



# Planning Development Management Committee

Thursday 22<sup>nd</sup> April 2021



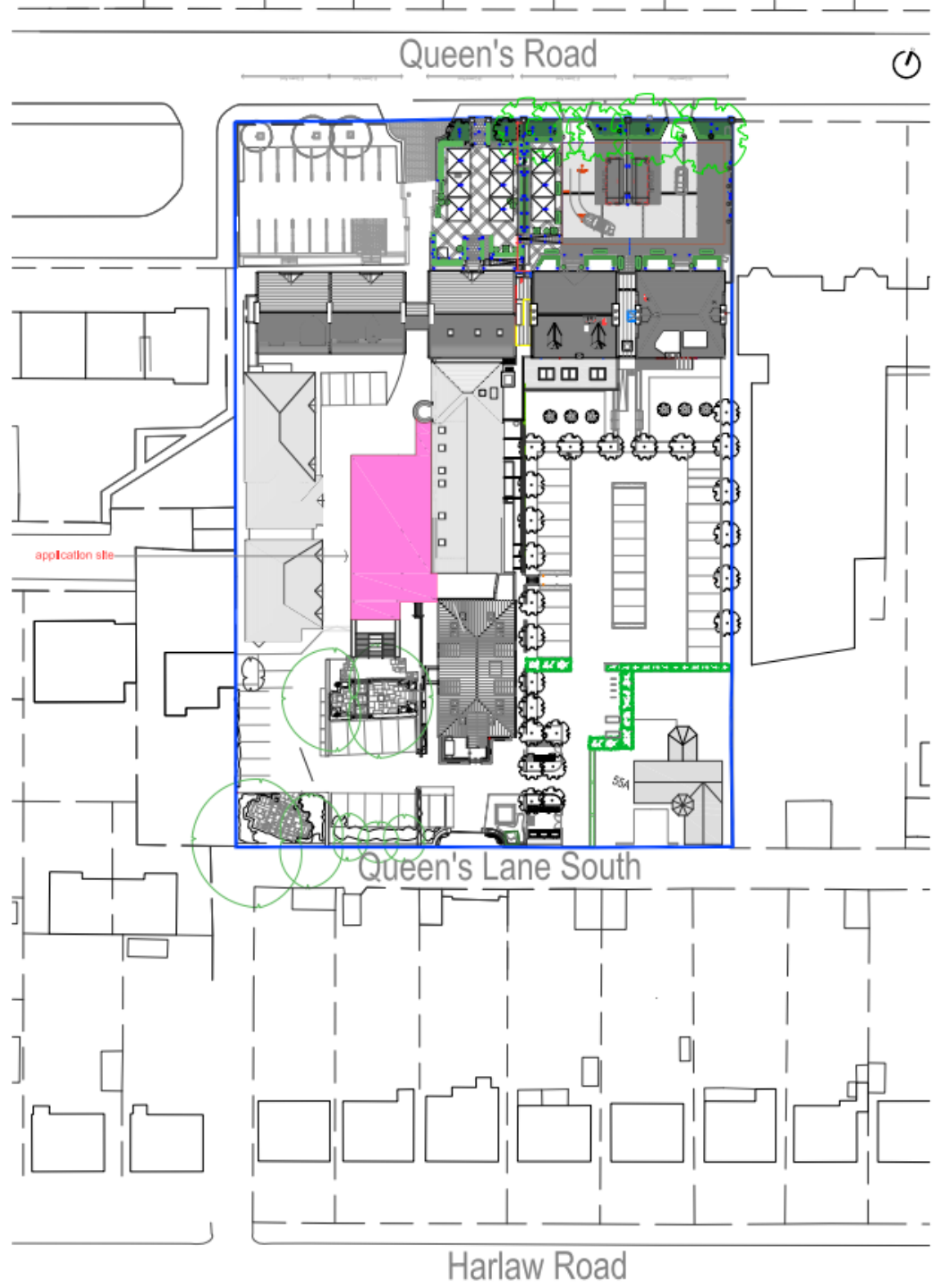
Application ref. 201454/DPP

Detailed Planning Permission for the formation of external dining area at roof level, including balustrade, decking and associated works

The Chester Hotel, 59-63 Queen's Road, Aberdeen

# Location Plan

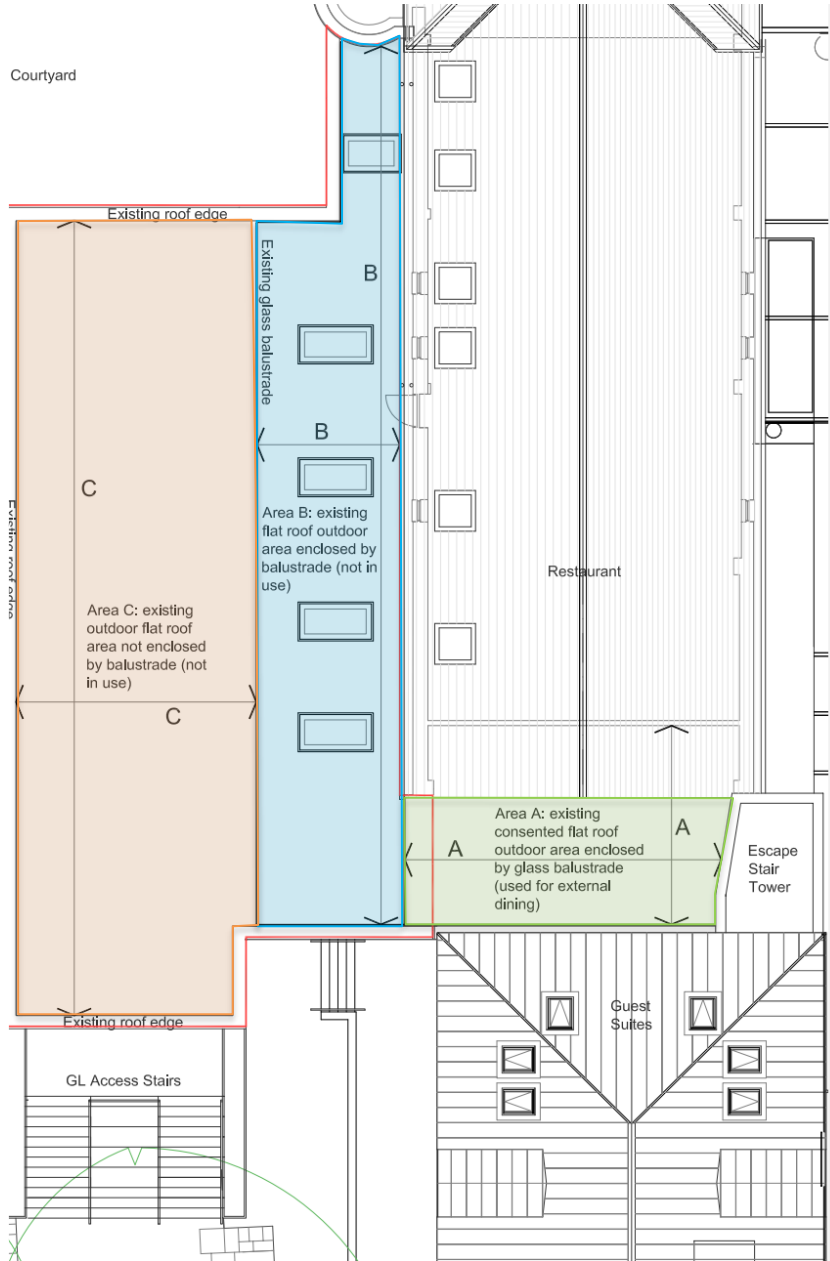
Pink area denotes proposed roof terrace



# Aerial Photo



# Site plan extract: Existing

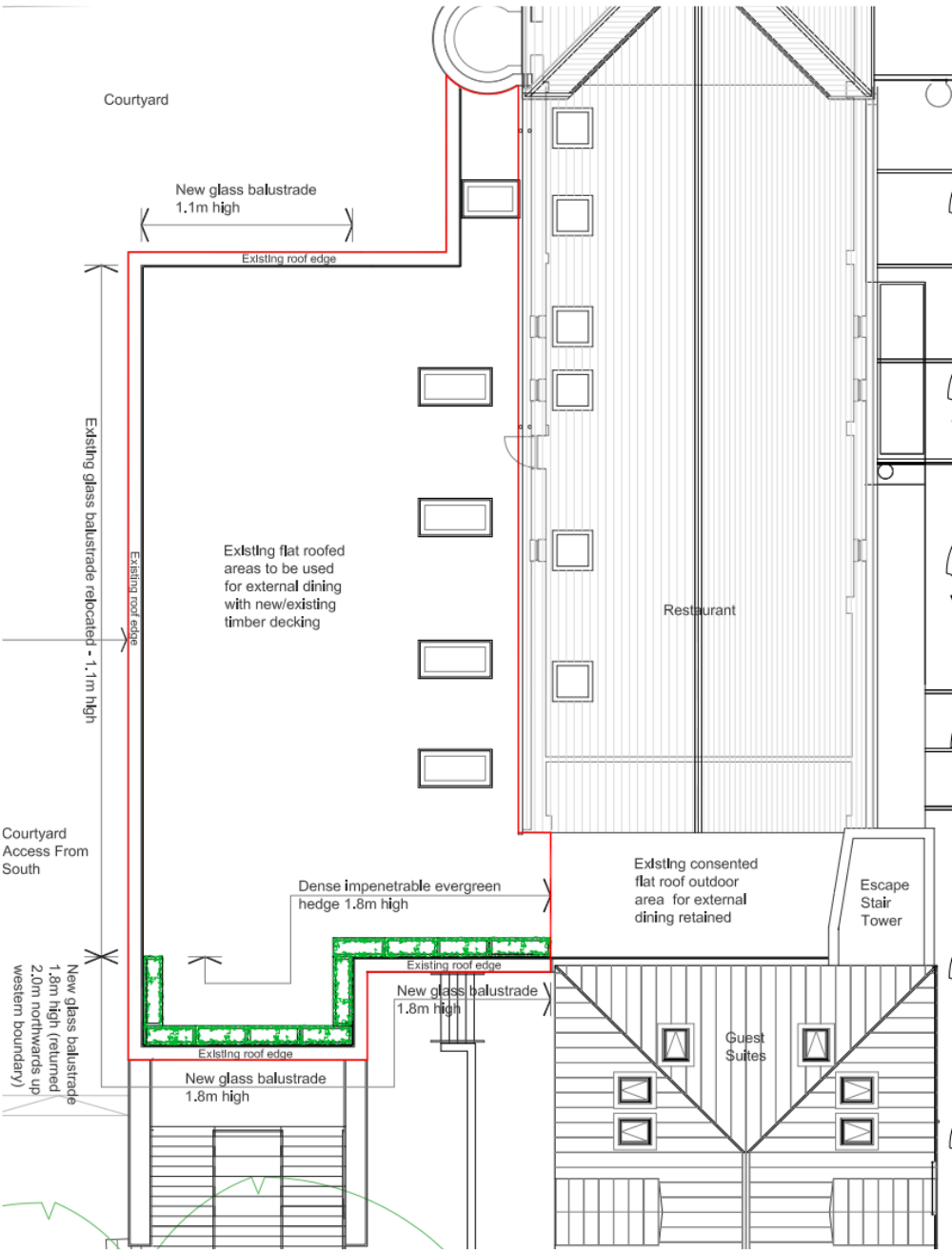


**Area A:** existing authorised outdoor dining area enclosed by glass balustrade

**Area B:** existing outdoor area enclosed by balustrade but not authorised for outdoor dining

**Area C:** area of flat roof with no current access

# Site plan extract: Proposed



# South Elevation: Existing



Note: two large mature trees to south of proposals shown in outline only



Existing outdoor flat roof area not enclosed by balustrade (not in use)

Existing outdoor flat roof area enclosed by balustrade (not in use)

South of restaurant gable (background): existing outdoor flat roof area enclosed by balustrade (in use)

# South Elevation: Proposed



Note: two large mature trees to south of proposals shown in outline only

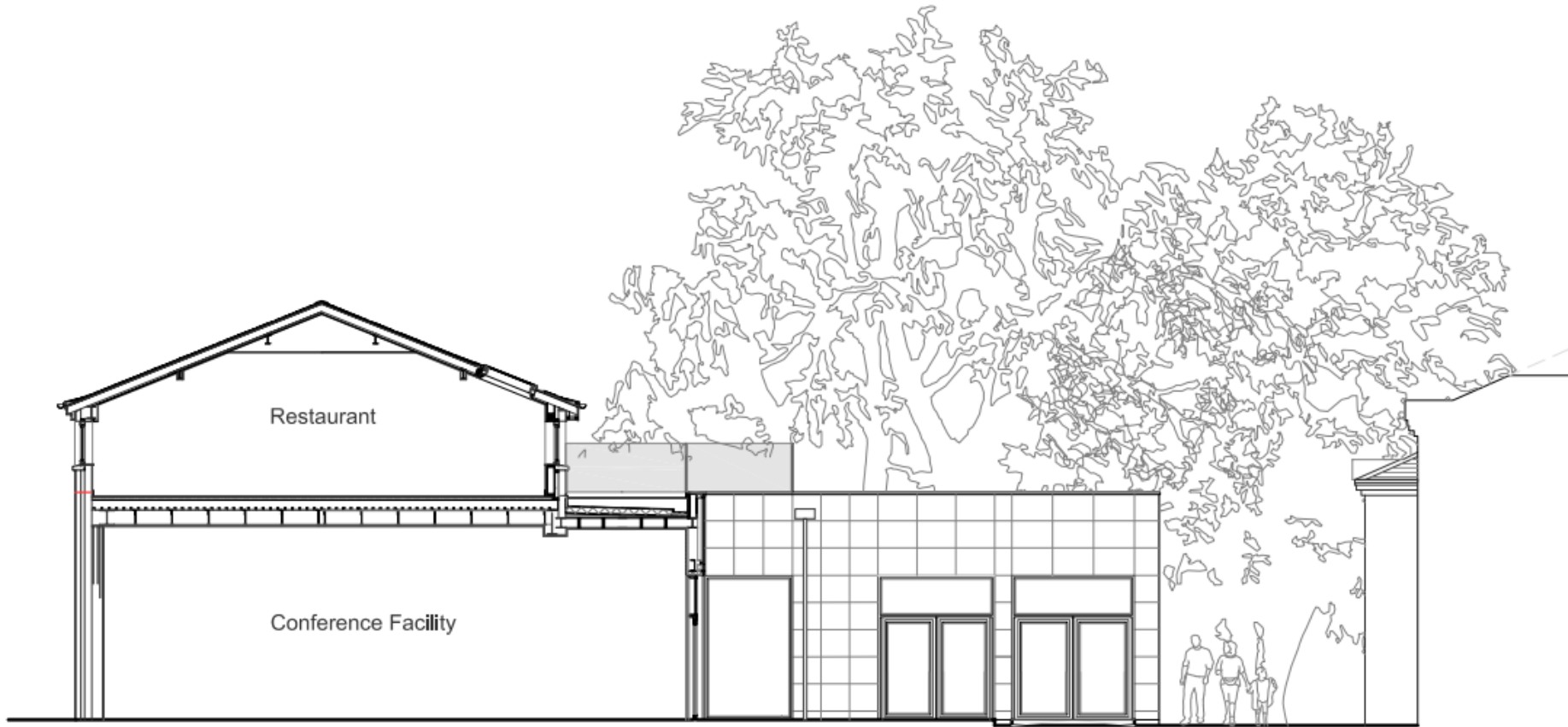


New 1.8m high glass balustrade extended as shown across whole of width of new area of use with dense 1.8m hedge behind, area completely screened visually, and attenuated acoustically to south

South of restaurant gable (background): existing outdoor flat roof area enclosed by balustrade (in use)

South

# North Elevation: Existing



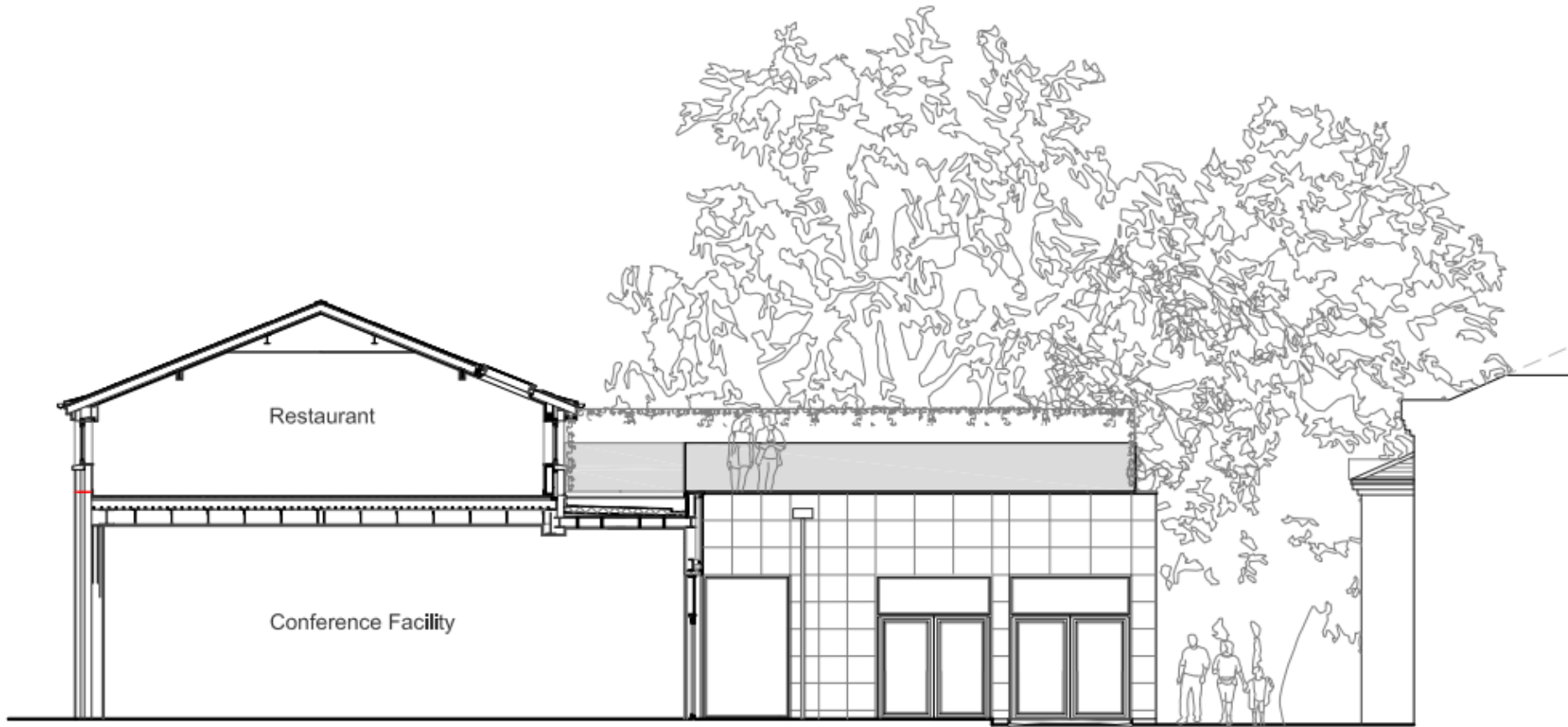
Existing outdoor  
flat roof area  
enclosed by  
balustrade (not in  
use)

Existing outdoor  
flat roof area not  
enclosed by  
balustrade (not in  
use)

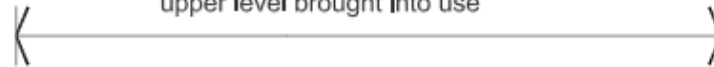




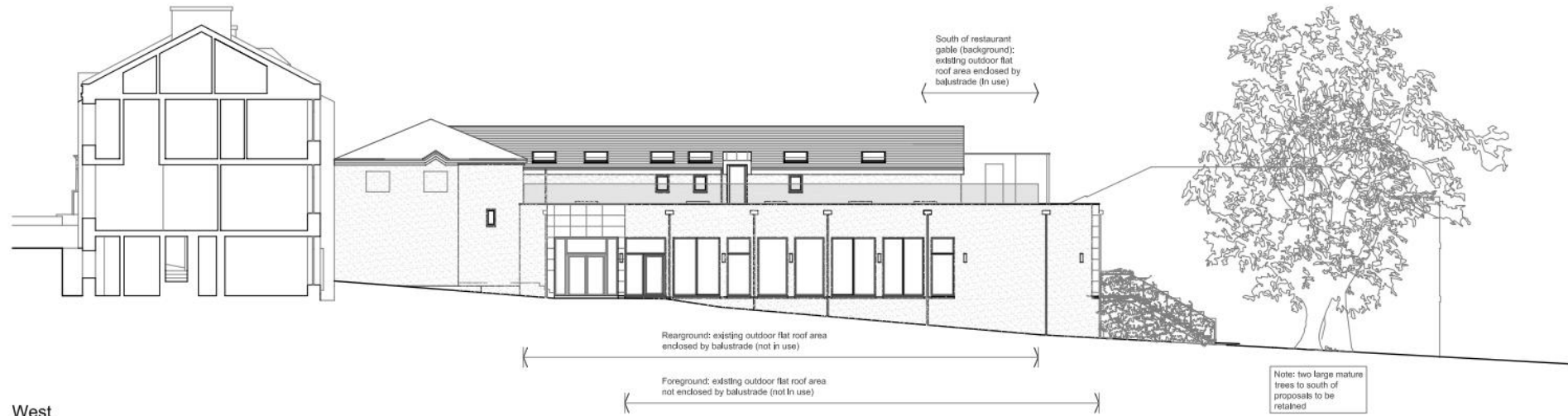
# North Elevation: Proposed



1.1m high glass balustrade extended  
as shown and whole of outside area at  
upper level brought into use



# West Elevation: Existing



# West Elevation: Proposed



# Site Photos

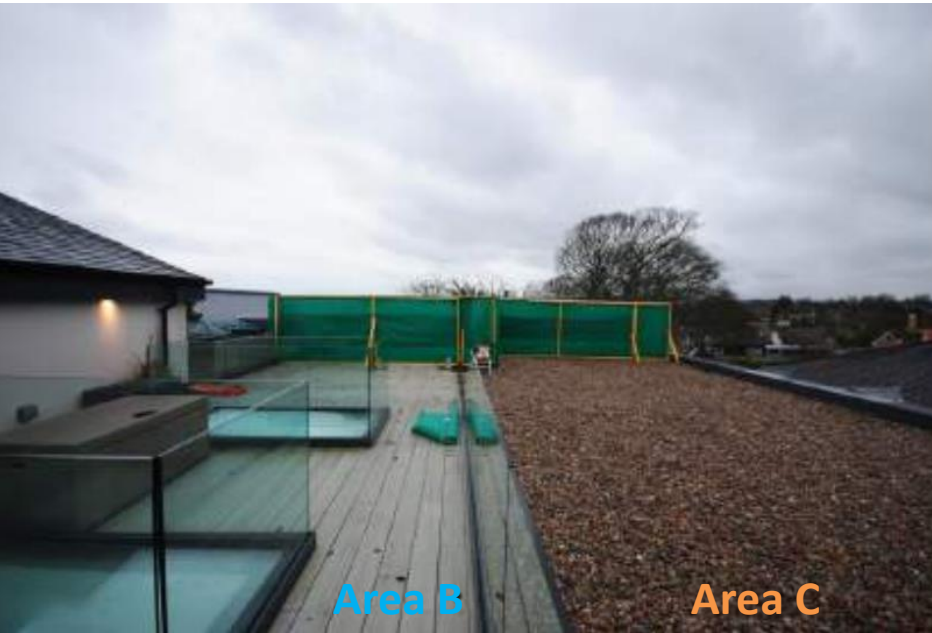


**Area A:** existing authorised outdoor dining area enclosed by glass balustrade  
*(view facing East obstructed by stair tower)*



**Area B:** existing outdoor area enclosed by balustrade but not authorised for outdoor dining  
Facing South  
*(with mocked up 1.8m screen in place)*

# Site Photos



Facing South towards rear gardens of properties on Harlaw Road  
*(with mocked up 1.8m screen in place)*



Facing South-west, over the hotel bedroom wing  
*(not showing 1.8m screen returning for first 2m along western roof edge or 1.1m balustrade thereafter)*

# Site Photos



Facing East

*(view obscured by restaurant at 1<sup>st</sup> floor)*