

# LOCAL REVIEW BODY



210799/DPP– Review against refusal of planning permission for:

Formation of driveway to front with associated landscaping  
(partially retrospective)

341 Great Western Road, Aberdeen

# Location Plan



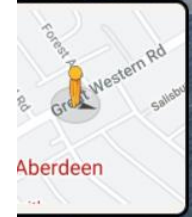


# Photograph as existing

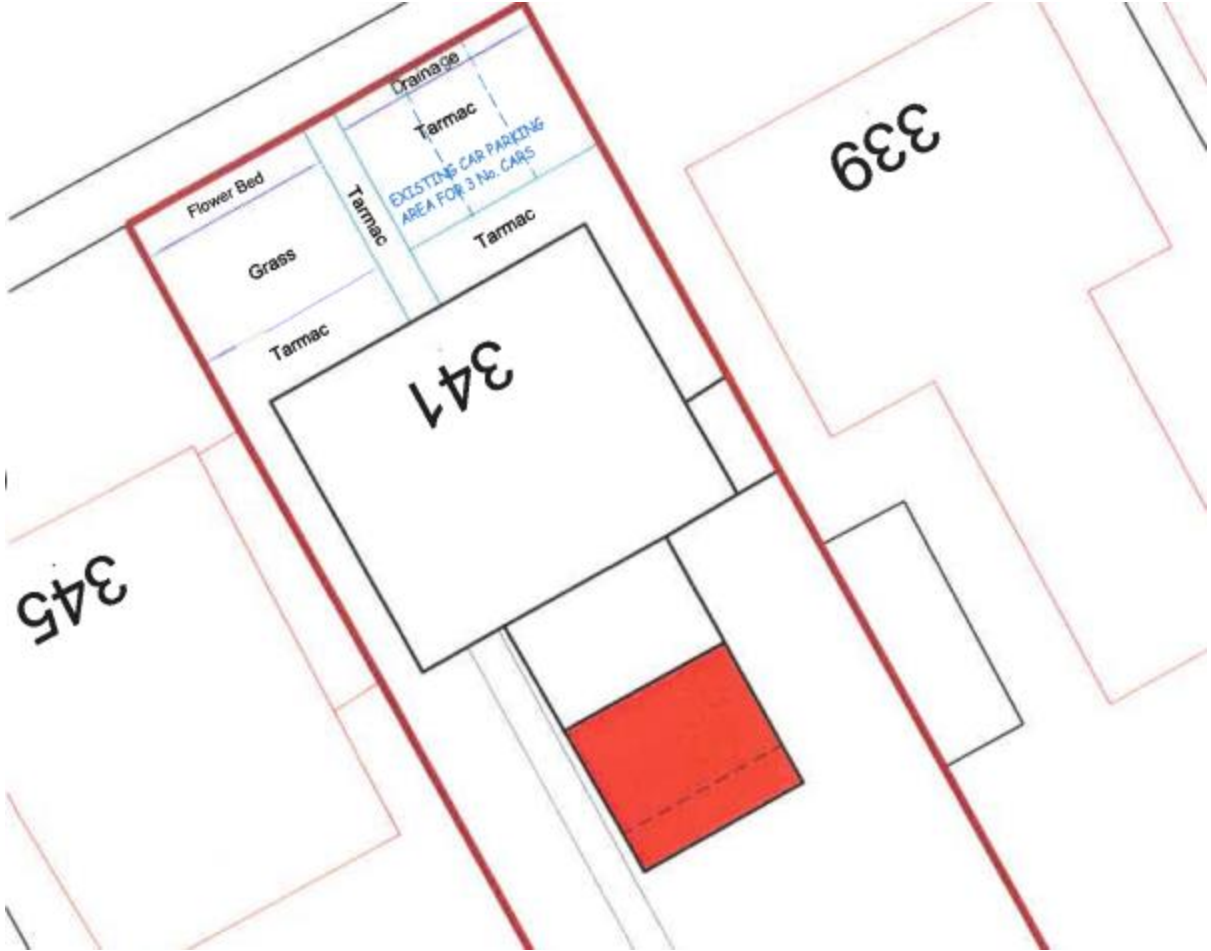
44 Great Western Rd  
Aberdeen, Scotland

Google

Street View - Nov 2021



# Proposed site plan



# Reasons for Decision

Stated in full in decision notice. Key points:

- Tarmac is not an acceptable finishing material in the conservation area, being detrimental to its character and appearance.
- Fails to accord with the statutory duty to have regard to the preservation and enhancement of the character and appearance of the Conservation Area and would conflict with Policies D1 – Quality Placemaking by Design, D4 – Historic Environment of the Aberdeen Local Development Plan 2017 and the Transport and Accessibility Supplementary Guidance.
- Also contrary to Scottish Planning Policy and Historic Environment Policy for Scotland, as well as the Managing Change Guidance: Settings and the Great Western Road Conservation Area.

# Applicant's Case

- Other properties within the same CA have completed tarmac covered frontages area with no landscaping or drainage.
- Compromise of applicant in proposing to reinstate the landscaped area, has not been taken into account.
- Were advised that a pathway must be incorporated between the front door and pavement, however, the reason for this was not explained and it would reduce parking.
- Work was carried out due to unsafe nature of the former concrete and gravel areas.



# 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





## D4: Historic Environment

- ACC will *'protect, preserve and enhance'* the historic environment, in line with national and local policy and guidance
- High quality design that respects the character, appearance and setting of the historic environment, and protects the special architectural and historic interest of its LBs and CAs will be supported

# SG: Transport and Accessibility

- The following are the planning criteria for assessing applications for parking in front gardens of listed buildings or buildings in conservation areas. Similar criteria apply to front gardens of flats. ☑ No more than 35% of the front garden area may be given over for parking, or 50% if footpaths and other hard surfaced areas are included. At least 50% of the garden area should be left in topsoil to permit soft landscaping
- Suitable landscaping should be provided to screen both parking and turning areas and generally to soften the intrusive effect of cars parked in front of the property. Please refer to Supplementary Guidance: Landscape for further information.
- The design of any turning area should be such that it can be used only for turning and not as additional parking area.
- The formation of the access driveway or parking area must not result in the loss of any street trees, significant garden trees or trees with a Tree Protection Order (TPO).
- Consent will not be granted where the property has a rear garden area, suitable for parking, which is accessible from a rear lane or side street.
- Where the garden is owned by more than one resident, owners will not be permitted a separate driveway and parking area each unless they can be achieved without fragmenting the garden or unduly reducing on-street parking. A communal driveway and parking area may be permissible provided they occupy no more than 35% of the front garden, or 50% if footpaths and other hard surfaced areas are included.

# Scottish Planning Policy (SPP)

- Proposals in CAs should preserve or enhance the character and appearance of the CA. Proposals that do not harm the character or appearance should be treated as preserving it.

# Historic Environment Policy for Scotland (HEPS)

## HEP1

Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance.

## HEP2

Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations.

## HEP3

Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment.

If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

## HEP4

Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate.

If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

## HEP5

Decisions affecting the historic environment should contribute to the sustainable development of communities and places.

## HEP6

Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent and easy to understand.

# HES – Managing Change: Setting

- cumulative impacts: individual developments may not cause significant impacts on their own, but may do so when they are combine



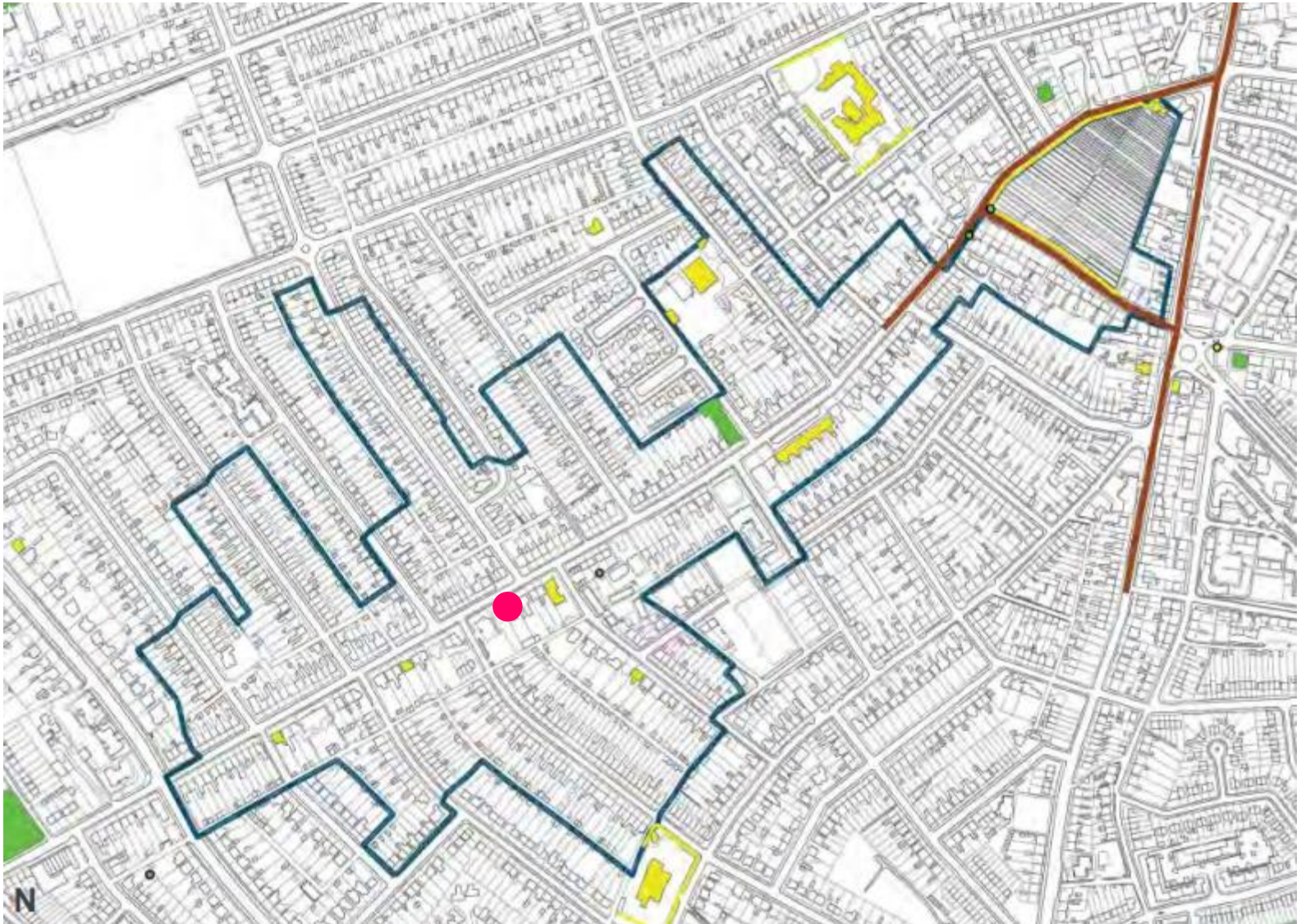
Aberdeen City Conservation Area Character Appraisals and Management Plan

## Great Western Road

To be read in conjunction with Section 1: Strategic Overview and Section 2: Management Plan

July 2013

# Ferryhill CA Character Appraisal



# Ferryhill CA Character Appraisal

## A3.1 Setting

The eastern entrance to the Great Western Road Conservation area is strongly influenced by the high wall of Nellfield Cemetery. Once past Ashley Road the street offers long views to Anderson Drive and beyond. There are a number of trees and front garden that contribute positively to these views, with the houses being set back from the road.

## A3.2.5 Negative factors/issues

Unfortunately there are a number of negative factors within this character area mainly as a result of poor maintenance or use of inappropriate materials such as:

- A number of uPVC windows some of poor quality and design;
- Poor quality newer development, where consideration has not been given to high quality material;
- Replacement railings of a pastiche design and not in accordance what would have originally been there;
- Gutter and downpipes in a poor state of repair, particularly on flatted properties;
- Front garden parking detracting from the character of the area and
- Burglar alarms have a very negative impact on the front elevation of properties.



# Points for Consideration:

Historic Environment: Do members consider that the proposed works preserve or enhance the character and amenity of the Conservation Area, as required by SPP, HESPS and policy D4 of the ALDP?

Design: Is the proposal of sufficient design quality (D1), appropriate to its context?

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

**2. Do other material considerations weigh for or against the proposal? Are they of sufficient weight to overcome any conflict with the Development Plan?**

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)