

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Scott Findlay
West End Architectural Design
24 Slessor Road
Aberdeen
AB12 5LX

on behalf of **Mr Darren Lawrence**

With reference to your application validly received on 16 April 2019 for the following development:-

**Erection of single storey extension to rear and 1.5 storey extension to gable
at 107 Hilton Road, Aberdeen**

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **REFUSE PLANNING PERMISSION** for the said development in accordance with the particulars given in the application form and the following plans and documents:

Drawing Number	Drawing Type
1901/LAWR/P/001	Location Plan
1901/LAWR/P/005	Elevations and Floor Plans
1901/LAWR/P/004	Site Layout (Proposed)

REASON FOR DECISION

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

The proposed gable extension would appear architecturally incongruous with the original dwelling and the surrounding area, and would have an adverse impact on the character and visual amenity of the surrounding area as it would result in architectural imbalance between the application property and the adjoining hipped roofed property, which would disrupt the uniform character of the hipped roofed

properties on Hilton Road and create a disruptive architectural feature within a street that otherwise retains its original form and character. This is in direct conflict with the Supplementary Guidance: 'The Householder Development Guide'. It would appear out of context and have a negative design contribution on its setting, to the detriment of residential character and visual amenity and the application is therefore contrary to the Aberdeen Local Development Plan Policies D1: Architecture and Placemaking and H1: Residential Areas, of the Aberdeen Local Development Plan and the relevant Supplementary Guidance: Householder Development Guide. Furthermore, it could set a precedent for similar proposals being granted under current policies and guidance which, cumulatively, would have a significant adverse impact on the character and visual amenity of the surrounding area. In this instance, there are no material planning considerations that would warrant a grant of planning permission, contrary to the local plan policies and guidance.

Date of Signing 5 June 2019



Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL, AS AGREED WITH APPLICANT (S32A of 1997 Act)

None.

RIGHT OF APPEAL THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision of the planning authority –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at www.eplanning.scot.

Notices of review submitted by post should be sent to Strategic Place Planning (address at the top of this decision notice).

SERVICE OF PURCHASE NOTICE WHERE INTERESTS ARE AFFECTED BY A PLANNING DECISION

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development that would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.