

# LOCAL REVIEW BODY

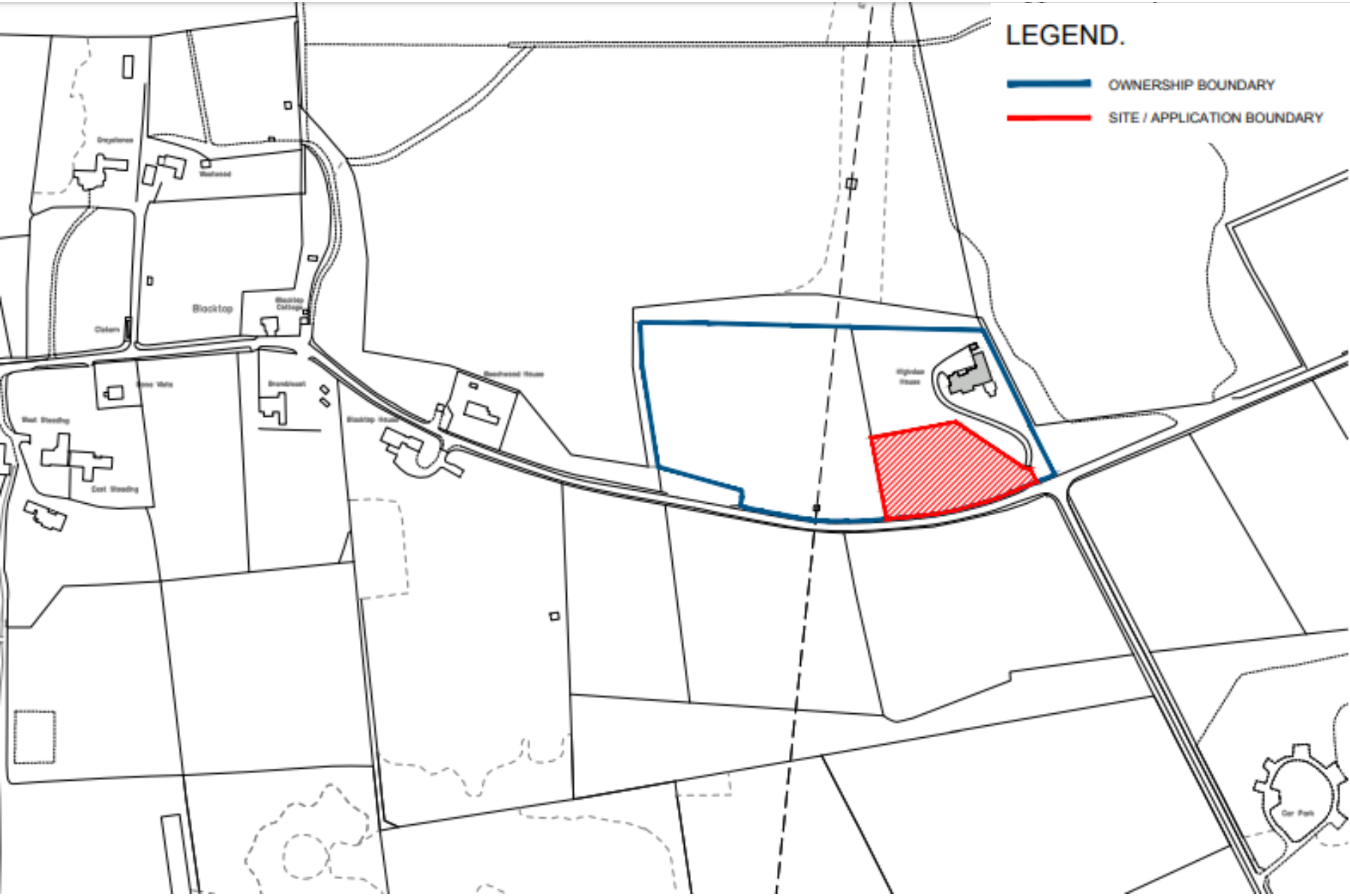


191418/DPP– Review against refusal of planning permission for:

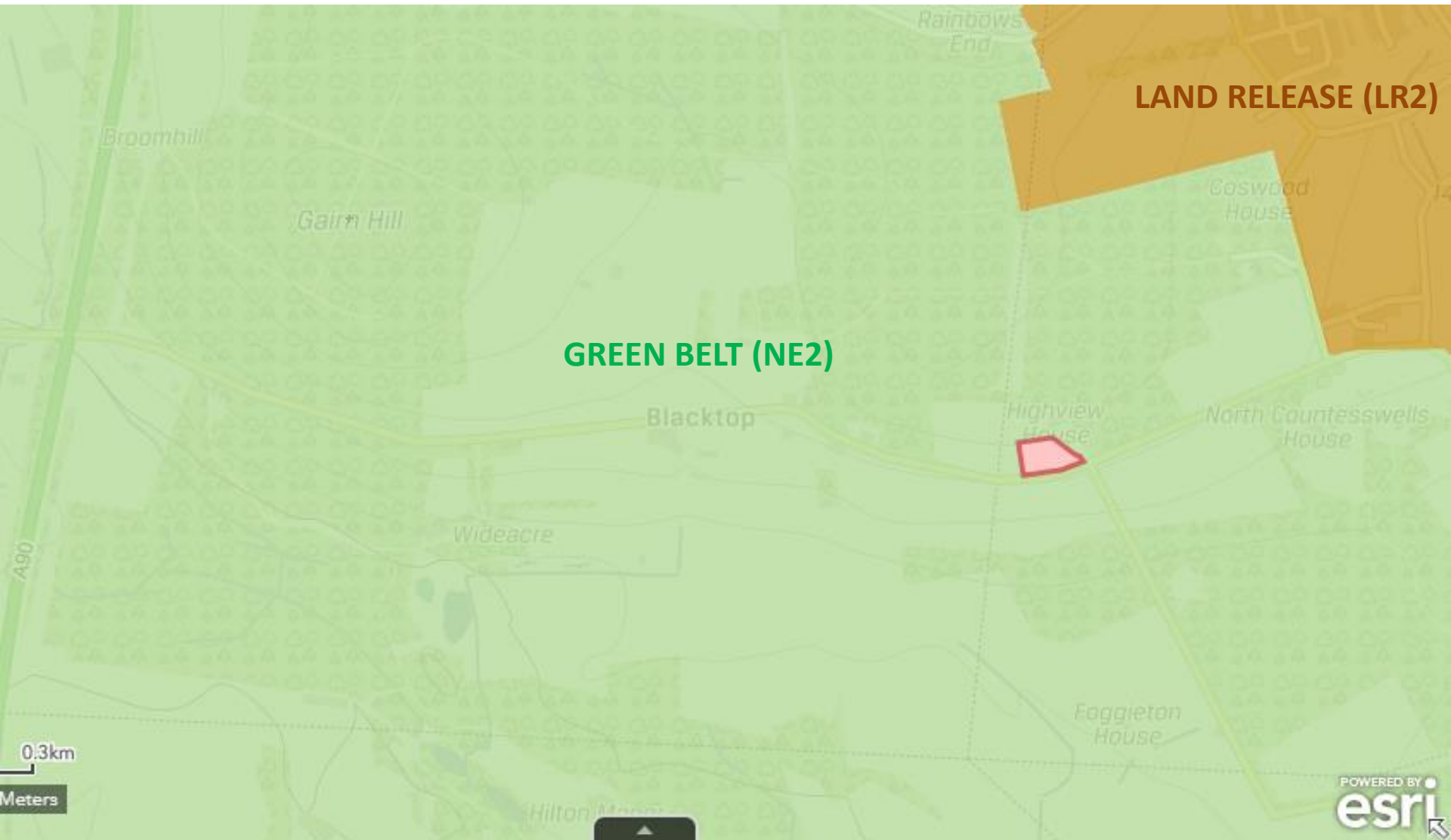
Erection of dwelling house with double garage and associated access road

Highview House, Blacktop Road, Aberdeen

# Location Plan



# LDP Zoning context



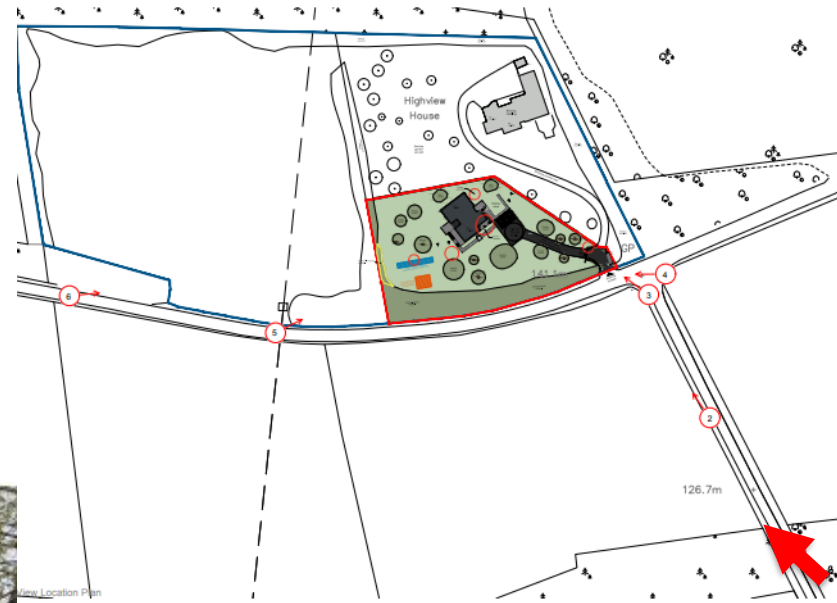
# Aerial Photo



# Site Plan as Proposed

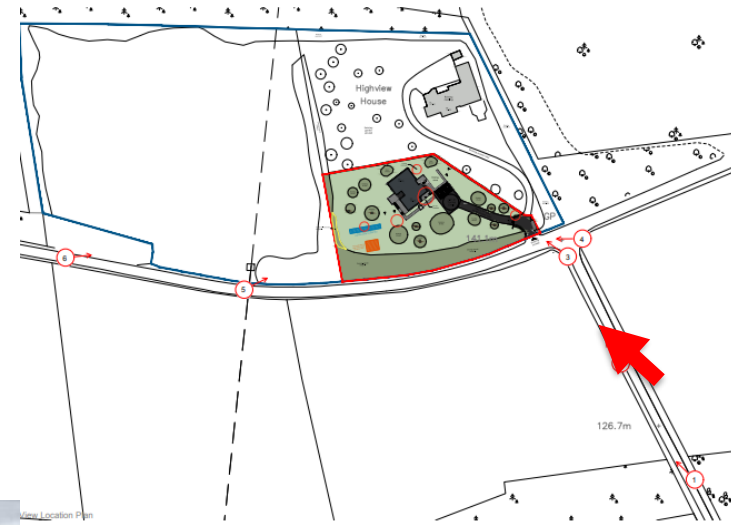


# Key Views 1



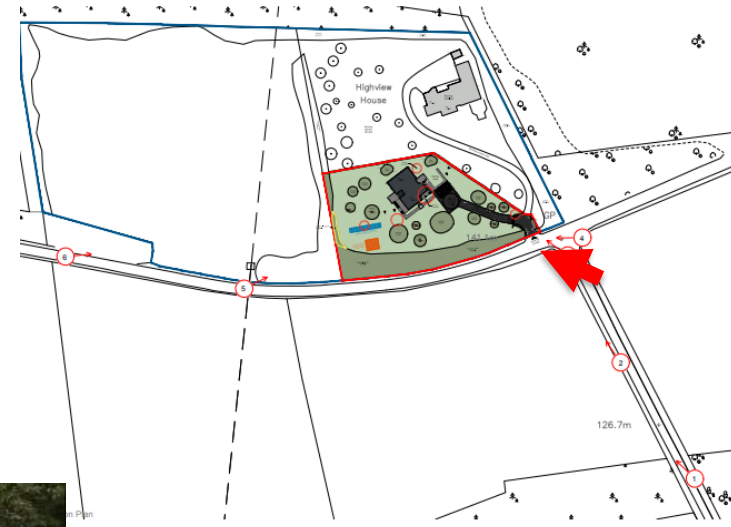
View 1 - Dwelling concealed from view

# Key Views 2



View 2 - Dwelling concealed from view

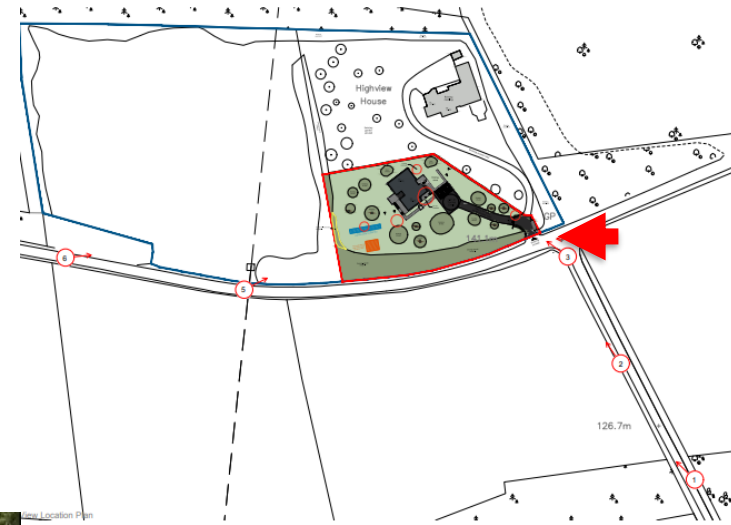
# Key Views 3



View 3 - Dwelling concealed from view

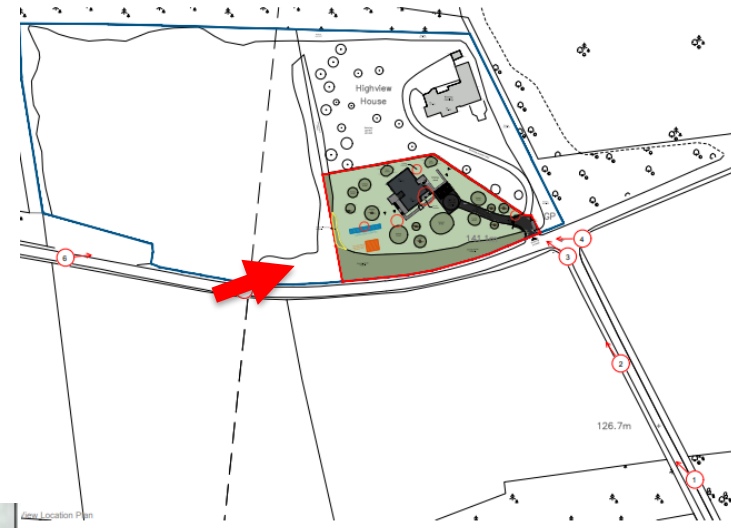


# Key Views 4



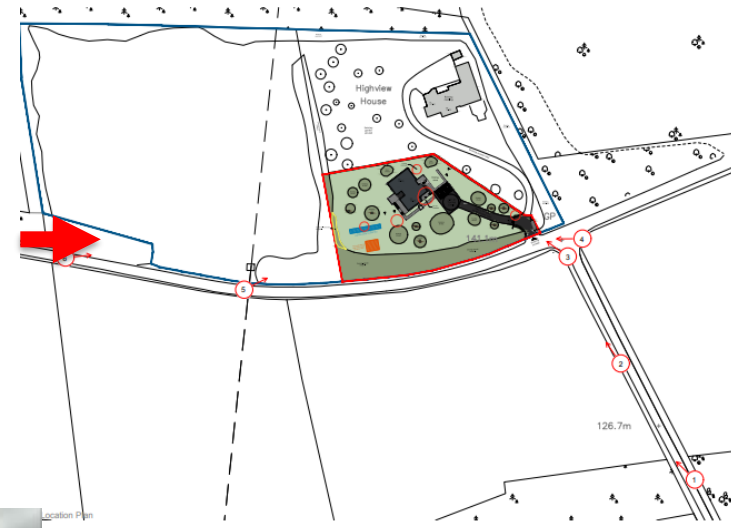
View 4 - Dwelling concealed from view

# Key Views 5



View 5 - Dwelling ridgeline visible prior to proposed Leyandii hedge planting

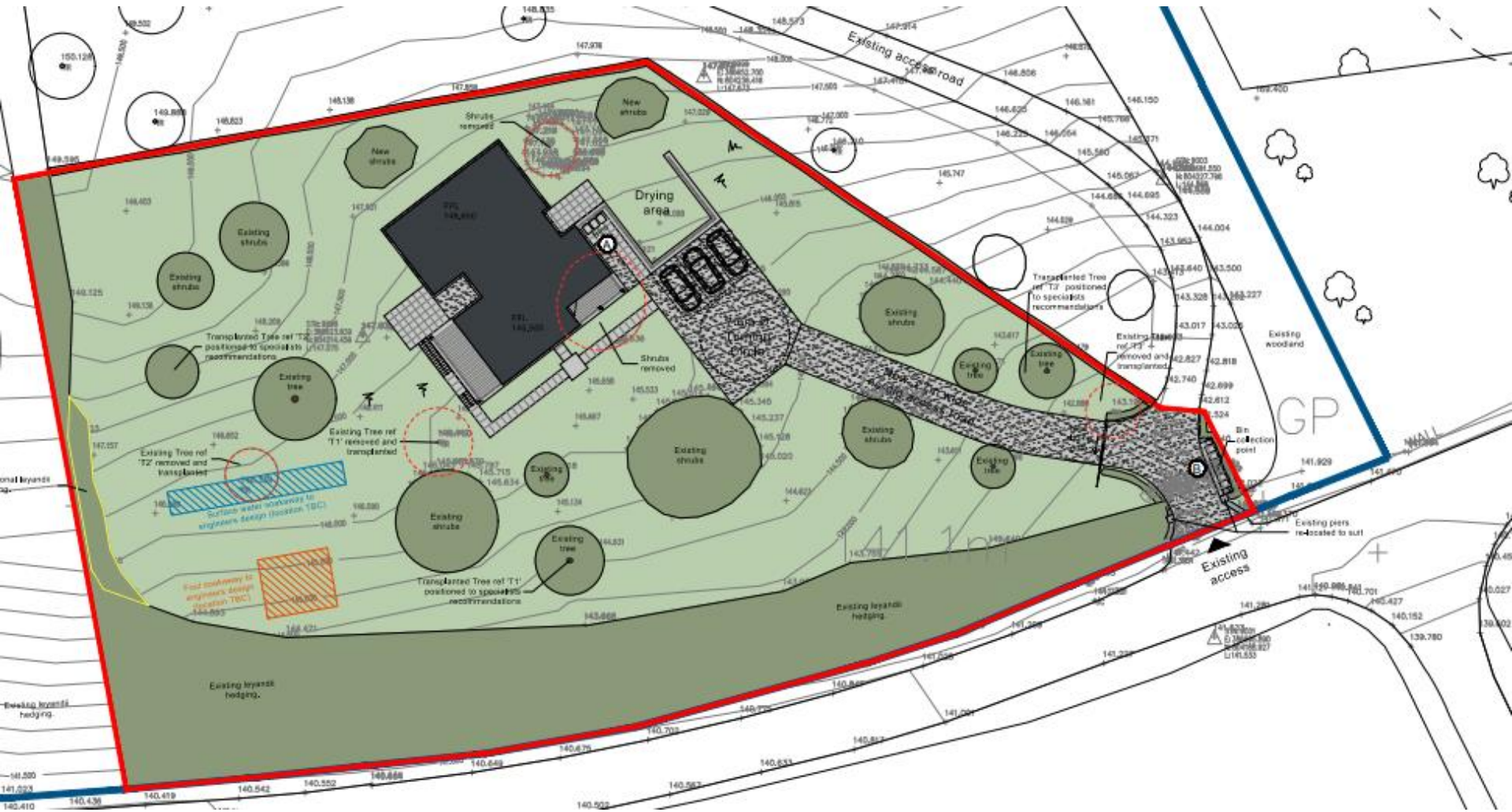
# Key Views 6



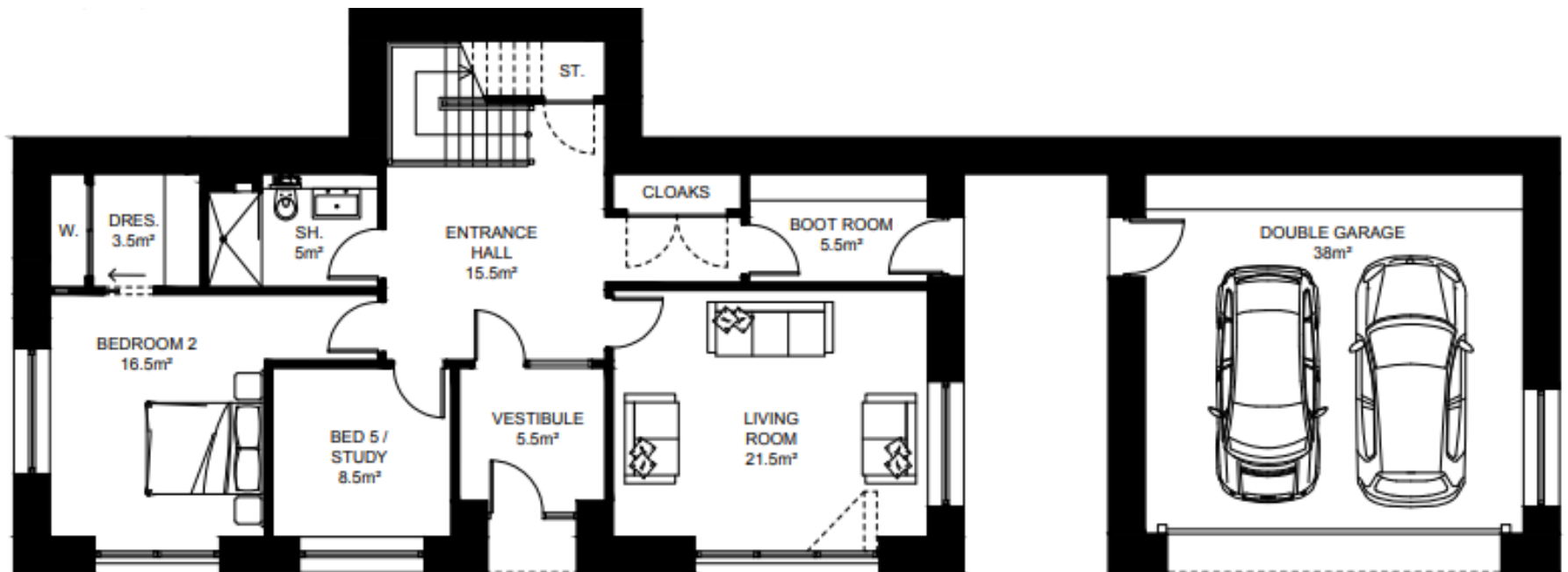
# Site Plan as Proposed



# Site Plan as Proposed

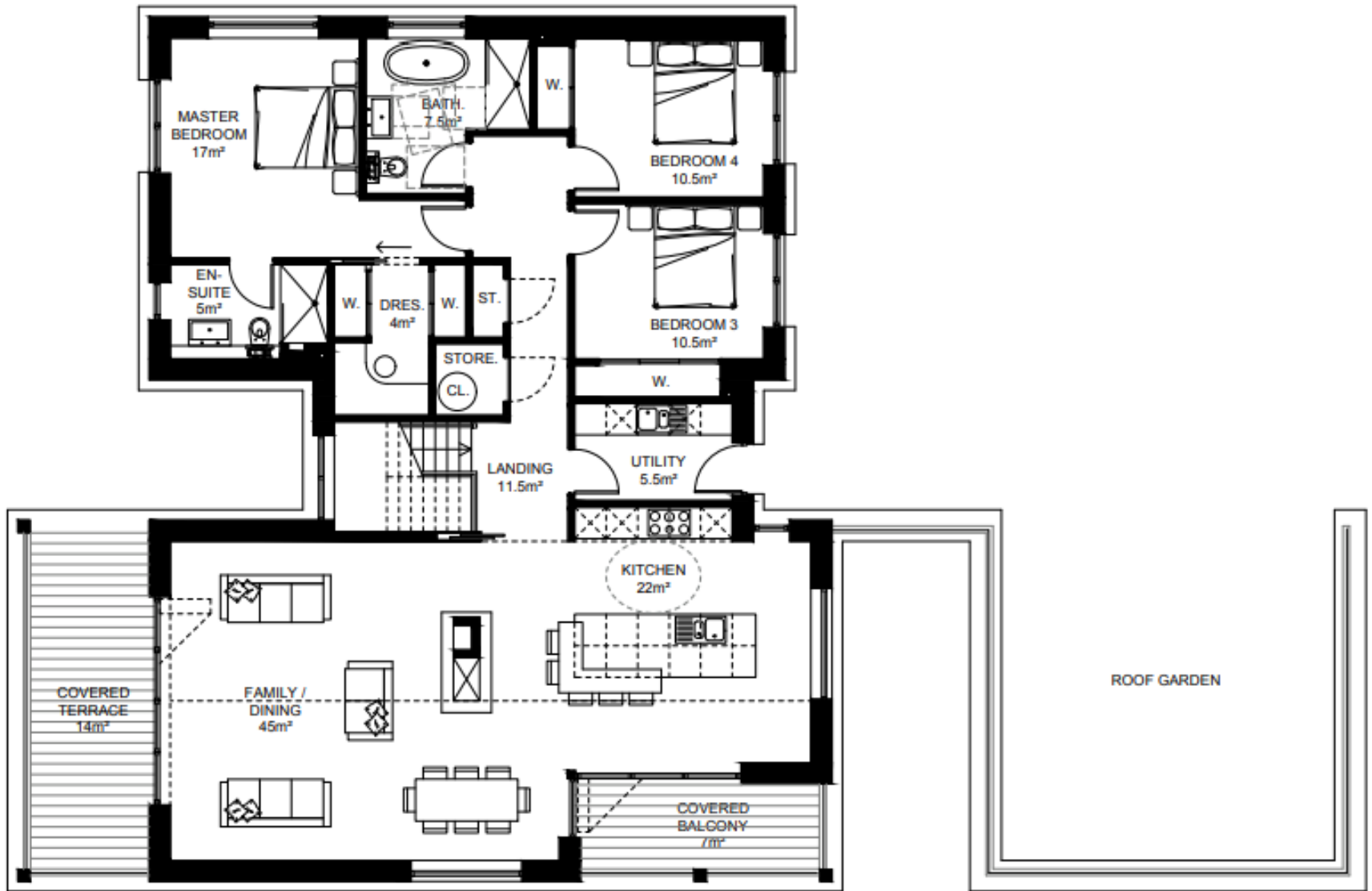


# Proposed Ground Floor Plan



GROUND FLOOR PLAN  
SCALE 1:50@A1 / 1:100@A3

# Proposed First Floor Plan



# Elevations



SOUTH-EAST



SOUTH-WEST ELEVATION  
SCALE 1/8"=1'-0" / 1/16"=1'-0"

SOUTH-WEST

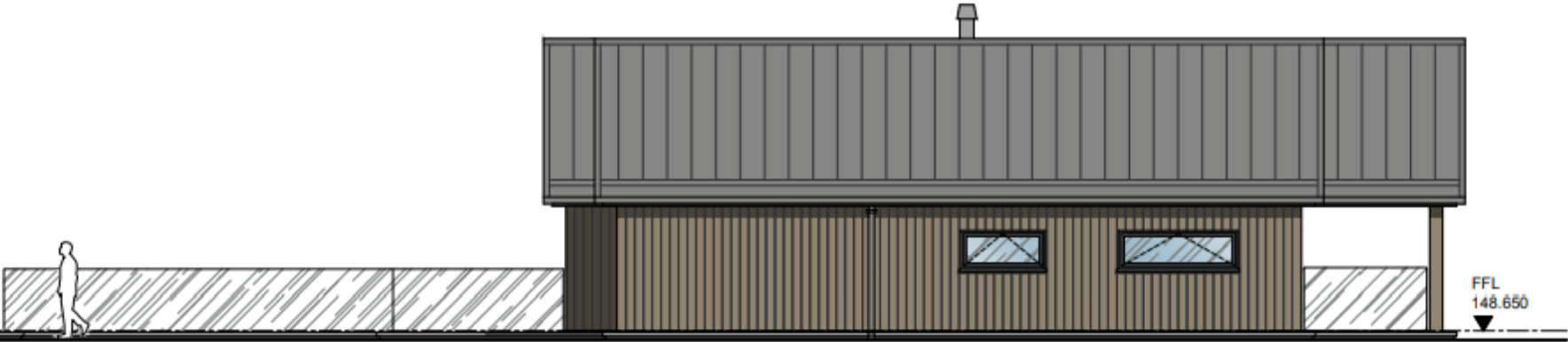


# Elevations



NORTH-EAST ELEVATION  
SCALE 1:50@A1 / 1:100@A3

## NORTH-EAST



## NORTH-WEST

# Reasons for Refusal

- 1) The application site lies within the Green Belt on the Aberdeen Local Development Plan (ALDP) Proposals Map 2017. Policy NE2 (Greenbelt) in the ALDP 2017 makes no provision for new/additional dwellinghouses in the countryside, unless it has been demonstrated as being essential for an existing agriculture or forestry enterprise, which the applicant has not been done in this case and does not accord with any of the 'exceptions' within the policy. In addition, the proposal is at odds with Scottish Planning Policy (SPP) which seeks the implementation of 'green belts' to protect the landscape setting of cities and towns. Therefore, collectively the principle of development is unacceptable.
- 2) The site would be located outwith a 400m radius of a bus stop, within a relatively undeveloped rural/green belt area, and therefore it is likely that occupants of the development would be unduly dependent on use of the private vehicle to transport themselves from the site to other parts of the city / essential supporting services. The proposal, therefore, would conflict with the policy objectives of Policy T2 (Managing the Transport Impact of Development) and Policy T3 (Sustainable and Active Travel) in the Aberdeen Local Development Plan 2017 and their relevant supplementary guidance (Transport and Accessibility). Further, the green belt nature of the site, its location outwith the urban core and relative remoteness from a bus stop, together with the above policy considerations demonstrate that the proposal would not accord with the Scottish Planning Policy expectation of sustainable development.
- 3) Given the existing trees along the southern and western boundaries of the site are not protected and could be removed without the control of the Planning Authority, they cannot be relied upon as providing screening of the site and of the proposed house. Should they be removed and the proposed dwellinghouse is built, the proposed development would have an adverse visual impact on the character of the rural landscape/Green Belt given it would result in the incremental erosion of the open countryside which has been strategically designated to prevent coalescence with Aberdeenshire and maintain open views of the city from rural vistas to the west of the city under the guidance of Scottish Planning Policy in adopting the current Local Development Plan. Therefore, the proposal would conflict with the aims of Policy D2 (Landscape) in the Aberdeen Local Development Plan 2017 and Scottish Planning Policy (SPP).

# Policy NE1 (Green Space Network)

## Policy NE1 - Green Space Network

The Council will protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the Green Space Network, which is identified on the Proposals Map.

Proposals for development that are likely to destroy or erode the character and/or function of the Green Space Network will not be permitted.

Where major infrastructure projects or other developments necessitate crossing the Green Space Network, such developments should maintain and enhance the coherence of the network. In doing so, provision should be made for access across roads for wildlife and outdoor recreation.

Masterplanning of new developments should consider the existing areas of Green Space Network and identify new areas incorporating Green Space Network.

Masterplans will determine the location, extent and configuration of the Green Space Network within the area, and its connectivity with the wider network.

Development which has a negative impact on existing wildlife habitats and connections, or other features of value to natural heritage, open space, landscape and recreation, should be mitigated through enhancement of the Green Space Network.

- Would this proposal destroy or erode the character or function of the Green Space Network?
- Would it have a negative impact on features of value to natural heritage, open space, landscape or recreation?

# Policy NE2 (Green Belt)

- Note preamble on aim of green belt (below) – not merely for purposes of visual or environmental protection

## Green Belt

**3.101** The aim of the Green Belt is to maintain the distinct identity of Aberdeen and the communities within and around the city, by defining their physical boundaries clearly. Safeguarding the Green Belt helps to avoid coalescence of settlements and sprawling development on the edge of the city, maintaining Aberdeen's landscape setting and providing access to open space. The Green Belt directs planned growth to the most appropriate locations and supports regeneration.

- No development other than that which is essential for:
  - Agriculture
  - Woodland and forestry
  - Recreational uses compatible with agricultural or natural setting
  - Mineral extraction/quarry restoration
  - Landscape renewal

# Policy NE2 (Green Belt)

- Then sets out further list of exceptions:
  - Small-scale expansion of existing uses in GB
  - Essential infrastructure which cannot be accommodated other than in GB
  - Conversion of historic/vernacular buildings
  - Extension of buildings above as part of conversion scheme
  - Replacement of existing houses on one-for-one basis
- Requirement that all development in the Green Belt is of the highest quality in terms of siting, scale, design and materials.

# Policy D1 (Quality Placemaking by Design)

## Policy D1 - Quality Placemaking by Design

All development must ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials. Well considered landscaping and a range of transportation opportunities ensuring connectivity are required to be compatible with the scale and character of the developments.

Places that are distinctive and designed with a real understanding of context will sustain and enhance the social, economic, environmental and cultural attractiveness of the city. Proposals will be considered against the following six essential qualities;

- **distinctive**
- **welcoming**
- **safe and pleasant**
- **easy to move around**
- **adaptable**
- **resource efficient**

How a development meets these qualities must be demonstrated in a design strategy whose scope and content will be appropriate with the scale and/or importance of the proposal.

- Does the proposal represent a high standard of design and have strong and distinctive sense of place?

# Supplementary Guidance: Sub-division and Redevelopment of Residential Curtilages

- Generally geared towards existing residential areas, rather than green belt context.
- Highlights importance of regard for established spatial character and built form of surrounding area – sets following criteria:
  - New dwellings must respect the established pattern of development formed by the relationship between buildings and their surrounding spaces (gardens etc.);
  - The scale and massing of the any new dwellings should complement the scale of surrounding properties;
  - The density of the surrounding area should be reflected in the development proposals for the new and existing property. As a general guide, no more than a third (33 per cent) of the total site area for each individual curtilage should be built upon;

# Supplementary Guidance: Sub-division and Redevelopment of Residential Curtilages

- New dwellings should generally not project forward of any established building line;
- The distance between proposed dwellings, and between proposed and existing dwellings, (i.e. between gable ends) should be similar to that predominating on the street; and,
- The ridges or wallheads of any new dwellings should be no higher than the ridges or wallheads on adjoining dwellings.
- Should not adversely affect privacy or amenity at existing property/garden



# Points for Consideration:

Principle: Does Green Belt policy NE2 allow for the sub-division of existing feus and construction of new dwellings in the manner proposed?

If not, are there any other material considerations that weigh in support of the proposal?

Design: Is the proposal of high design quality, appropriate to its context (D1) - *having regard for factors such as scale, siting, footprint, proportions relative to original, materials, colour etc?*

Does it accord with the principles set out for extensions in the 'Sub-Division and Redevelopment of Residential Curtilages' SG? What weight should these be afforded if the principle of a new house is not supported by NE2?

**1. Does the proposal comply with the Development Plan when considered as a whole?**

**2. Are there any material considerations that outweigh the Development Plan in this instance?**

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)