

# LOCAL REVIEW BODY

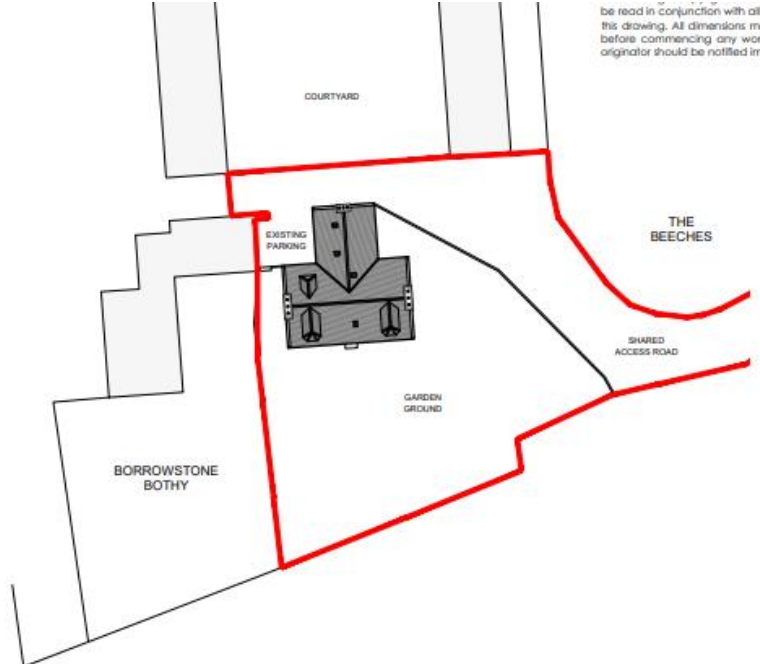
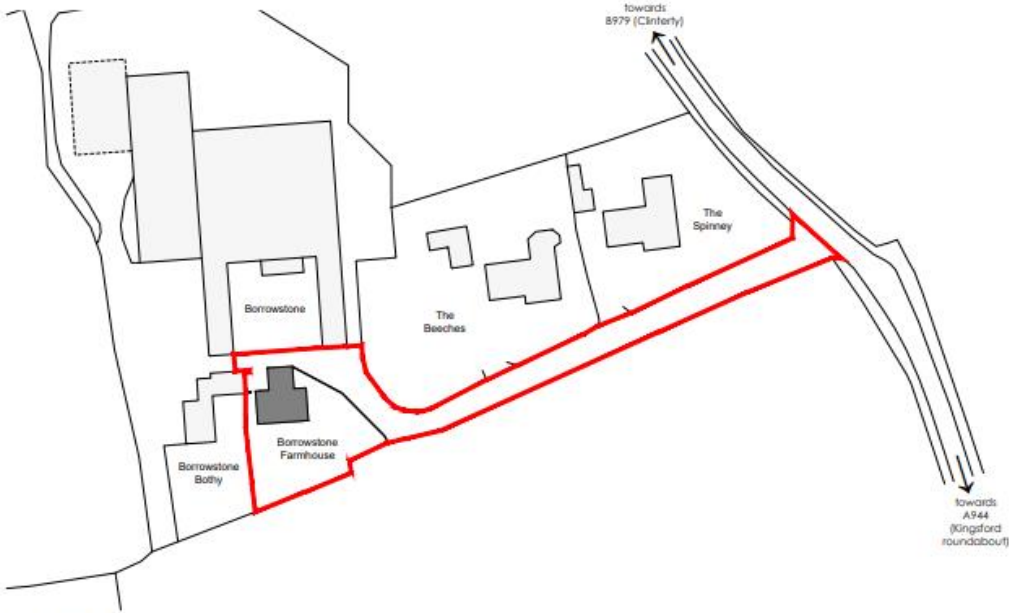


210930/DPP– Review against refusal of planning permission for:

Alterations and extension to dwellinghouse  
Borrowstone, Borrowstone Road

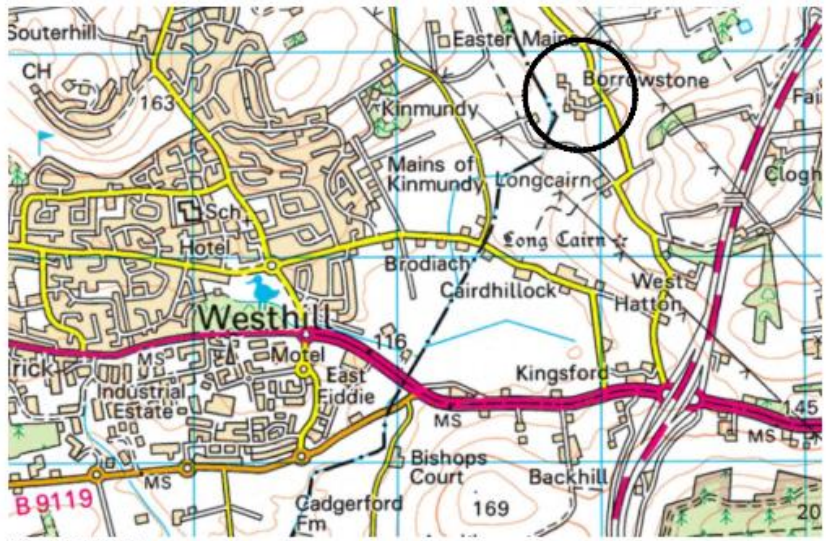
# Location Plan

be read in conjunction with all related drawing this drawing. All dimensions must be checked before commencing any work or producing originator should be notified immediately of any

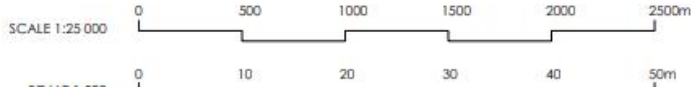


EXISTING SITE PLAN  
1:1250

EXISTING SITE PLAN  
1:500



LOCATION PLAN  
1:25 000



REV A	Boundary linetype amended
CLIENT: Craig & Claire Martin	
PROJECT: Borrowstone Farmhouse Borrowstone, Kingswells, AB	
REF: 083	DWG: PL-01
Existing Location & Site Plans	
SCALE: Shown   A3	DATE: JUNE 2021
<b>RWA</b>	





Borrowstone

Google

Image capture: Nov 2021 © 2022 Google United Kingdom



VIEWING NORTH EAST ACROSS GARDEN



NORTH / EAST ELEVATIONS



NORTH ELEVATION

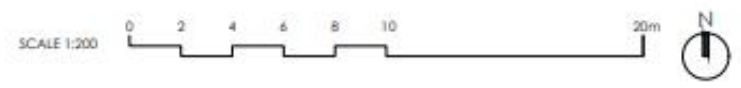


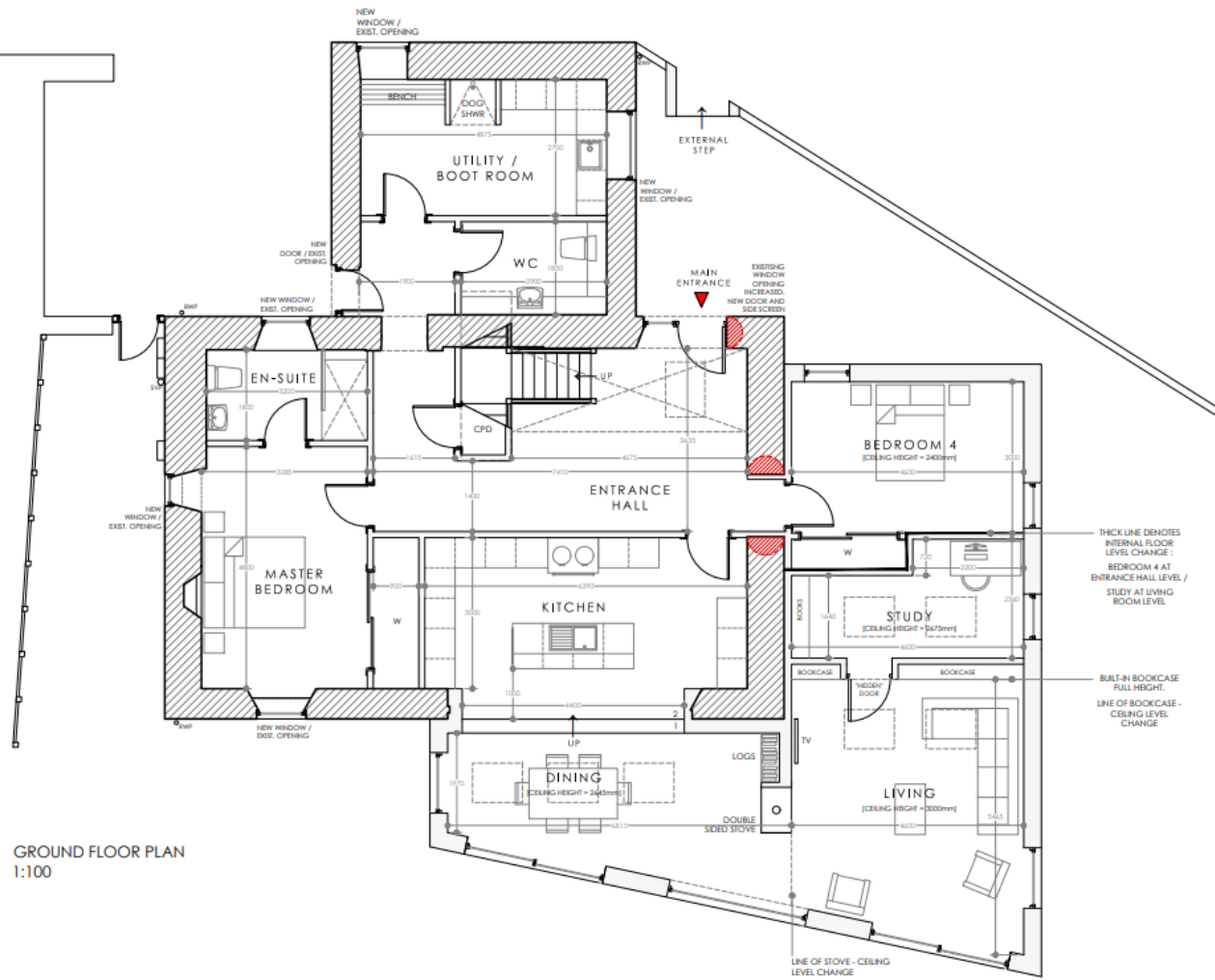
WEST ELEVATION



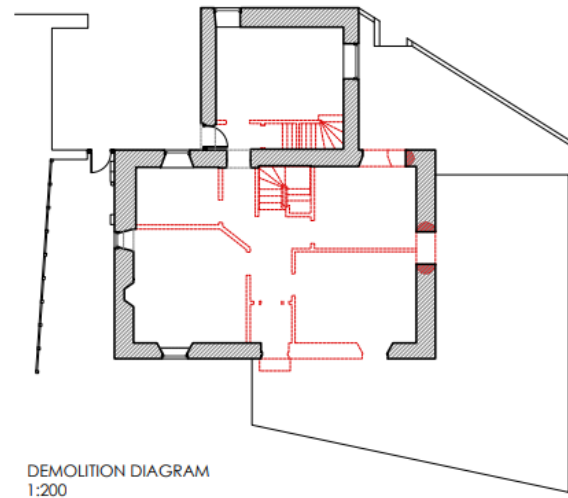


PROPOSED SITE PLAN  
1:200





GROUND FLOOR PLAN  
1:100



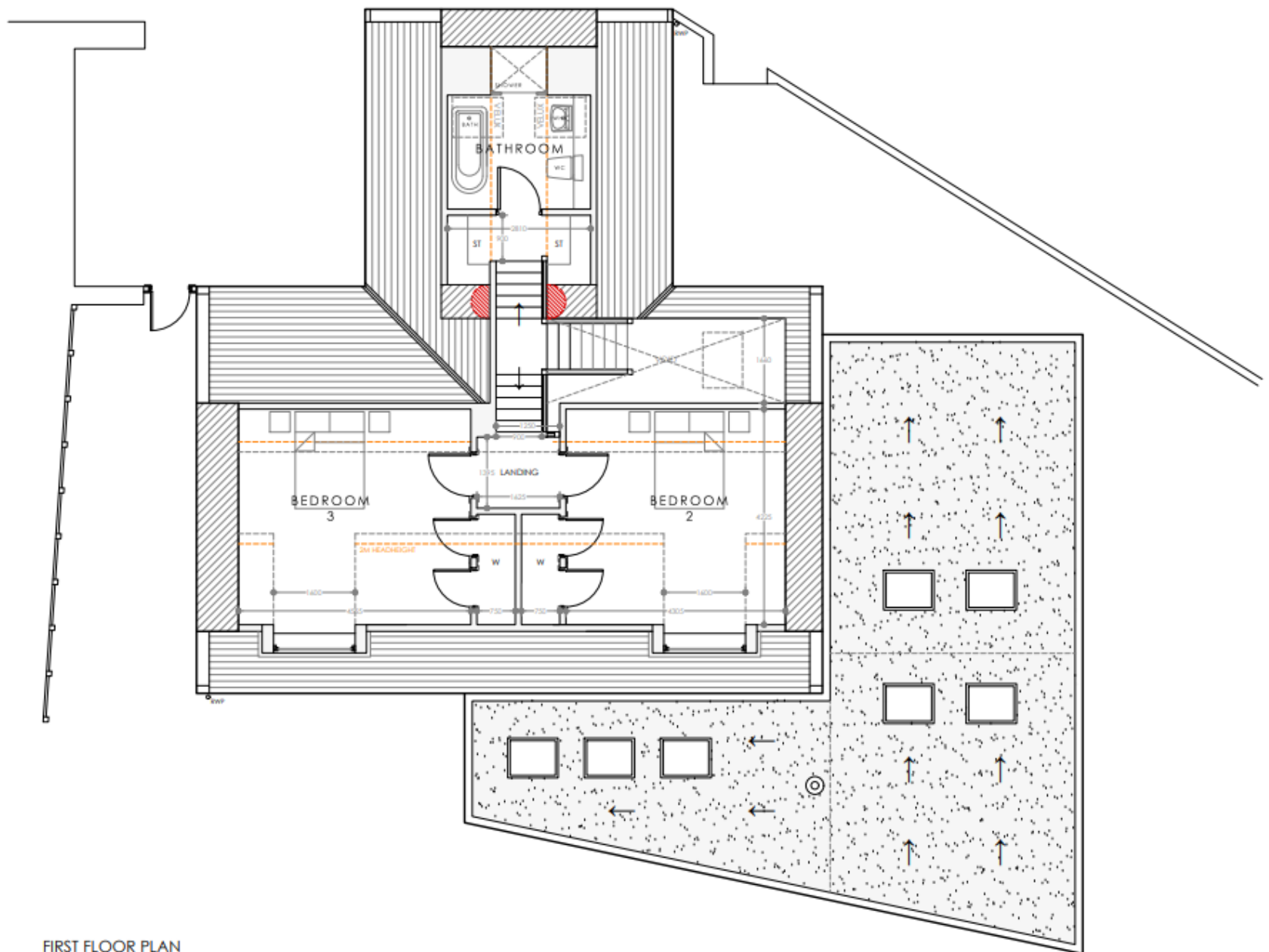
DEMOLITION DIAGRAM  
1:200

THICK LINE DENOTES  
INTERNAL FLOOR  
LEVEL CHANGE :  
BEDROOM 4 AT  
ENTRANCE HALL LEVEL /  
STUDY AT LIVING  
ROOM LEVEL.

BUILT-IN BOOKCASE  
FULL HEIGHT.  
LINE OF BOOKCASE -  
CEILING LEVEL  
CHANGE

CLIENT: Craig & Claire Martin	
PROJECT: Borrowstone Farmhouse Borrowstone, Kingswells	
REF: 083	DWG: PL-
Proposed GF Plan	
SCALE:	DATE:





FIRST FLOOR PLAN



NORTH ELEVATION



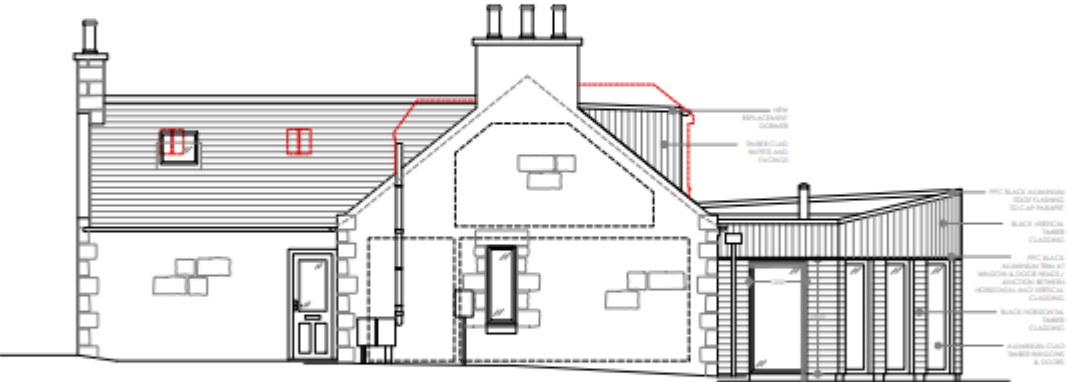
SECTION B-B



EAST ELEVATION



SOUTH ELEVATION

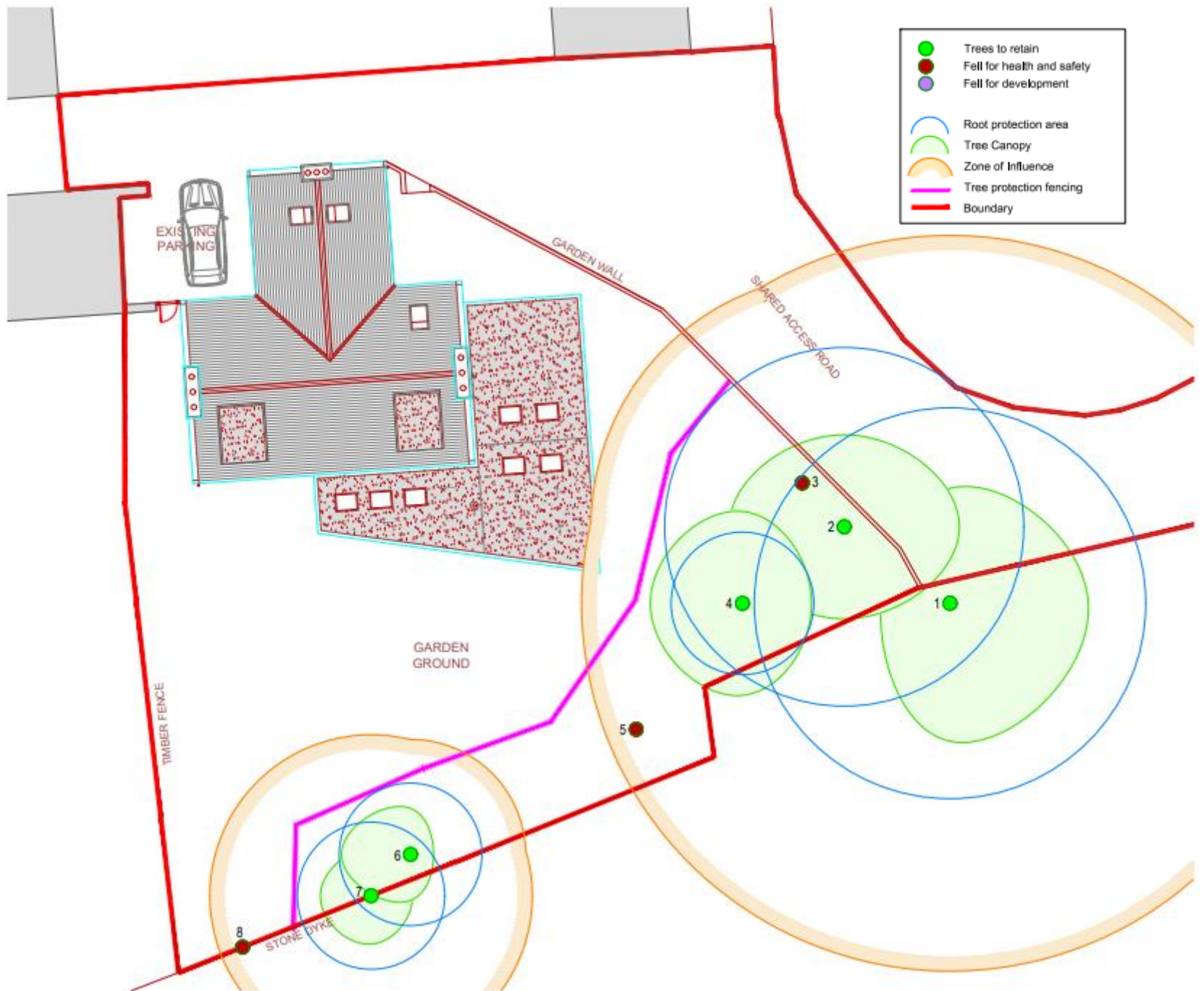


WEST ELEVATION



SECTION A-A

SCALE 1:100



# Reasons for Decision

Stated in full in decision notice. Key points:

- Detrimental to the character and appearance of the traditional farmhouse; and,
- Therefore, detrimental to the character of the green belt and the contribution of the traditional building to that character.
- Conflict with Policies NE2 – Green Belt, D1 – Quality Placemaking by Design of the Aberdeen Local Development Plan 2017 and Householder Development Guide SG

# Applicant's Case

Case is described within a lengthy Statement of Support, with the material considerations summarised as follows:

- No adverse impact on the green belt with the existing house being screened by mature trees from public view, impact on the wider landscape setting of the city and impact on the boundary of the existing community
- Proposed extension is smaller than the recently constructed extension to the bothy building to the west. It is consistent with the established pattern of development.
- Extension is subservient and of high quality design, complying with policy D1 on placemaking and policy NE2 – Green Belt.
- No impact on natural heritage including trees and protected species.
- Consistent with the Council's Technical Advice Note on Materials
- It is not possible to extend the house to the north and extension to the south would deliver solar gain
- Proposed extension is smaller than size of extension that could be built under permitted development rights.
- Reference to various points within the Report of Handling, confirming compliance with elements of policies and SG

## NE2: Green Belt

The following exceptions apply to this policy:

- 1 Proposals for development associated with existing activities in the green belt will be permitted but only if **all** of the following criteria are met:
  - a) The development is within the boundary of the existing activity;
  - b) The development is small-scale;
  - c) The intensity of activity is not significantly increased; and
  - d) Any proposed built construction is ancillary to what exists.

All proposals for development in the Green Belt must be of the highest quality in terms of siting, scale, design and materials. All developments in the Green Belt should have regard to other policies of the Local Development Plan in respect of landscape, trees and woodlands, natural heritage and pipelines and control of major accident hazards.



# 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



# SG: Householder Development Guide

- Extensions should be architecturally compatible with original building (design, scale etc)
- Should not '*dominate or overwhelm*' original building. Should remain visually subservient.
- Extensions should not result in a situation where the amenity of neighbouring properties would be adversely affected (e.g. privacy, daylight, general amenity)
- Approvals pre-dating this guidance do not represent a 'precedent'

# Points for Consideration:

Zoning: Do members consider that the proposed works would adversely affect the character and appearance of the building, and the green belt, as set out in policy NE2?

Do the proposed alterations accord with the relevant SG?

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)