's Cross/Countesswells
Community Council:	Queen's Cross and Harlaw

DECISION

Refuse.

APPLICATION BACKGROUND

Site Description

The application site comprises the curtilage of a traditional, mid-20th century one-and-a-half storey detached dwelling situated on the north-eastern side of Westholme Avenue. The grey granite walled dwelling has a hipped slate roof with front and rear dormers. A single-storey garage with lean-to roof is attached to the side (southern) elevation and adjacent boundary wall. The garage extends beyond the rear (eastern) elevation of the dwelling. A small single-storey extension projects from the northern end of the rear elevation. The site is bound on either side (north and south) by neighbouring detached dwellings of a similar style, with long rear curtilages bound by a mid-level granite wall. The rear of the property is bound by a narrow lane.

The area surrounding the application site along Westholme Avenue features similarly designed detached dwellings. The north-eastern side of Westholme Avenue features a consistent row of similarly designed, one-and-a-half storey, hipped roof mid-20th century dwellings. Some dwellings of alternative ages and designs are also present in the vicinity, namely four late 20th century two-storey pitched roof dwellings with front-facing gables to the south of the application property (on the opposite side of the street) and two late 20th-century one-and-a-half storey dwelling's with front facing gables are sited to the west, adjacent to the North Burn of Rubislaw and with Westholme Crescent North.

Relevant Planning History

None.

APPLICATION DESCRIPTION

Description of Proposal

Detailed planning permission is sought for the following:

- Hip-to-gable roof extensions to both side elevations of the original dwelling;
- Erection of a two-storey extension that would project from the full width of the rear elevation, with a pitched roof, rear gable end, and Juliet balcony; and
- Erection of a replacement garage and extension to side.

Amendments

In agreement with the applicant, the following amendments were made to the application:

- Depth of rear fascia reduced.

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=SWK3ZFBZJ1W00>

CONSULTATIONS

External Consultees

- **Queen's Cross and Harlaw Community Council** – No comments received.

REPRESENTATIONS

One representation has been received objecting to the proposal. The matters raised can be summarised as follows:

Material Considerations

1. The treatment of the mutual granite boundary is unclear.
2. The south-facing, first floor rooflight would impact on the privacy of the neighbouring property and rear garden as well as its north-facing ground floor kitchen window.
3. The massing of the proposal would impact on the daylight receipt of the neighbouring property.
4. The proposed use of granite gables in place of the current hipped slated sides to the gables is in conflict with all the other properties on the street.
5. The proposed hip-to-gable extension would set an unwelcome precedence for the street. The resulting massing and contemporary blockwork would create a significant impact on the character and appearance of the property.
6. The proposed black standing seam panels and off-white fibre cement board to the rear extension would not be consistent with other properties in the street.

7. The proposed rear windows and Juliet balcony would be detrimental to the amenity and privacy of the neighbouring property's rear garden.

Each point is addressed in the evaluation below.

MATERIAL CONSIDERATIONS

Legislative Requirements

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

Development Plan

National Planning Framework 4

National Planning Framework 4 (NPF4) is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan.

- Policy 1 (Tackling the Climate and Nature Crises)
- Policy 2 (Climate Mitigation and Adaptation)
- Policy 14 (Design, Quality and Place)
- Policy 16 (Quality Homes)

Aberdeen Local Development Plan 2023

- Policy D1 (Quality Placemaking)
- Policy D7 (Our Granite Heritage)
- Policy H1 (Residential Areas)

Aberdeen Planning Guidance

- Householder Development Guide
- Materials

EVALUATION

Key Determining Factors

The key determining factors in the assessment of this application are whether the proposed development would:

- impact upon the character and appearance of the existing dwelling or the surrounding area; and
- impact upon the amenity of the area, including the residential amenity of immediately neighbouring properties.

Policy Context

Policy 16 (Quality Homes), paragraph (g) of National Planning Framework 4 (NPF4) states that householder development proposals will be supported where they:

- i. *do not have a detrimental impact on the character or environmental quality of the home and the surrounding area, in terms of size, design and materials; and*
- ii. *do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.*

The application site also lies within a Residential Area, as zoned in the Aberdeen Local Development Plan 2023 (ALDP) Proposals Map. Policy H1 (Residential Areas) of the ALDP states that within existing residential areas, proposals for new householder development will be approved in principle if it:

1. *does not constitute overdevelopment; and*
2. *does not have an adverse impact to residential amenity and the character and appearance of an area; and*
3. *does not result in the loss of open space.*

Impact on the Character and Appearance of the Area

In determining whether the proposed development would adversely affect the character and appearance of the existing dwelling, and the surrounding area, Policy 14 (Design, Quality and Place) of NPF4 is relevant. Policy 14 encourages and promotes well-designed development that makes successful places by taking a design-led approach. Policy D1 (Quality Placemaking) of the ALDP substantively reiterates the aims and requirements of Policy 14. The Householder Development Guide (HDG), part of the Council's Aberdeen Planning Guidance, supports the above policies and outlines general principles and type-specific considerations to apply when considering householder development.

Siting, Scale, Design and Materials

General Principle 1 of the HDG outlines that extensions should be “*architecturally compatible in design and scale with the original house and its surrounding area*” and that they “*should not overwhelm or dominate the original form or appearance of the dwelling and should be visually subservient in terms of height, mass and scale.*” Additionally, section 2.10 of the HDG outlines that hip-to-gable roof extensions should not result in an unbalanced appearance to dwellings. While the text specifically refers to semi-detached buildings, the guidance exists to ensure that where a hip-to-gable extension is proposed, its mass and scale would not unbalance the appearance of a property and thus preserve the character and appearance of the wider streetscape. As such, following the principles of the guidance set out in section 2.10 of the HDG, it is considered that the straightening of a detached dwelling's hipped gables, in a streetscape that is characterised by predominantly hipped gables, could result in harm to the character of the area.

The proposed hip-to-gable roof extensions to either side of the original dwelling would increase the massing of the building resulting in a significantly contrasting architectural form which would clash with the prevailing context of the area. The surrounding area is typified by traditional, mid-20th century granite bungalows with hipped roofs. The north-eastern side of Westholme Avenue features a continuous run of this style of dwelling. It is noted that there are small pockets of alternatively styled roofs along this street, notably a set of four, two-storey detached dwellings to the south with gable ends facing the street. However, this group of dwellings is set back from the street at a further distance than the 1½ storey dwellings and thus has a lesser contribution towards the character of

the overall streetscene. These dwellings are also noticeably of a different age (late 20th century) and are thus not appreciated in the same context as the older, more traditional hip-roofed dwellings that occupy the vast majority of the street and typify its character. The massing of the later two-storey dwellings is also, somewhat reduced by their pitched roof slopes being on their side elevations, thus replicating, to an extent, the hipped gable form of the older dwellings when seen in long-distance views along the street.

A set of two dwellings to the north-west of the site, on the opposite side of the street, are also later 20th century additions of a contrasting design, also feature principal gable ends and are also set back a further distance. Finally, a single property around a bend of Westholme Avenue before it joins with Queen's Road, is the only example featuring features side gable ends, and beyond located toward the end of the street, doesn't interrupt the rhythm of the hipped-roof character of the street. These groups of dwellings form a small minority in terms architectural style which is set by the distinct characteristics of the traditional 1½ storey dwellings. The pockets of front-facing gable buildings sit recessed from the street, which separates them somewhat from the continuous run of 1½ storey dwellings, thus reducing their impact on, and contribution towards, the character of the area. The application site is sited in line with the other 1½ storey dwellings featuring hipped roofs. The introduction of hip-to-gable extensions to either side of the property would introduce an unbalanced appearance in the context of the established appearance of the roof scape and street scene, and would thus have an adverse impact on the character of the area (*Issue 5*).

In discussion with the agent, it was noted that an application on the nearby Angusfield Avenue for a hip-to-gable extension had been approved in 2022. The report of handling for this application noted that 32 Angusfield Avenue featured distinct character pockets of architectural styles. The report also noted that the site was located on a section of street where character of the street changes (from hipped to gable roofs). The overall character of Angusfield Avenue consists of traditional hipped 1½ storey dwellings largely to the western side of the street, the eastern side features groups of both hipped and gable-ended dwellings. The approval for this application was thus based on the site specific context of the application site noting its presence at the edge of an established gable pocket and does not set a precedent for a proposal on Westholme Avenue. For the application site at 20 Westholme Avenue, it is set within a distinct and established run of 1½ storey hipped dwellings. This established character and defining building run is a material consideration in an assessment on the impact to the character and appearance of the area.

The hip-to-gable extensions are proposed to consist of granite blockwork built up above the traditional granite walls of the ground-floor level. It is noted that Aberdeen Planning Guidance: Materials states that the addition of new granite may be appropriate depending on the surrounding area and type proposed. Additionally, given the unique variations in granite type, patterns, and sourcing, the importing of granite may be a detriment to the overall character of a traditional building. The proposal notes that the proposed granite blockwork would consist of a matching grey colour. However, as outlined within the Materials guidance, further detail would be required relating to the granite type, pattern, and sourcing prior to determination as to the acceptability of the material (*Issue 4*). Unless a suitable match to the existing granite could be achieved, which is unlikely given the age and source of the existing granite, it is likely that an alternative material would be more appropriate, to avoid an unsympathetic contrast with the existing walls. Nevertheless, the hip-to-gable extensions are not acceptable in principle, for the reasons noted above.

The proposed two-storey rear extension and single-storey side extension would be appropriately sited for the context of the site. The side extension would replace an existing garage and largely replicates its form, with a 0.5 m increase in eaves height along the mutual boundary. The scale and design of the replacement side extension is appropriate, with its side elevation to be replaced with granite block work while the existing mutual granite boundary wall is to be retained on the neighbouring side. (*Issue 1*).

The two-storey rear extension would match the width of the rear elevation and feature a pitched roof with rear gable and flat top section at a height of c. 6.6 m. The height and width would thus introduce a significant scale to the rear of the dwelling by extending back the existing building lines. It should be noted that HDG guidance seeks to ensure that any proposed extension should be subservient in mass and scale to the original dwelling. In this case, as the proposed extension is shown to be set behind hip-to-gable extensions, it itself would not pose an adverse impact on the scale and appearance of the original dwelling. However, as noted in the separate assessment above of the hip-to-gable extensions, the proposal to the front of the dwelling would have an adverse impact on the character and appearance of the dwelling and the surrounding area by introducing an overwhelming and dominating scale. It is therefore important to note that while in combination, the rear extension would be acceptable, on its own, without the hip-to-gable extensions, its scale would not appear visually subservient to the original dwelling. The design of the two-storey rear extension, consisting of contemporary black standing seam panels to the roof and off-white fibre cement panels to the rear, is generally acceptable, and would not adversely impact on the character and appearance of the original dwelling given its siting to the rear, not visible from Westholme Avenue (*Issue 6*).

Overdevelopment

General Principles 4 and 5 of the HDG outline overdevelopment considerations. These state that the built footprint of a dwellinghouse, as extended, should not exceed twice that of the original dwelling and no more than 50% of the rear curtilage of a dwelling should be covered by development. In terms of the current proposal, calculations confirm that the existing rear curtilage extends to c. 515 sqm, and whilst the proposed extension would add c. 73 sqm, the built area, including both the extension and associated replacement garage would result in c. 82% of the rear curtilage remaining unbuilt and the size of the extension would increase the dwelling's overall footprint by c. 75% thus not resulting in the original house being more than doubled in footprint. The proposal would therefore not be overdevelopment.

Open Space

The proposed householder development would be wholly contained within the existing residential curtilage of the application property and no open space would be lost.

Summary

To summarise, the proposal would not constitute overdevelopment or result in the loss of open space. However, the hip-to-gable extensions would increase the scale and mass of the principal elevation, introducing an architecturally dominating structure that would contrast with, and adversely impact upon, the character and appearance of the surrounding area. Further detail would be required for the proposed granite to the gable ends. As currently proposed, there would be some tension with the Materials APG. The proposed side extension and garage replacement would be appropriate for the site context and would not have an adverse impact on the character and appearance of the site or area. The proposed rear two-storey extension would not have an adverse impact on the character and appearance of the application site or area as it is proposed to be set to the rear and behind a roof extension. The proposal is therefore contrary to Policies 14 and 16 of NPF4 and Policies D1 and H1 of the ALDP, as well as the relevant guidance contained within the HDG.

Impact on the Amenity of the Area

In relation to assessing impacts on residential amenity, General Principle 2 of the HDG states that *"no extension or alteration should result in a situation where the amenity of any neighbouring*

properties would be adversely affected. Significant adverse impact on privacy, daylight and general amenity will count against a development proposal.”

Daylight and Sunlight Receipt

Based on a 45° Method assessment, as outlined in the HDG, the proposed extension passes on both elevation and plan view when measuring potential impact to the neighbouring property to the north-west at No. 22. Therefore, there would not be an adverse impact to the internal daylight receipt of this property.

Using the same assessment method for the neighbouring property to the south-east at No. 18, the proposed extension passes when measured on an elevation view, however, a plan view angle would intersect the rear (north-east) facing window of the neighbouring property.

No. 18 shares a mutual, mid-level boundary wall with the application site. An existing garage extension projects c. 3.8 m from the rear of the application dwelling, along the mutual boundary. The extension's eaves face the neighbour and have a height of c. 2.1 m. The neighbour has an existing garden shed set adjacent to this garage extension. No. 18 also has a single-storey rear extension that projects from the centre of its rear elevation. Its side (north-west) elevation, facing the applicant's dwelling, is set c. 4.5 m from the mutual boundary. The side elevation has a single window serving a kitchen, however this window would not be significantly impacted, based on a 45° Method assessment.

While the proposed extension would increase the eaves height to c. 2.6 m adjacent to the boundary, the potential impact to the daylight receipt of No. 18's adjacent window would not be adverse given that the existing situation would already have some level of impact and a c. 50 cm increase in height would not significantly alter this situation.

Using the 45° Method once again for both neighbouring properties to assess potential impact to sunlight receipt in the rear garden; given the reasonable plot sizes, respective compass orientation, and separation distances the extension passes to both sides. The proposed two-storey rear extension would project c. 4 m from the existing rear elevation, adding a height of c. 6.6 m. While the proposal passes based on a 45° assessment, there would still be some level of impact to sunlight receipt to neighbouring properties given the scale of the rear extension. However, noting the minimal projection in the context of the full rear curtilage, pitched roof, and set back from the mutual boundaries, this would not have any significant adverse impact to neighbouring rear curtilages.

Finally, the hip-to-gable extensions would add height to each side elevation, with the introduction of gable ends. The gable ends would be facing the respective roof slopes and side elevations of each neighbouring property which both do not feature openings or glazing. As such, while some overshadowing may result from the introduction of the gable ends, the impact would be minimal and largely fall across the side elevation, side garage, and mutual boundary (*Issue 3*).

Privacy and Outlook

The proposed extension would feature high levels of glazing to the rear elevation. Noting the c. 4 m project from the existing rear elevation, the view provided from the proposed rear elevation would not allow for direct overlooking of other neighbouring dwellings. While the view would be oriented toward the applicant's rear garden, some overlooking would also be possible to neighbouring rear gardens. This is, however, not a significant change to the existing situation where both the application and neighbouring properties to either side have rear facing ground-floor and first-floor windows. As is common with plots that share mutual rear boundaries, some degree of overlooking is expected as a result in a suburban context. Therefore, the presence of rear-facing windows on

the proposed extension would not cause any significant adverse impact on the privacy of neighbouring properties.

The proposed Juliet balcony to the rear elevation of the first floor extension would not provide for an additional projected vantage point from the first floor windows thus not adding for the potential of direct overlooking to neighbouring properties. Given the style of a Juliet balcony as a barrier for an open window, it forms part of the first floor rear elevation window layout and as identified above, would not have any significant adverse impact on the privacy of neighbouring properties (*Issue 7*).

The proposed extension would also feature several rooflights. Two rooflights would be sited in the hip-to-gable extensions facing toward the rear and would not pose a concern in terms of privacy impact. The north-west (side) facing rooflight would face the rear curtilage of the neighbouring property. Given the angle of the rooflight, any potential overlooking would be minimal and would not pose and adverse impact to the neighbouring property. The south-east (side) facing rooflight would be generally aligned with the ground floor side window of No. 18's rear kitchen extension. This window would be approximately 10 m way from the midpoint of the opposing rooflight and is sited on the ground floor level. The distance between the rooflights, angle of view (c. 26°), and angle of the rooflight itself would limit any potential overlooking thus not having a significant impact on the privacy of the neighbour (*Issue 2*).

Summary

To summarise, the proposed development would not have any significant adverse impact on the amenity of the surrounding area, including the residential amenity of the neighbouring properties, in accordance with Policy 16 of NPF4 and Policy H1 of the ALDP, as well as the relevant guidance contained within the HDG.

Tackling the Climate and Nature Crises, Climate Mitigation and Adaptation

Policy 1 (Tackling the Climate and Nature Crises) of NPF4 requires significant weight to be given to the global climate and nature crises in the consideration of all development proposals. Policy 2 (Climate Mitigation and Adaptation) of NPF4 requires development proposals to be sited and designed to adapt to current and future risks from climate change.

The proposed householder development would be sufficiently small-scale such that it would not make any material difference to the global climate and nature crises, nor to climate mitigation and adaptation. The proposals are thus acceptable and do not conflict with the aims and requirements of Policies 1 and 2 of NPF4.

DECISION

Refuse.

REASON FOR DECISION

The proposed hip-to-gable extensions of the dwelling, which is sited within a long line of relatively unaltered, traditionally designed mid-20th century granite 1½ storey hip-roofed dwellings, would introduce an overwhelming and dominating scale and roof form that would contrast significantly with the prevailing character of the streetscape on Westholme Avenue. The proposed development would therefore have an adverse impact on the character and appearance of both the application dwelling and the surrounding area, and is thus contrary to Policies 14 (Design, Quality and Place)

and 16 (Quality Homes) of National Planning Framework 4, Policies D1 (Quality Placemaking) and H1 (Residential Areas) of the Aberdeen Local Development Plan 2023, and the Aberdeen Planning Guidance: Householder Development Guide.

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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 100712413-001

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)

New 1.5 storey rear extension, demolish existing garage and replace with new.

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:	All Design (Scotland) Limited		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	PAUL	Building Name:	James Gregory Centre,
Last Name: *	WALBER	Building Number:	
Telephone Number: *	01224 701576	Address 1 (Street): *	Campus 2
Extension Number:		Address 2:	Bridge of Don
Mobile Number:		Town/City: *	Aberdeen
Fax Number:		Country: *	United Kingdom
		Postcode: *	AB22 8GU
Email Address: *	paul@all-design.co.uk		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Gary	Building Number:	20
Last Name: *	Easdown	Address 1 (Street): *	Westholme Avenue
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Aberdeen
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	AB15 6AA
Fax Number:			
Email Address: *	paul@all-design.co.uk		

Site Address Details

Planning Authority:

Aberdeen City Council

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

Address 1:

20 WESTHOLME AVENUE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

ABERDEEN

Post Code:

AB15 6AA

Please identify/describe the location of the site or sites

Northing

805695

Easting

390739

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: PAUL WALBER

On behalf of: Mr Gary Easdown

Date: 20/05/2025

☒ 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 PAUL WALBER

Declaration Date: 20/05/2025

Payment Details

Online payment: ABSP00011996
Payment date: 20/05/2025 11:21:00

Created: 20/05/2025 11:21



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

PAUL WALBER
All Design (Scotland) Limited
James Gregory Centre,
Campus 2
Bridge Of Don
Aberdeen
AB22 8GU

on behalf of **Mr Gary Easdown**

Aberdeen City Council in exercise of its powers under the above mentioned Act hereby **refuses planning permission** for the development specified below and shown in the plans and drawings listed.

Application Reference Number	250516/DPP
Address of Development	20 Westholme Avenue Aberdeen AB15 6AA
Description of Development	Straightening of both hipped gables, erection of two storey extension with balcony to rear, and erection of replacement garage
Date of Decision	15 August 2025

DETAILS OF ANY VARIATION MADE TO THE APPLICATION

In agreement with the applicant, the following variations were made to the application under section 32A of the 1997 act:

- Depth of rear fascia reduced.

REASON FOR DECISION

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

The proposed hip-to-gable extensions of the dwelling, which is sited within a long line of relatively unaltered, traditionally designed mid-20th century granite 1½ storey hip-roofed dwellings, would introduce an overwhelming and dominating scale and roof form that would contrast significantly with the prevailing character of the streetscape on Westholme Avenue. The proposed development would therefore have an adverse impact on the character and appearance of both the application dwelling and the surrounding area, and is thus contrary to Policies 14 (Design, Quality and Place) and 16 (Quality Homes) of National Planning Framework 4, Policies D1 (Quality Placemaking) and H1 (Residential Areas) of the Aberdeen Local Development Plan 2023, and the Aberdeen Planning Guidance: Householder Development Guide.



A full evaluation and account of the processing of the application is contained in the report of handling, which is available by entering the application reference number at <https://publicaccess.aberdeencity.gov.uk/>.

PLANS AND DRAWINGS

AD 1813 / 11 A	Site Cross Section
AD 1813 / 01 B	Location Plan
AD 1813 / BP01 B	Site Layout (Other)
AD 1813 / 04 D	Other Floor Plan (Proposed)
AD 1813 / 07 D	Roof Plan (Proposed)
AC 1813 / 08 E	Building Cross Section
AD 1813 / 06 F	Multiple Elevations (Proposed)

Signed on behalf of the planning authority,

Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

RIGHT OF APPEAL

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 of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A review request must be made using the 'Notice of Review' form available from <https://www.eplanning.scot/>.

SERVICE OF PURCHASE NOTICE

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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18 Westholme Avenue,

Aberdeen AB15 6AA

9th June 2025

Jan Frontzek,

Case Officer,

Development Management

Strategic Place Planning

Aberdeen City Council

Business Hub 4

Marischal College

Broad Street

Aberdeen

AB10 1AB

01224 053746

pi@aberdeencity.gov.uk

Re Planning application Ref 250516/DPP at 20 Westholme Avenue, Aberdeen AB15 6AA

Dear Jan,

I would like to raise the following points in relation to the proposed development:

- 1- The treatment of the mutual granite boundary wall is unclear from the application. I would seek confirmation that it is to remain, and any damage made good.
- 2- The proposed velux window on the South East elevation would overlook my house and garden and would threaten the privacy that I currently treasure. It would appear to directly overlook the window of my kitchen diner where I spend a considerable amount of time.
- 3- Due to the massing of the proposal my property will be losing daylight as well as privacy.
- 4- The proposed use of granite gables in place of the current hipped slated sides to the gables is in conflict with all the other properties on the street. The massing of the proposed gables in the more contemporary blockwork would create a significant impact on the character and appearance of the property and would set an unwelcome precedence for the street.

- 5- The use of black standing seam panels is proposed for the mansard roof of the extension along with an off-white fibre cement board. This form of contemporary building material is not consistent with other properties in the street.
- 6- The proposed Juliet balcony and full height windows would overlook my garden and would be detrimental to the amenity and privacy that I currently enjoy. There appears to be more glazing than solid on the face of the proposed extension.

Although I am sympathetic to the principle of the applicant's desire to reconfigure the property to better suit their requirements, I trust that the points I have raised above can be taken into consideration in order to address the genuine concerns that I have.

I have enjoyed living in Westholme Avenue for over 25 years and the appearance and character of the traditional buildings are a classical feature customary within the Granite City and I would not like to see it being lost.

Yours sincerely,

Helen Shaw

250516/DPP - 20 Westholme Avenue – Straightening both hipped gables, 2 storey extension with balcony to rear and erection of replacement garage

National Planning Framework 4 (NPF4)

Policy 1 (Tackling the Climate and Nature Crises)

Policy 2 (Climate Mitigation and Adaptation)

Policy 14 (Design, Quality and Place)

Policy 16 (Quality Homes)

Aberdeen Local Development Plan (2023)

Policy D1 (Quality Placemaking)

Policy D7 (Our Granite Heritage)

Policy H1 (Residential Areas)

Aberdeen Planning Guidance

Householder Development Guide

Materials

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Marischal College Planning & Sustainable Development Business Hub 4, Ground Floor North Broad Street Aberdeen AB10 1AB Tel: 01224 053746 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 100712413-004

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="All Design (Scotland) Limited"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="PAUL"/>	Building Name:	<input type="text" value="James Gregory Centre,"/>
Last Name: *	<input type="text" value="WALBER"/>	Building Number:	<input type="text"/>
Telephone Number: *	<input type="text" value="01224 701576"/>	Address 1 (Street): *	<input type="text" value="Campus 2"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="Bridge of Don"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Aberdeen"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
		Postcode: *	<input type="text" value="AB22 8GU"/>
Email Address: *	<input type="text" value="paul@all-design.co.uk"/>		

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="Gary"/>	Building Number: <input type="text" value="20"/>
Last Name: *	<input type="text" value="Easdown"/>	Address 1 (Street): * <input type="text" value="Westholme Avenue"/>
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="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="AB15 6AA"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="paul@all-design.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="20 WESTHOLME AVENUE"/>
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="AB15 6AA"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="805695"/>	Easting	<input type="text" value="390739"/>
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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)

Straightening of both hipped gables, erection of two storey extension with balcony to rear, and erection of replacement garage

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.

We are attaching a separate document highlighting the reason why we are requesting that the refusal be reviewed

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)

Report with reasoning for review

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

250516/DPP

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

20/05/2025

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

15/08/2025

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 PAUL WALBER

Declaration Date: 24/09/2025

Fee Exemption Reason

I used the fee calculator and my application / request for local review / appeal is not subject to fee

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Town and Country Planning (Scotland) Act 1997 as amended.

Application for Review Against the Refusal of Planning Permission for Straightening of both hipped gables, erection of two storey extension with balcony to rear, and erection of replacement garage at 20 Westholme Avenue, Aberdeen AB15 6AA

Application Reference 250516/DPP

For Mr. G Easdown

By Aberdeen City Council (The Council)

Karen Clark, Planning Consultancy, Mayriggs, Brechin Road, Kirriemuir DD8 4DE

Telephone 07930 566336 | Email: karen@ktclark.co.uk

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1 Executive Summary

This Appeal Statement is submitted on behalf of Mr. G Easdown (the Appellant) in respect of the decision by Aberdeen City Council to refuse an application for full planning permission at 20 Westholme Avenue, Aberdeen, AB15 6AA , Application Reference 250516/DPP.

The application, lodged on 20th of May 2025 and refused under delegated powers on 15th of August 2025, sought full planning permission for the following works:

- Straightening of both hipped gables
- Erection of a two-storey extension with Juliet balcony to the rear
- Erection of a replacement garage

This Appeal Statement addresses in detail the reasons for refusal and demonstrates that the proposal is fully compliant with the policies of the National Planning Framework 4 (NPF4), the Aberdeen Local Development Plan 2023, and the associated Design Guidance.

For the reasons set out herein, the Local Review Body is respectfully requested to uphold this appeal and grant planning permission for the proposed development.

2 Reasons for Refusal

The decision notice dated the 15th of August 2025 provides the following statement on which the Council has based this decision:

“The proposed hip-to-gable extensions of the dwelling, which is sited within a long line of relatively unaltered, traditionally designed mid-20th century granite 1½ storey hip-roofed dwellings, would introduce an overwhelming and dominating scale and roof form that would contrast significantly with the prevailing character of the streetscape on Westholme Avenue. The proposed development would therefore have an adverse impact on the character and appearance of both the application dwelling and the surrounding area, and is thus contrary to Policies 14 (Design, Quality and Place) and 16 (Quality Homes) of National Planning Framework 4, Policies D1 (Quality Placemaking) and H1 (Residential Areas) of the Aberdeen Local Development Plan 2023, and the Aberdeen Planning Guidance: Householder Development Guide.”

3 Grounds of Appeal

It is submitted that the proposed alterations have been designed to be sympathetic to the character of the existing dwelling. The scale and design have been carefully considered to ensure that the extension integrates with, rather than dominates or overwhelms, the original property.

When assessed within the wider context of the streetscape, the proposal is consistent with the established pattern of development. Westholme Avenue contains a variety of house types, many of which have been subject to alterations and extensions over time. The proposed altered house will sit comfortably within this context and does not represent an incongruous or intrusive form of development.

Furthermore, the design ensures there will be no unacceptable impact on the amenity of neighbouring residents. The proposal respects privacy, avoids undue overshadowing, and maintains appropriate separation distances.

Accordingly, the proposed development complies with the relevant provisions of National Planning Framework 4 and the Aberdeen Local Development Plan 2023, together with associated Design Guidance.

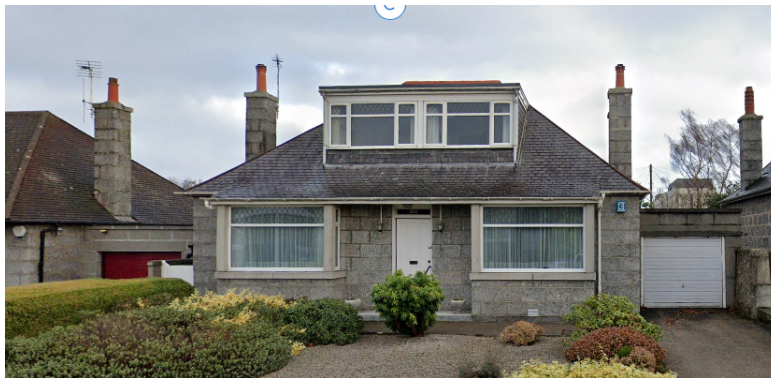
4 Site Appraisal

4.1 Site Description

The appeal property comprises a mid-20th century detached 1.5 storey dwelling, finished with a traditional granite frontage and slate roof, see below. A large box dormer occupies the front/west roof plane, with a smaller sloping dormer to the rear. To the south of the dwelling is a flat-roofed garage.

The property is typical of many houses of its period and style found across Aberdeen. It is neither a listed building, nor located within a conservation area, and therefore is not subject to any heritage-related planning constraints.

View of Appeal Site



4.2 Surrounding Area

The property lies within an established residential area characterised by a variety of house types, ages and styles, many of which have been altered and extended over time. As such, and contrary to the assessment set out in the Report of Handling, it is submitted that Westholme Avenue does not exhibit a uniform or consistent design character. In this context, the proposed development represents an appropriate and proportionate response to its setting and does not undermine the prevailing character of the area.

Examples of the variety of house types, styles and ages in Westholme Avenue are provided below:

No 27 sits perpendicular to the road with the gable facing the street.



No. 16 has been significantly altered to the rear, with a truncated hip roof and red tile finish.



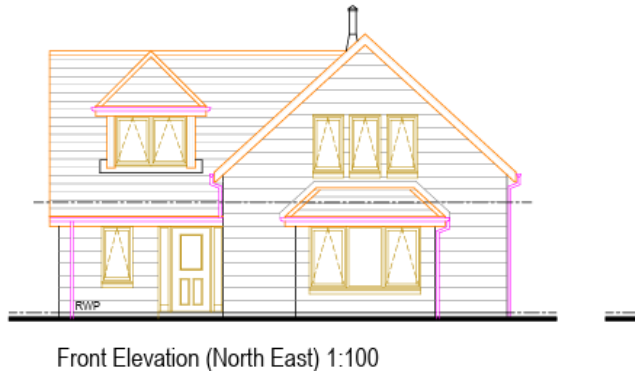
Nos. 11-17 are modern 2-storey detached properties.



“Ar Cala”, adjacent to no. 2 Westholme Avenue, has been altered with straight gables.



Planning consent for a replacement house at 25 Westholme Avenue, directly across the road from the appeal site, was granted in October 2023, Ref 230310. The approved plans indicate a house with straight gables. The Report of handling confirms, “There is already some variety in architectural form along Westholme Avenue.”.



No.32 Angusfield Avenue planning consent granted for a similar scaled development for the erection of 1.5 storey rear extension, straightening of gables, formation of dormers to front and detached garage to rear Ref 221241/DPP approved 13th of July 2023. In approving the proposal, the Report of Handling that the proposal was an “acceptable form of development”. The planning service confirmed that the scheme was of satisfactory scale, massing, materials and design. Additionally, the alterations were considered to have no adverse impact on the visual amenity of the surrounding area.



32 Angusfield Avenue, before and after alterations

On the face of it, therefore, there appears some uniformity in the street. However, when the street is viewed in detail, there is in fact a range of house types/styles in evidence, with many houses having been altered and extended over the years; these alterations have added to the individuality and overall character of this attractive residential street.

5 Need for the Alterations

The Appellant hopes to extend the house to suit his family situation. Currently, all bedrooms have restricted headroom; bedroom 3 is so significantly restricted that it is hardly usable. The family is well established within this area, with the Appellant working locally and his child attending a local school.

The proposed alterations provide a functional and efficient solution, allowing the Appellant and his family to remain in the community, adapting their home sustainably, in line with NPF4 principles of making best use of existing housing stock.

6 Planning History

There is no planning history relevant to the current house.

7 Design Process

7.1 Design Brief

The Appellant seeks to extend his home in order to better meet his family's needs. At present, the upper floor accommodation is significantly constrained by sloping ceilings, which restrict headroom across all bedrooms. The proposed development will allow the Appellant and his family to make full and efficient use of their property, providing functional, adaptable and comfortable living space without the need to re-locate.

The extension has been designed to be cost-effective and sustainable, whilst respecting the character of the property and its surroundings.

7.2 Development Proposals

The current application seeks full planning permission for alterations and extensions to the existing dwelling at 20 Westholme Avenue, comprising:

- The erection of a two-storey rear extension with Juliet balcony
- The erection of a replacement garage
- The straightening of both hipped gables to facilitate additional upper-floor accommodation

Each element of the proposal, together with the comments of the Planning Service as recorded in the Report of Handling, are considered below.

- **Two-Storey Rear Extension**

The proposed extension runs the length of the rear elevation, providing a modern open-plan kitchen, living, and dining area, with direct access onto the east-facing rear garden. The extension is to be finished in black standing-seam cladding, offering a clear but complementary distinction between the original house and the new addition.

The Report of Handling acknowledged that this element of the proposal would be acceptable in conjunction with the hip-to-gable extensions. However, it stated that, if considered in isolation, the scale of the extension might not appear visually subservient to the original dwelling.

- **Replacement Garage**

The proposal also includes the replacement of the existing flat-roofed garage on the south side of the house, to be re-built in a similar position. The new garage is to be finished in an off-white roughcast, consistent with the established materials palette in the surrounding area.

The Report of Handling confirmed that both the side extension and the replacement garage are appropriate in the site context and would not adversely impact the character or appearance of the dwelling or the wider area.

- **Straightening of Hipped Gables**

To enable the formation of four usable bedrooms at upper-floor level, the roof is to be altered by straightening both hipped gables. The front dormer on the west elevation will remain as existing, while at the rear, the house will be extended over the rear kitchen/dining area, incorporating a Juliet balcony. Additional rooflights are proposed on the north and south elevations to provide light for the upper floor rooms.

The Report of Handling concluded that this element was unacceptable on the basis that the hip-to-gable extensions would introduce an “overwhelming and dominating scale and roof form” contrasting with the prevailing character of the streetscape along Westholme Avenue.

Key Points of Agreement from the Report of Handling

It is important to note that the Report of Handling confirmed the following points of non-contention:

- No adverse impacts on privacy
- No loss of sunlight or daylight to neighbouring properties
- The proposal does not constitute overdevelopment of the site
- The proposal would not result in the loss of open space

Accordingly, the area of concern identified by the Planning Service relates to the straightening of the hipped gables; if this were considered acceptable, then the rear extension would also be acceptable.

Assessment of Hip-to-Gable Alterations

The Planning Service’s main reason for refusal relates to the straightening of the hipped gables, which it considered would introduce an “overwhelming and dominating scale and roof form” out of keeping with the character of Westholme Avenue. It is submitted that this assessment does not accurately reflect either the design quality of the proposal, or the prevailing character of the area.

Streetscape Context

As demonstrated, Westholme Avenue does not exhibit a uniform architectural character. Instead, it comprises a range of mid-century detached dwellings alongside more recent alterations, extensions and new-build homes. Many of these properties already display variations in roof form, including extended dormers, altered gables, and enlarged roofscapes.

Proportion and Design

The proposed hip-to-gable alterations have been carefully designed to remain proportionate to the scale of the existing dwelling. The front elevation, which makes the greatest contribution to the streetscape, will retain its established granite frontage and slate roof with the dormer remaining as is, the only change being the straightening of the roof profile. The scale of the new roof form is modest

and balanced in relation to the overall dwelling, and it does not project forward or upwards in a way that would overwhelm the property.

At the rear, the extension will deliver additional accommodation without significant loss of garden ground, in a discreet location, largely screened from public view.

Amenity and Functionality

The hip-to-gable alterations are driven by functional need, allowing the creation of four usable bedrooms at upper-floor level. Without this change, the existing roof form and sloping ceilings severely restrict headroom and limit the practical use of the first floor. This is a reasonable and proportionate adaptation that supports the efficient and sustainable use of land and buildings, fully in line with the principles of NPF4 which encourage best use of existing land and buildings within urban areas.

Precedent

Within Aberdeen, traditionally there are a range of original designs, with some properties having hipped roofs, and others having straight gables. Hip-to-gable extensions are commonplace on mid-century dwellings of this type. They are widely accepted as a proportionate and established form of roof alteration that allows houses to remain functional and sustainable for modern family living; an example of these alterations can be seen in the locality at 32 Angusfield Avenue. The proposal at 20 Westholme Avenue is fully consistent with this approach.

7.3 Sustainability

The Appellant is committed to ensuring that the house is sustainable. It is submitted that maximising the opportunities within the existing house is sustainable in itself. The proposed alterations include high levels of insulation to comply with current building regulations. Further, the alteration works will allow the installation of an electric charging point.

8 Development Plan Policy

8.1 National Planning Framework 4

NPF4 was adopted on 13th February 2023 and now forms part of the development plan. Considering the policies of relevance to the current application:

Policy 1 (Tackling the Climate and Nature Crises)

Policy Intent: To encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

When considering all development proposals, significant weight will be given to the global climate and nature crises.

Policy 2 Climate Mitigation and Adaptation

Policy Intent: To encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

Response to Policies 1 and 2: while the current proposal is small scale, it is considered that by maximising the opportunities of this existing house, allowing the Appellant to stay in their home close to their work and family commitments, and by providing highly insulated adaptable accommodation allowing the appellant and family to live in their homes longer, fulfils the policy intents of minimising waste and emissions.

Policy 14 Liveable Places Design, quality and place

Policy Intent: To encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency.

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Response to Policy 14: The proposal seeks to maximise the opportunities of the existing home. The house is located within an established residential area, where there is a mix of house types and examples of alterations and extensions are evident; these differences contribute to the character of the area. The house benefits from easy access to local facilities and services and therefore adheres to

the principles of local living. The proposal will result in alterations similar to those previously approved in Aberdeen. The extension and alterations will allow the family to continue to live in the area where they are well established with work and family commitments close by. The house benefits from easy and convenient access to the local roads and well-lit footpath network which connects them safely to the wider area. The proposed house has been designed to complement the immediate area, while providing adaptable accommodation allowing residents to live-long term in their home.

It is therefore submitted that the proposal complies with Policy 14 Liveable Spaces

Policy 16 Quality homes

Policy Intent: To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

g) Householder development proposals will be supported where they:

- i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
- ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

Response to Policy 16: The design of the alterations has been designed to provide additional accommodation whilst not having a detrimental impact on the character or environmental quality of the house. The proposed alterations will not have a detrimental impact on the amenity of the neighbouring properties by virtue of the physical impact, overshadowing or overlooking.

It is therefore submitted that the development accords with NPF4 policy 16-part g.

8.2 Aberdeen Local Development Plan 2023 (ALDP)

The ALDP is the extant plan and is therefore the primary consideration in determining the outcome of this appeal. The following policies and guidance are relevant:

- Policy D1 – Quality Placemaking by Design
- Policy D2 – Amenity
- Policy H1 – Residential Areas

In addition, the following Aberdeen Planning Guidance documents are relevant:

- Householder Development Guide (HDG)
- Materials Guidance

Considering the policies of relevance:

Policy D1 – Quality Placemaking by Design

Policy D1 requires all development to achieve high standards of design, contributing to distinctive, sustainable, and successful places, and assessed against six essential qualities (distinctive, welcoming, safe and pleasant, easy to move around, adaptable, resource efficient).

Response to Policy D1: The design of the extension and alterations has been carefully considered within its context. The proposal provides a high-quality and adaptable home, allowing the Appellant and his family to continue living in the community where they are well established whilst meeting their accommodation needs. The design retains the granite frontage and uses appropriate modern materials to clearly distinguish between old and new elements.

The scheme responds positively to Policy D1 by:

- ensuring architectural quality and appropriate materials;
- providing adaptable accommodation that makes efficient use of the site;
- contributing to the social and environmental sustainability of the neighbourhood.

Accordingly, the proposal complies with Policy D1.

Policy D2 – Amenity

Policy D2 seeks to ensure new development delivers adequate levels of amenity for occupiers and neighbours, including privacy, sunlight, daylight, and outlook.

Response to Policy D2: The Report of Handling confirms that the proposal will not result in any loss of residential amenity for neighbouring properties. Privacy, daylight, and outlook for the neighbouring properties are unaffected. The internal alterations and extensions also improve the amenity of the existing property by creating usable accommodation.

Accordingly, the proposal complies with Policy D2.

Policy H1 – Residential Areas

Policy H1 supports householder development where it:

1. does not constitute over-development;
2. does not adversely impact residential amenity or the character and appearance of the area;
and
3. does not result in the loss of open space.

Response to Policy H1: The application is for extensions and roof alterations to an existing detached property. The Report of Handling confirmed that the proposal:

- does not constitute overdevelopment;
- does not result in the loss of open space;

- does not impact the amenity of neighbouring properties in terms of privacy, overshadowing, or loss of sunlight/daylight; and
- incorporates alterations and materials which are acceptable in principle.

The main issue identified relates to the design of the alterations, specifically the straightening of the hipped gables. The appeal site is not listed nor located in a conservation area and therefore has no heritage designation. It has been demonstrated that the surrounding residential area includes a variety of house types, many of which have been altered and extended. Indeed, in granting permission for a replacement house at 25 Westholme Avenue, the Council confirmed that the street accommodates a “variety of architectural forms.”.

The proposed alterations will produce a house comparable in appearance to “Ar Cala”, adjacent to no. 2 Westholme Avenue. This demonstrates that the proposed alterations will sit comfortably in the street context.

It is therefore submitted that the proposal complies with Policy H1.

Householder Development Guide (HDG)

The HDG sets out principles for extensions and alterations.

- **Design Compatibility** – Extensions should be compatible in design, scale, and materials; should not overwhelm or dominate the original dwelling; and should be visually subservient.

Response: The proposed straightening of the hipped gables allows better use of the upper floor. As confirmed by the Planning Service in their consideration of the proposed replacement house at 25 Westholme Avenue, there is “variety of architectural forms” in the street, therefore it is reasonable to conclude that the street is not uniform in design. The finished house will appear similar to “Ar Cala” adjacent to no. 2 Westholme Avenue, and to no. 32 Angusfield Avenue, both of which sit comfortably within the respective streetscapes. The front elevation will remain largely unaltered, apart from the straightened hips, ensuring the proposal integrates appropriately without appearing incongruous.

- **Amenity** – Extensions must not adversely affect the amenity of neighbouring properties.

Response: The Report of Handling confirmed no adverse impact on privacy, daylight, or amenity.

- **Precedent** – Historic approvals do not justify new development.

Response: While it is accepted that previous approvals do not set a precedent, they do demonstrate the evolving nature of the street. Indeed, it is submitted that the existing and proposed alterations and extension contribute to the overall character of the area.

- **Site Coverage** – The footprint of extensions should not exceed twice that of the original dwelling, and no more than 50% of garden ground should be developed.

Response: The Report of Handling confirmed there is no overdevelopment.

Dormer Guidance: The front dormer remains unchanged and complies with the detailed design requirements for dormers set out in the HDG. The section of the guide relating to hipped-roof extensions applies to semi-detached houses only and is therefore not relevant to this detached dwelling.

Accordingly, the proposal complies with the Householder Development Guide.

Aberdeen Planning Guidance – Materials

The Report of Handling confirmed that proposed materials are generally acceptable. The proposed new gables are to be constructed in granite, and while further detailing on sourcing and finish is required, this can reasonably be secured by condition.

It is submitted that subject to an appropriate condition, the proposal complies with the Materials Guidance.

In summary, overall, the proposal complies with the relevant policies of the Aberdeen Local Development Plan 2023 and the associated guidance.

9 Discussion

The Town and Country Planning (Scotland) Act 1997 as amended requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise.

This Appeal Statement has set out a clear response to the decision of Aberdeen City Council to refuse planning application Ref: 250516/DPP for alterations and extension to the dwelling at 20 Westholme Avenue, Aberdeen.

The proposal comprises three principal elements:

- A two-storey rear extension;
- A replacement garage; and
- The straightening of the hipped gables with associated roof alterations.

The Report of Handling confirmed that:

- The rear extension is acceptable in design and material terms;
- The replacement garage is acceptable in both form and finish;
- The proposal would not constitute overdevelopment of the site;
- There would be no loss of open space;
- There would be no unacceptable impacts on neighbouring amenity, including privacy, daylight, or sunlight; and
- The proposed materials are generally acceptable, subject to further detailing.

Hence, the main area of concern relates to the proposed straightening of the hipped gables.

It has been demonstrated within this Statement that:

- Westholme Avenue does not exhibit a uniform architectural character, but instead includes a wide variety of dwelling types and alterations; this is confirmed in the previous Council assessment as it related to the re-development of 25 Westholme Avenue;

- The proposal is proportionate, contextually appropriate, and comparable to existing nearby properties, including “Ar Cala” adjacent to no. 2 Westholme Avenue, the recently altered property at 32 Angusfield Avenue, and the recently approved re-development at No. 25 Westholme Avenue;
- The alterations are necessary to provide functional accommodation at upper-floor level, improving the amenity of the Appellants,
- The alterations make best use of an existing home within Aberdeen, supporting local living, and;
- The proposal fully accords with the policies of the National Planning Framework 4, the Aberdeen Local Development Plan 2023, and associated Planning Guidance.

On this basis, it is respectfully submitted that the Planning Service has placed undue weight on a perceived uniformity of character which does not reflect the reality of the streetscape. The proposal represents a high-quality, sustainable adaptation of an existing dwelling that safeguards amenity, respects local character, and makes efficient use of land.

For these reasons, the Local Review Body is respectfully requested to uphold this appeal and grant planning permission for the proposed development at 20 Westholme Avenue, Aberdeen.

September 2025.

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