

# LOCAL REVIEW BODY



191406/DPP– Review against refusal of planning permission  
for:

*“Formation of driveway”*

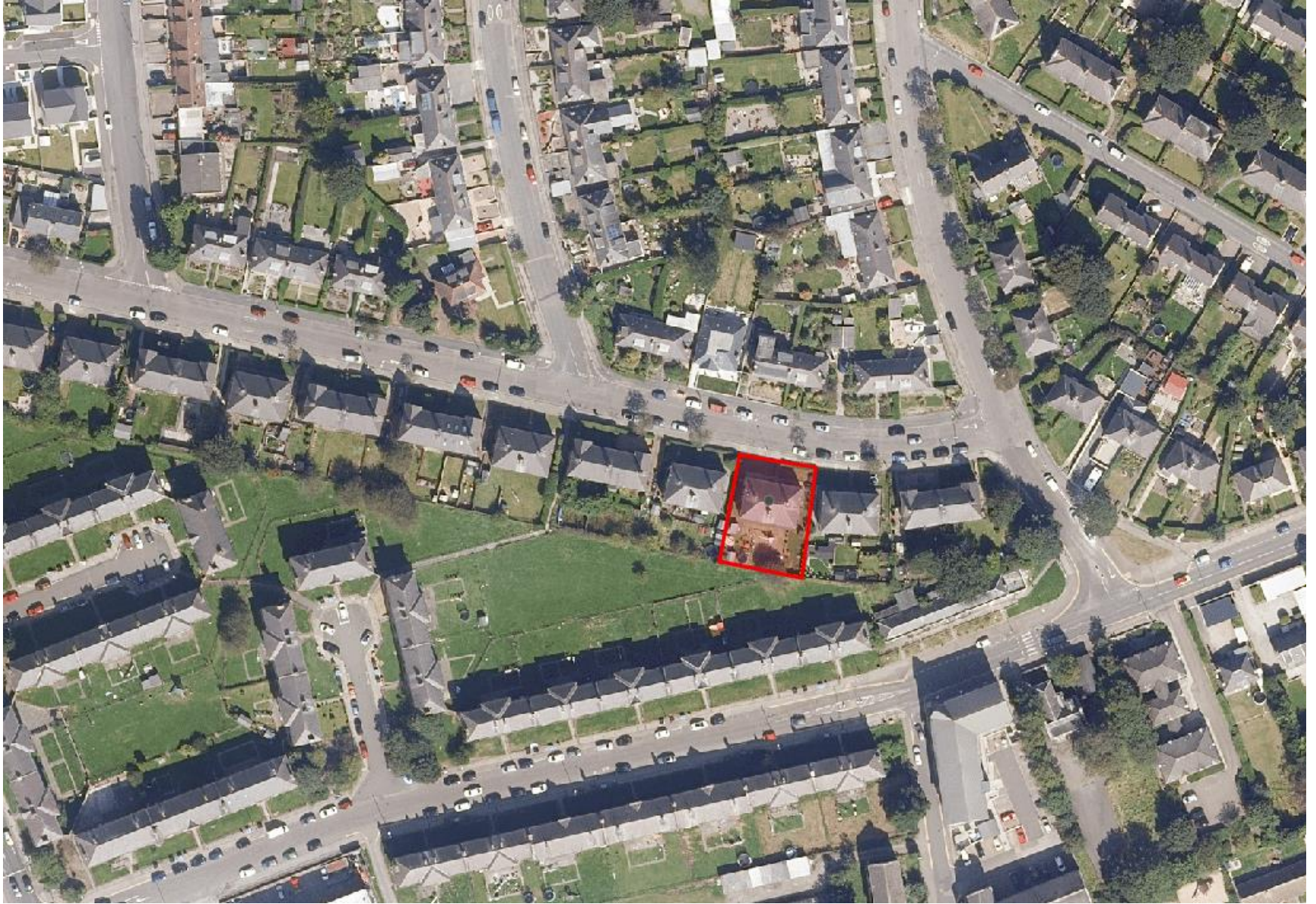
at: 90 Polwarth Road, Aberdeen

# Location Plan





# Aerial Photo





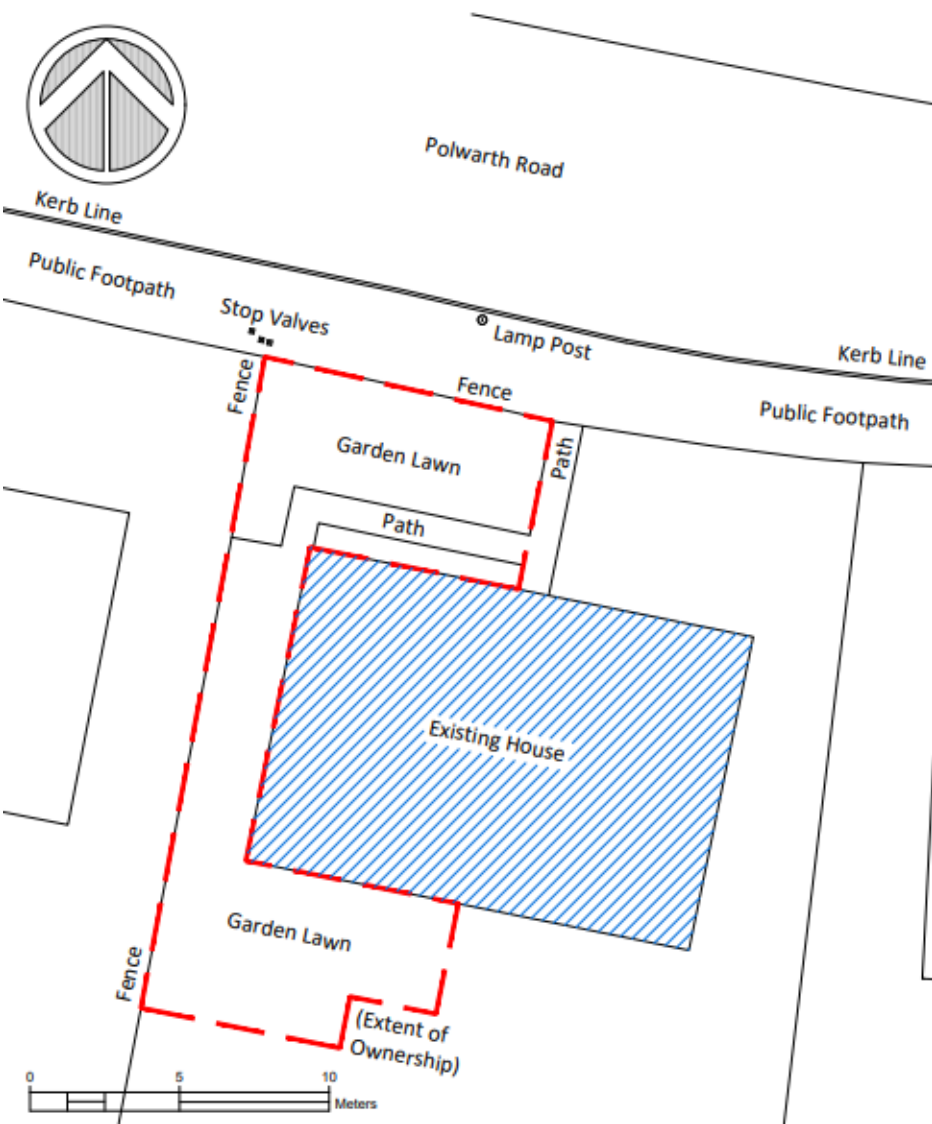
# Street View (Oct 2015)



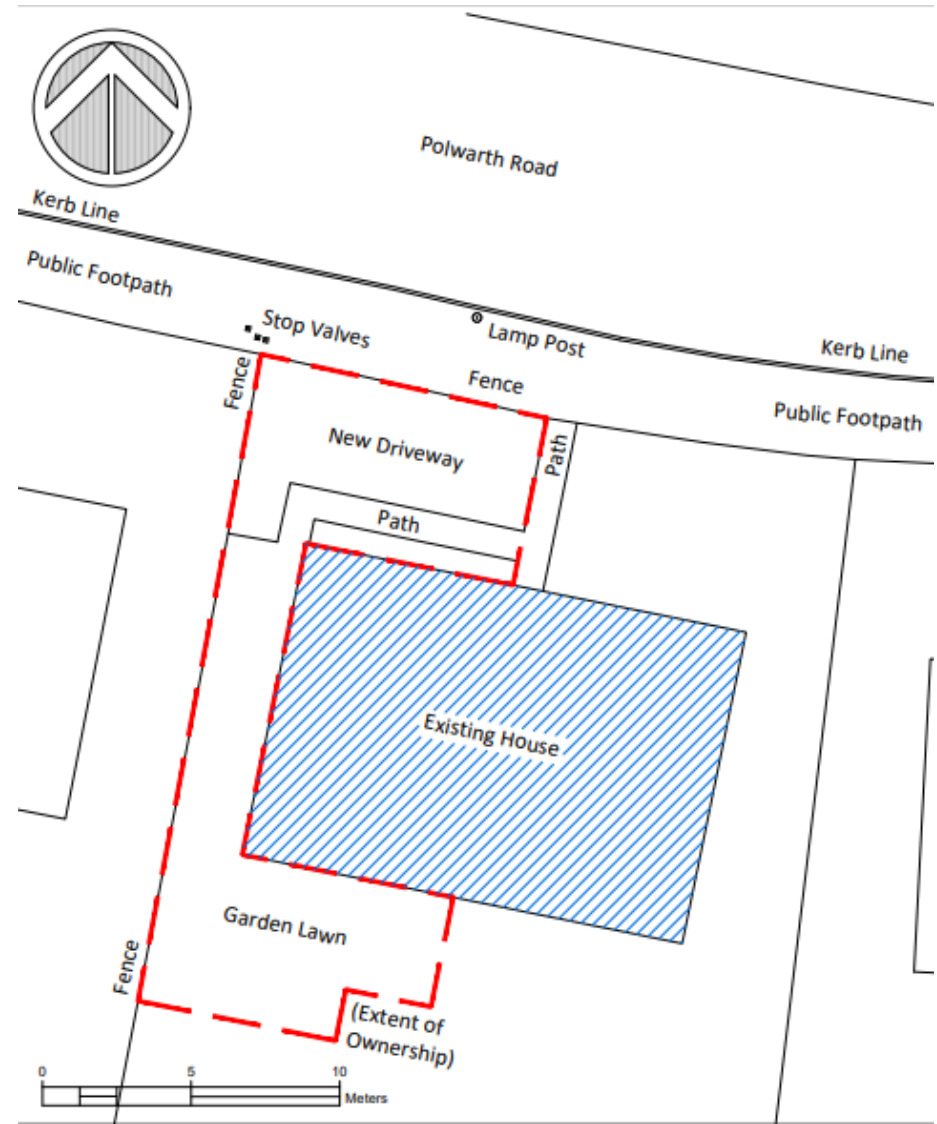
Google

# Site Plan

Existing



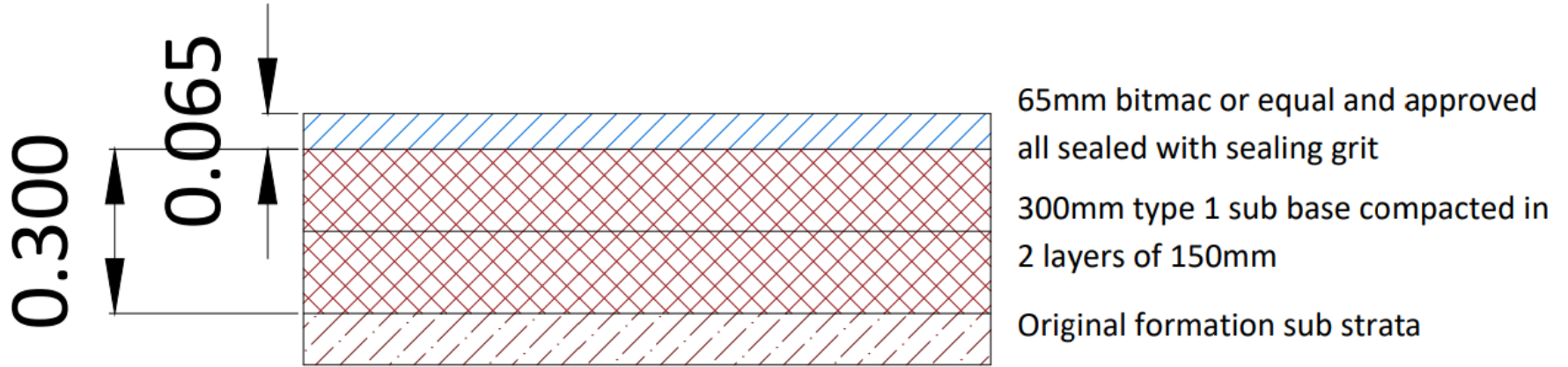
Proposed



# Site Plan as proposed (detailed)



# Construction detail





# Reasons for Decision

- **Road safety:** driveway of insufficient depth to allow for parking at right-angle to the road without vehicles overhanging the pavement, contrary to requirements of Transport and Accessibility SG. If vehicles parked parallel to the road, visibility would not be adequate on exiting driveway.
- **Amenity:** Removal of front garden and loss of enclosure would be detrimental to character and visual amenity of surrounding area, in conflict with policies D1 (Quality Placemaking by Design) and H1 (Residential Areas)
- **Loss of on-street parking:** Proposal result in loss of up to 3 public on-street spaces. Decision notice highlights lack of off-street parking for 4-in-a-block properties on south side of Polwarth Road (and consequent reliance on on-street spaces), and identifies conflict with Transport and Accessibility SG.
- **Precedent:** Highlights potential cumulative effect of similar proposals in terms of impact on pedestrian safety, removal of on-street spaces in an area of high demand and visual/amenity impact arising from loss of front gardens.



# Examples cited by applicant

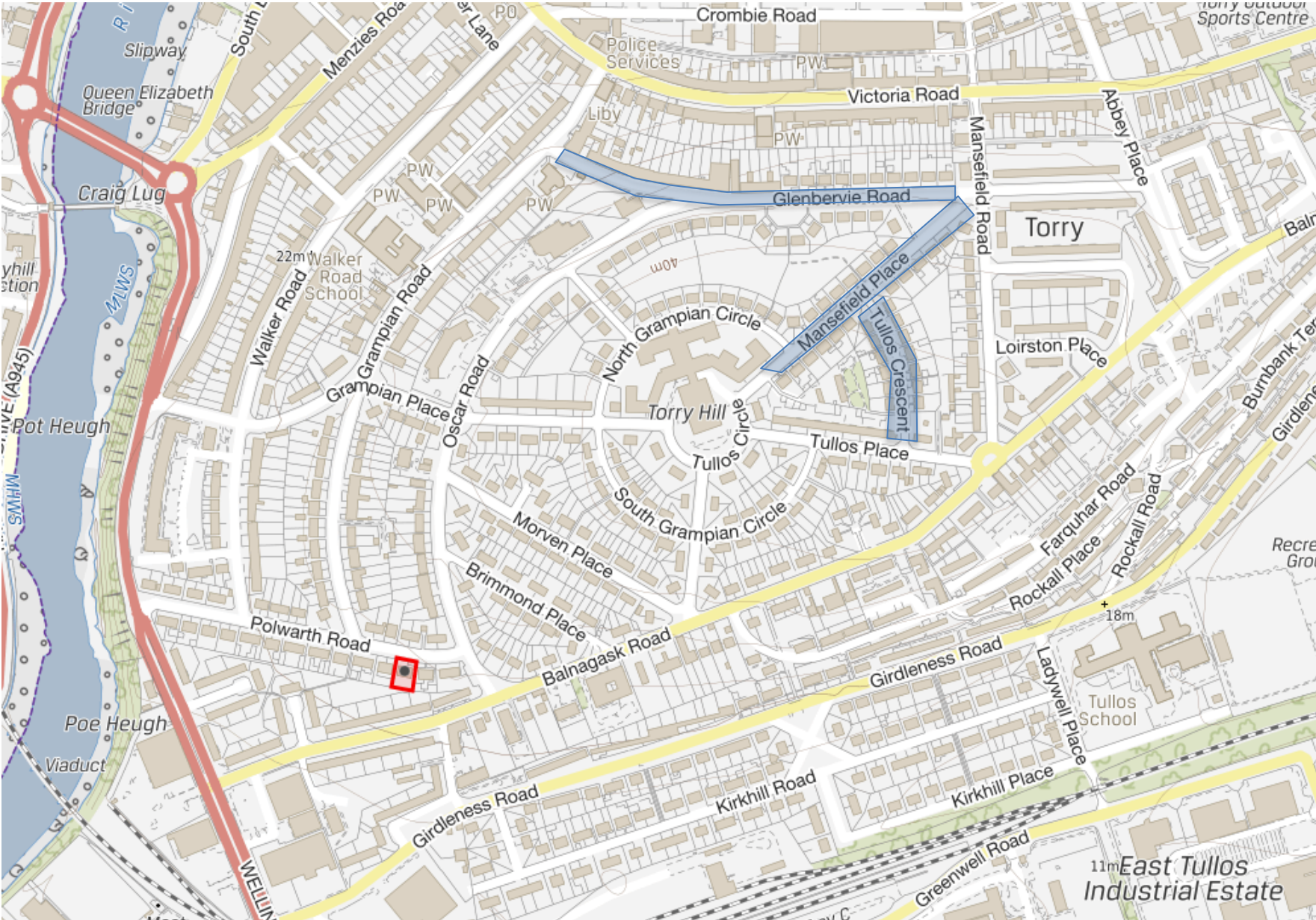


# Examples cited by applicant





# Examples cited by applicant: Locations





# Policy H1 (Residential Areas)

## Policy H1 - Residential Areas

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new development and householder development will be approved in principle if it:

- 1 does not constitute over development;
- 2 does not have an unacceptable impact on the character and amenity of the surrounding area;
- 3 does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010; and
- 4 complies with Supplementary Guidance.

- Is this overdevelopment?
- Would it have an *'unacceptable impact on the character and amenity'* of the area?
- Would it result in the loss of open space?
- Does it comply with Supplementary Guidance?

# Transport and Accessibility Guidance

- “Where the creation of a driveway with one parking space will lead to the loss of an on-street parking space driveway permission will not generally be granted due to the loss of amenity space for all residents on the street.”
  - “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.”
    - *“tenement” means a building or a part of a building which comprises two related flats which, or more than two such flats at least two of which—*
      - *(a) are, or are designed to be, in separate ownership; and*
      - *(b) are divided from each other horizontally,*
- Tenements (Scotland) Act 2004*
- Driveways should be min. 15m from a junction (10m acceptable in some instances)
  - Should be of min. 6m length and 3m width
  - Should be internally drained – not discharging water to road

# 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?



# Points for Consideration:

Zoning: Does the proposal comply with the tests set out in policy H1 (Residential Areas)?

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

Does it accord with the criteria set out for new driveways in the 'Transport and Accessibility' Supplementary Guidance?

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

**2. Do other material considerations weigh in favour of approval or refusal?**

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)