

Appendix 1 – Enforcement Cases registered from April 2020 – March 2021

Permission Refused: Further Action Required: 4 Cases

ADDRESS	WARD	DETAILS OF BREACH
27 Birkhall Place	4	Erection of summerhouse and decking
70 Carden Place	10	Installation of unauthorised banner
Neo House - Riverside Drive	12	Installation of 2 storey high banner sign
39 Spey Road	4	Formation of unauthorised driveway

Pending Investigation: 37 Cases

ADDRESS	WARD	DETAILS OF BREACH
33 Grampian Road	12	Erection of decking
418 King Street	6	Unauthorised business use operating from garage
75 Cloverfield Gardens	1	Structure erected in rear garden
28-32 Marischal Street	8	Amenity issues in relation to unoccupied listed building
215 Union Street	12	Installation of external roller shutter door
39 Huntly Street	7	Unauthorised painting of windows (pink)
Land at Stonewood Estate	1	Non-compliance with approved plans
4 Belvidere Crescent	7	Installation of replacement door
104 Tollochill Crescent	13	Erection of fencing exceeding 1m in height adjacent to road
16 Concraig Park	3	Unauthorised use running from residential premises
Disused Water Reservoir - Newton Terrace	1	Development commencing when conditions not purified
The Hub - Mugiemoss Road	1	General upgrade works/ viewing platforms installed
Land at Meikle Clinterty	1	Unauthorised earthworks
Spice of Asia - 54 John Street	8	Breach of condition - noise measures
Wren Kitchens	6	Installation of unauthorised signage
6 North Silver Street	7	Installation of uplighters/ downlighters and vents
101 Union Grove	10	Barber business operating from a residential flat
44 Brighton Place	10	Erection on summerhouse/shed structure and other building works carried out within rear garden area of property in Con. Area without P.P.

46 Brighton Place	10	Erection on summerhouse/shed structure and other building works carried out within rear garden area of property in Con. Area without P.P.
3 Wellington Park	13	Landscaping not provided in accordance with approved scheme
68 Skene Street	7	Unauthorised alterations to shop front
21-23 Kirk Brae	9	Use of outbuilding as separate residential unit
First Floor Flat - 20 Grosvenor Place	7	Installation of replacement windows
Former Treetops Site	10	Ground excavation works carried out during site clearance works
39 Craigton Terrace	11	Non-compliance with approved plans re. installation of opaque glass screening for rear decking area.
68 Balgownie Road	2	Breach of condition (Ref.181270/DPP) by reinstating access onto Balgownie Road
48 Sunnybank Road	6	Erection of 2 sheds to rear of flatted property without P.P.
Land at Foresterhill Court	7	Flats under construction without planning approval.
Field To The East Of Brookhill, Countesswells Road	9	Importation of soils and creating of bund
25 Laws Road	13	Installation of fencing to front of dwelling exceeding 1m in height
9 Redmoss Road	13	Unauthorised car repair works being carried out within curtilage of residential property
341 Great Western Road	11	Installation of unauthorised driveway to front
13 Tollohill Place	13	Erection of outbuilding within rear garden
Garages To Rear Of 295 Broomhill Road	11	Use of garages for non-domestic purposes
33 Carden Place	10	Extension to listed building and alterations to garage
Mugiemoss Road/ Goodhope Road	1	Non-compliance with Condition 19 - Removal of Pipeline Bridging
16B Allan Street	11	Installation of unauthorised driveway

Dealt with by Spaces for People: 6 Cases

ADDRESS	WARD	DETAILS OF BREACH
Dutch Mill Hotel	10	Installation of marquee to front of building
12 St Swithin Street	10	Breach of planning control re formation of outdoor seating

70 Countesswells Road	10	Use of outdoor seating area in breach of planning condition
Rendezvous at Nargile 12 St Siwthyn Street	10	Formation of decking to front
	10	Erection of unauthorised temporary structure to front of building (SfP)
Bieldside Inn	9	Erection of large structure within rear car park area without P.P.

Application Pending: 10 Cases

11 Earn's Heugh Crescent	13	Erection of fencing exceeding 1m in height adjacent to road
Stoneywood House	1	Installation of CCTV cameras on listed building
498 George Street	8	Installation of unauthorised banner and timber fence to front
Rubislaw Quarry	10	Unauthorised use of quarry for canoeing and associated alterations
66 Morningside Avenue	11	Installation of flue on rear elevation
57 Ruthrieston Crescent	11	Formation of driveway to flatted property without planning permission
Land to Rear of 277 North Deeside Road	9	Heavy duty & other construction related vehicles accessing new house site damaging roadway
177 Spittal	6	Original front boundary wall coping stones replaced with granite stonework
Land at 21A Farburn Terrace	1	Use of land for the long-term parking of vehicles
Sunnyview - Station Road - Milltimber	9	Works on entrance driveway not in accordance with approved plans

Permission Granted (following submission of planning application): 11 Cases

ADDRESS	WARD	DETAILS OF BREACH
11 Birchfield Place - Cove - Aberdeen	13	Erection of outbuilding without the benefit of planning permission
29 Ferryhill Place	12	Installation of replacement door
176 King Street	8	Installation of ATM and associated surround
Haudagain Retail Park	5	Installation of unauthorised signs
99-105 Holburn Street	12	Change of use from office to beauty salon

Black's Bar 323-327 North Deeside Road	9	Works to the side of building (potential formation of beer garden)
1 Woodend Place	10	Erection of large structure in rear garden
Land at ASDA - Dyce	1	Installation of shipping container within rear car park
16 Cranford Terrace	11	Erection of outbuilding within rear garden
9 Mill Park Crescent	1	Erection of summer house
69 King's Gate	10	Development not being carried out in accordance with approved plans

Breach Rectified Voluntarily: 23 Cases

ADDRESS	WARD	DETAILS OF BREACH
Garage to the rear of Mastrick Post Office - 10 Clunie Place	4	Use of garage for commercial purposes without the benefit of planning permission
11 Hilltop Road	9	Development not being constructed in accordance with the approved plans and associated conditions not discharged
181 Union Street	12	Installation of unauthorised for sale/ to let sign
Stoneywood House	1	Erection of timber fence around the boundary of the property
42 Davidson Place	4	Erection of outbuilding in rear garden
428 King Street	6	Removal of garage/ boundary wall and erection of car port
30 Hillview Crescent	9	Change of use of public open space to private garden ground and erection of fencing
Cliff Cottage - Rocklands Road	9	Relocation of boundary wall and change of use of open space to garden ground
3 Wellington Terrace	13	Installation of unauthorised signage on residential dwelling advertising business
19 Stroma Terrace	4	Erection of Garden Shed
44 Forbesfield Place	10	Erection of enclosure to front
17 Moir Green	4	Erection of 2m high fence to front of property
Land at Contlaw Road	9	Breach of Conditions re. commencement of site works prior to various suspensive environmental conditions being purified.
North Linn Farm	9	Large structure erected on agricultural land
Northcote House	11	Development not being carried out in accordance with approved plans
21 Greenfern Road	3	Unauthorised use of premises as hot-food takeaway

2 Parkhill Circle	1	Erection of fence exceeding 1m in height to front
14 Kincroth Crescent	13	Erection of driveway, installation of canopy and fence/ wall
Phase 3 - Dubford	2	Non-compliance with approved plans
Land adjacent to 14 Raeburn Place	7	Untidy land causing disamenity to the surrounding area
17 School Avenue	6	Erection of fencing exceeding 1m in height adjacent to road
Cormack Park	3	Installation of unauthorised floodlighting
11 Gairn Circle	12	Erection of shed with associated flue

Deemed Not Expedient to Enforce: 12 Cases

ADDRESS	WARD	DETAILS OF BREACH
Den of Leggart	13	Construction of tree house
28 Ruthrieston Circle	11	Erection of storage shed within garden area of flatted property
29 and 31 King's Gate	10	Removal of boundary wall
1 Bunstane Place	13	Erection of shed to front
23 Davidson Gardens	4	Erection of and extension to garage
1 Hallfield Road	3	Erection of shed to front
28 Ruthrieston Circle	11	Development not being carried out in accordance with approved plans
Flat B - 28 Ferrier Crescent	5	Erection of outbuilding to rear of flat
108 Don Street	6	Installation of signage
17 Drinnies Crescent	1	Boundary fence issues
183 Victoria Road	12	Erection of shed to flatted property without consent
Union Glen Court	12	Erection of shed to side of flatted block

No Breach of Planning Control: 88 Cases

ADDRESS	WARD	DETAILS OF BREACH
Mill of Dyce	1	Potential breach of planning conditions associated with 180693/DPP
45 Overton Circle	1	Alleged unauthorised business use operating from residential property.
29 Provost Graham Drive	10	Change of use of public open space to private garden ground and erection of fencing

16 Ashwood Avenue	2	Installation of lock block to front of property without the installation of appropriate drainage facilities
Pinewood/ Hazledene	10	Discrepancies between the approved landscaping scheme and footpath connections
7 Stroma Terrace	4	Development not being carried out in accordance with approved plans
70 Morningfield Road	10	Erection of steel frame/ fencing along front garden boundary
263 Stoneywood Road	1	Erection of fence along mutual boundary
19 Fernhill Road	3	Formation of decking to rear
18 Polmuir Road	12	Replacement roof on side elevation
Nosa Castra - Bucklerburn Rd	9	Cutting/ filling and re-profiling of ground levels
Land at Rob Roy Caravan park - Malcolm Road	9	Tree removal - conditions on recent planning permission in relation to tree planting
Land at Stoneywood House	1	Potential disamenity issues within the woodland adjacent to Stoneywood House
2 Cromwell Gardens	10	Possible breach of condition re installation of new access gate
20 Contlaw Brae	9	Timber structure erected within rear garden area
Dolphin Fish and Chips - Hazlehead Crescent	10	Installation of unauthorised signage advertising business
109 Hilton Road	5	Erection of dwelling without MSC approval
131 King's Gate	10	Works potentially being undertaken without benefit of planning permission
37 Fraserfield Gardens	2	Commercial business running from residential property
143 Cairnwell Drive	4	Erection of 2 buildings and decking
Moxy Hotel - Dyce	1	Breach of Conditions (car park not being used solely for the hotel)
Aberdeen Vehicle Sprayers - Broomhill Road	11	Unauthorised business operating from domestic garage
1 East Craigbank Crescent	9	Development not being carried out in accordance with approved plans
East Brotherfield	9	Development not being carried out in accordance with approved plans

49 Cameron Way	1	Potential sub-division of dwelling
62 Springbank Terrace	12	Use of domestic garage for commercial purposes
57 Hazlehead Road	10	Erection of fencing/ decking to rear of dwelling
3 Danestone Terrace	1	Conversion of dining room to bedroom
1 Slains Place	2	Erection of fence exceeding 2m in height
116 Hammerfield Avenue	11	Erection of outbuilding in rear garden
Stoneyhill Terrace	13	Erection of fencing/ posts along northern boundary
58 Kincorth Crescent	13	Installation of decking
11 Wallacebrae Crescent	1	Erection of rear extension
Basement and First Floor Flat - 3 Devanha Terrace	12	Unauthorised use of premises for commercial purposes
Flat F - 68 Seaforth Road	8	Installation of decking to rear of flatted property
Land at Stoneywood Estate	1	Installation of unauthorised signage through development
Land at Foresterhill Court	7	Development not being carried out in accordance with approved plans
45 Garthdee Drive	11	Erection of outbuilding
4 Lewis Drive	3	Erection of decking
14 Howes Crescent	4	Erection of outbuilding to rear
Basement Level - 74 Commerce Street	8	Unauthorised alterations within basement area of building
Land to North-West of Mill of Dyce	1	Unauthorised earth raising works adjacent to River Don
Lock-ups - Broomhill Road	7	Alleged commercial use operating from lock-up garage
39 Tullos Crescent	12	Works being carried out to path/ driveway without PP
218 Countesswells Road	10	Pergola constructed within rear garden area without consent
102 Shielhill Crescent	2	Unauthorised use of garage as a gym
360 North Deside Road	9	Installation of for sale signage
Peterculter Retirement Park	9	Unauthorised tree works in adjoining TPO area and caravan site boundary extended
H1 - Hill of Rubislaw	10	Unauthorised use of suite contained within building doe band practice
3 Clerk Maxwell Crescent	13	Rear garden boundary extended into amenity area without consent
Colin's MOT Service Centre - Bankhead Industrial Estate	1	Unauthorised car parking and repairs out with curtilage of site

190 Rosemount Place	7	Possible unauthorised change of use from Class 1 to Class 3'
Site of Former Treetops Hotel	10	Demolition of hotel buildings without benefit of planning permission
28 Callum Crescent	3	Single storey extension under construction to rear of property without PP
17 Newburgh Circle	2	Summerhouse structure erected within rear garden area without consent
Seabury House - King Street	8	Use of building for streaming of religious services
30 Eday Court	3	Drainage works in garden of adjacent property
83 Bon-Accord Street	12	Installation of satellite dish
18 North Anderson Drive	7	Large portacabin sited within rear garden area
16 & 17 Broaddykes Avenue	3	Rear boundary extended to take in amenity land
402 Great Western Road	10	Erection of domestic garage to rear
3 Colthill Road	9	Commercial hot food takeaway being run from residential property
6 Beech Tree Gardens	9	Erection of shed
3 Burnett Close	9	Installation of decking exceeding 500mm in height
24 Wallacebrae Road	1	Formation of decking area within rear garden
48 Lintmill Terrace	4	Formation of car port to side
Hawthorn Bar - 143-145 Holburn Street	12	Installation of unauthorised signage
20 Marischal Gardens	1	Development not being carried out in accordance with approved plans
66 Spital	8	Use of property as an HMO
Binghill Road	9	Work to roadway adjacent to new primary school taking place outwith advisory hours of operation
22 Cairnaquheen Gardens	7	Works carried out in rear garden of flatted property
39 Beechwood Avenue	5	Erection of outbuilding
40 or 42 Cairngorm Crescent	13	Erection of shed type structure
69 and 71 Denwood	3	Garden or driveway areas possibly increased in size without planning permission.
Former Cults Railway Station	9	Various works taking place within the site including vegetation clearing, boundary removals and removal of buildings
14 Laverock Braes Road	1	Extension of fencing to incorporate parking area to rear
Gordondale Lane		Alleged unauthorised business use operating from domestic

Peterculter Retirement Park	9	Alleged that works to create/form a new site access road have commenced without P.P.
24 Wallacebrae Road	1	Alleged mechanic/garage business related activities operating from residential property.
Land to Rear of Hillview Crescent	9	Heavy earth moving lorries using lane to access rear of 42 Hillview Crescent
29 Urquhart Road	8	Large central heating flue/duct installed to front elevation of tenement building without P.P.
126 Provost Rust Drive	4	Formation of unauthorised driveway in front garden of flat
17 Concraig Gardens	3	Erection of shed
9 Craighton Avenue	11	Installation of Flue
92 Mansfield Road	12	Property being used for business purposes and not as a residential dwelling
Hillylands - 2 Croft Road	3	Extension/ alterations to the building without the benefit of planning permission
28 Annat Bank	13	Erection of shed
11 Scylla Gardens	11	Painting of frontage of dwelling (front door and garage door)

Historic Cases – Pre April 2020

ADDRESS	WARD	COMPLAINT	CURRENT STATUS
Inchgarth House	9	Retrospective Listed Building Consent application for new external chimney on the North West elevation refused. (170928/LBC)	Remedial Works to be carried out this year in order to rectify breach
Former Royal Cornhill Hospital	7	Type of surfacing materials used in footpaths not in accordance with approved scheme as part of condition relating to hard and soft landscaping attached to approval P130381.	Enforcement Notice Served
Craibstone Golf Course Club House	1	Importing and storage of large amount of soil onto site.	Previous application withdrawn, new application to be submitted with revised information
Woolard and Henry – Stoneywood Park	1	Installation of unauthorised fencing without the benefit of planning permission	Planning permission refused; Enforcement Notice served. Compliance required by June 2021.
23 Rubislaw Den South	10	Partial demolition of rear boundary wall & erection of new sliding rear access gate without consent.	Permission granted for alternative scheme – to be implemented

Milltimber Farm	9	Unauthorised quarrying/excavation works and possible unauthorised use.	Works under review – discussion ongoing with SEPA
25 Union Street	8	Untidy shopfront	Amenity notice served and revised scheme approved with CARS funding – new owner so need to chase
39 King's Crescent	6	Installation of external door and sub-division of property to form two flats	Permission granted for alternative scheme – to be implemented
Ground Floor Right – 13 Crown Terrace	12	Installation of replacement windows (listed building) - PVCu windows have been installed	Enforcement Notice served – alternative scheme to be implemented
Silverburn Sports Centre – Claymore Drive	2	Development not completed in accordance with approved plans	Investigation underway – delayed due to COVID
NaNa Nails – 23 Holburn Street	12	Unauthorised fascia signage	Permission granted for alternative scheme – to be implemented
12 Seaview Place	2	Boundary fencing issues	Enforcement Notice being prepared