

LOCAL REVIEW BODY

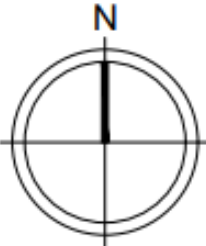


200162/DPP – Appeal against refusal of planning permission for:

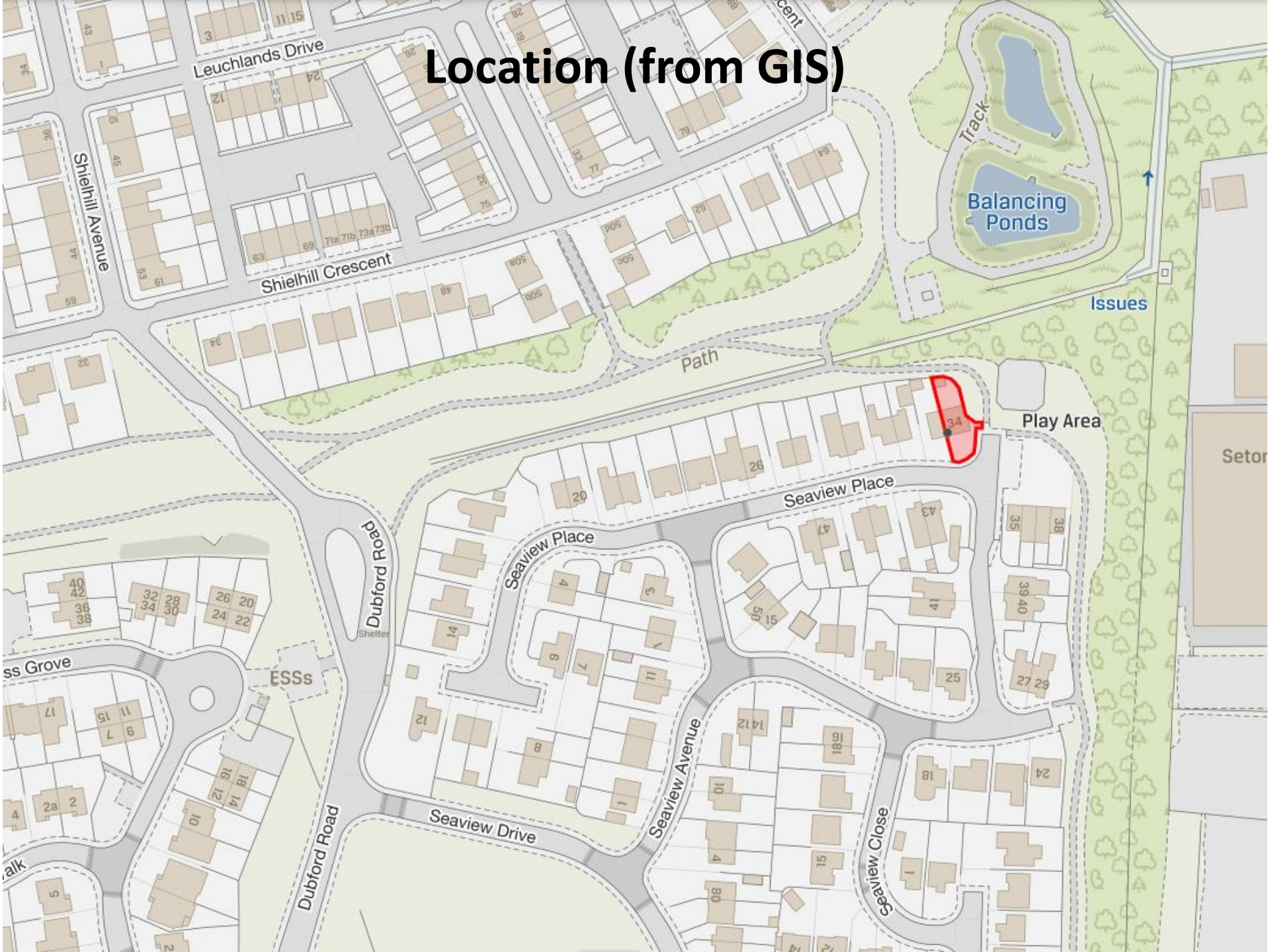
‘Change of use from amenity land to garden ground’

at 34 Seaview Place, Aberdeen

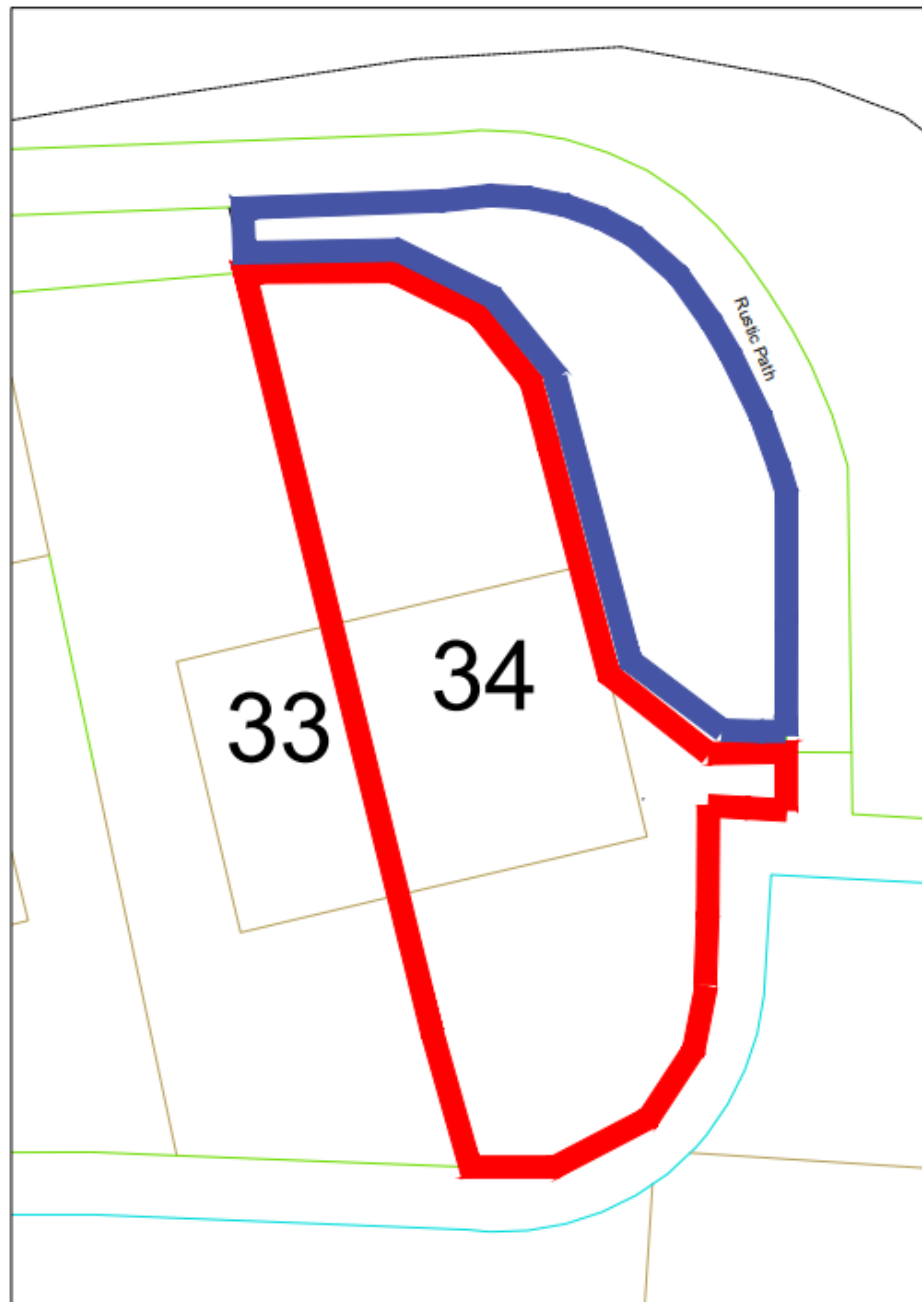
Location Plan



Location (from GIS)

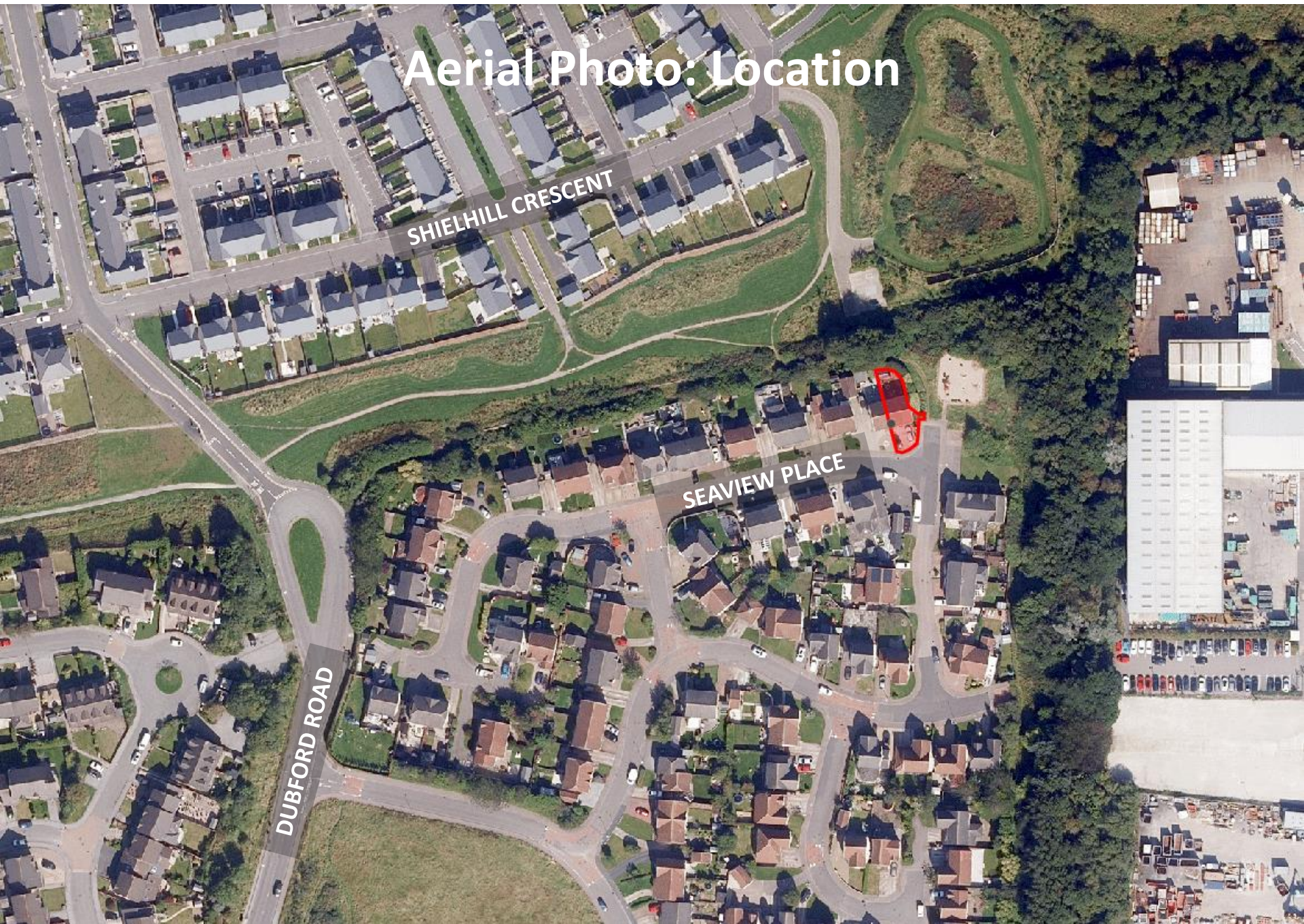


Proposed Block Plan



Block Plan
Scale 1:200

Aerial Photo: Location



SHIELHILL CRESCENT

SEAVIEW PLACE

DUBFORD ROAD

Site Photos



Site Photos



Site Photos



Site Photos



Photograph No. 1. Existing front/side fence of 34 Seaview Place.



Photograph No. 2. Proposal ground at the side of 34 Seaview Place.



Photograph No.7 Path at rear of 34 Seaview Place



Photograph No. 8 Over grown path rear of 29 Seaview Place



Photograph No. 3. Proposed ground, path and play park.



Photograph No. 4 Proposal ground at the side of 34 Seaview Place.



Photograph No. 9 Over grown path rear of 29 Seaview Place.



Photograph No. 10 Over grown path rear of 29 Seaview Place.



Photograph No. 5 Proposed ground at side / Rear of 34 Seaview Place



Photograph No. 6 Path at rear of 34 Seaview Place



Photograph No. 11 Wall at 1 Seaview Close



Photograph No. 12 Curved wall at 18 Seaview Avenue

Site Photos



Photograph No 13 Wall at 25 Seaview Avenue



Photograph No. 14 Wall at 48 Seaview Place



Reasons for Refusal

- Results in loss of a valuable area of green space, which was included in 2010 Open Space audit and scored highly in terms of biodiversity
- Would result in fragmentation of a larger area of open space which contributes to the character, biodiversity and amenity of the area
- Would result in an irregular northern boundary extent and to the east the boundary would be irregularly close to a public footpath, making the path less attractive to pedestrians
- Potential to set unwelcome precedent – cumulative effect of similar proposals must be considered
- Conflict with Householder Development Guide and Green Space Network and Open Space SG documents
- Conflict with Policies H1, NE3, and D1 of ALDP, as well as equivalents in Proposed ALDP



H1: Residential Areas

- 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?

(e.g. Householder Development Guide SG)



D1: Quality Placemaking by Design

All dev't 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”*.

Proposals will be assessed against the following six essential qualities:

- Distinctive
- Welcoming
- Safe and pleasant
- Easy to move around
- Adaptable
- Resource-efficient



NE3: Urban Green Space

- Permission will not be granted to redevelop parks, playing fields, sports pitches, woods, allotments or all other areas of urban green space for any use other than recreation and sport.
- Exceptions made where equivalent alternate provision is to be made locally
- In all cases, development only acceptable provided:
 - No significant loss to landscape character and amenity;
 - Public access maintained or enhanced;
 - Site is of no significant wildlife/heritage value;
 - No loss of established/mature trees;
 - Replacement green space of same or better quality is provided;
 - No adverse impact on watercourses, ponds, wetlands;
 - Proposals to develop outdoor sports facilities should also be consistent with SPP



SG: Householder Dev't Guide

- Should not adversely affect spaces which make a worthwhile contribution to the character and amenity of an area;
- Proposals should not fragment or, if replicated, be likely to erode larger areas of open space or landscaping.
- Should not worsen or create a deficiency in recreational open space
- Should not result in loss of visual amenity – including loss of, or incorporation into private garden of, existing trees/landscaping

Points for Consideration

- Zoning: Does the proposal satisfy the criteria of policy H1?
- 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?* In particular, would the proposal be ‘welcoming’, ‘safe and pleasant’ and ‘easy to move around’?
- NE3: is the loss of urban green space consistent with policy NE3?
- Supplementary Guidance: does it fragment an area of open space? If repeated, would this be likely to erode a larger area of open space? Would there be an adverse visual impact as a result of the works? Is any alternative area laid out in compensation?

Decision-making

- **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, making reference to the Development Plan, its policies and any other material considerations of weight
- Conditions? (if approved – Planning Adviser can assist)