

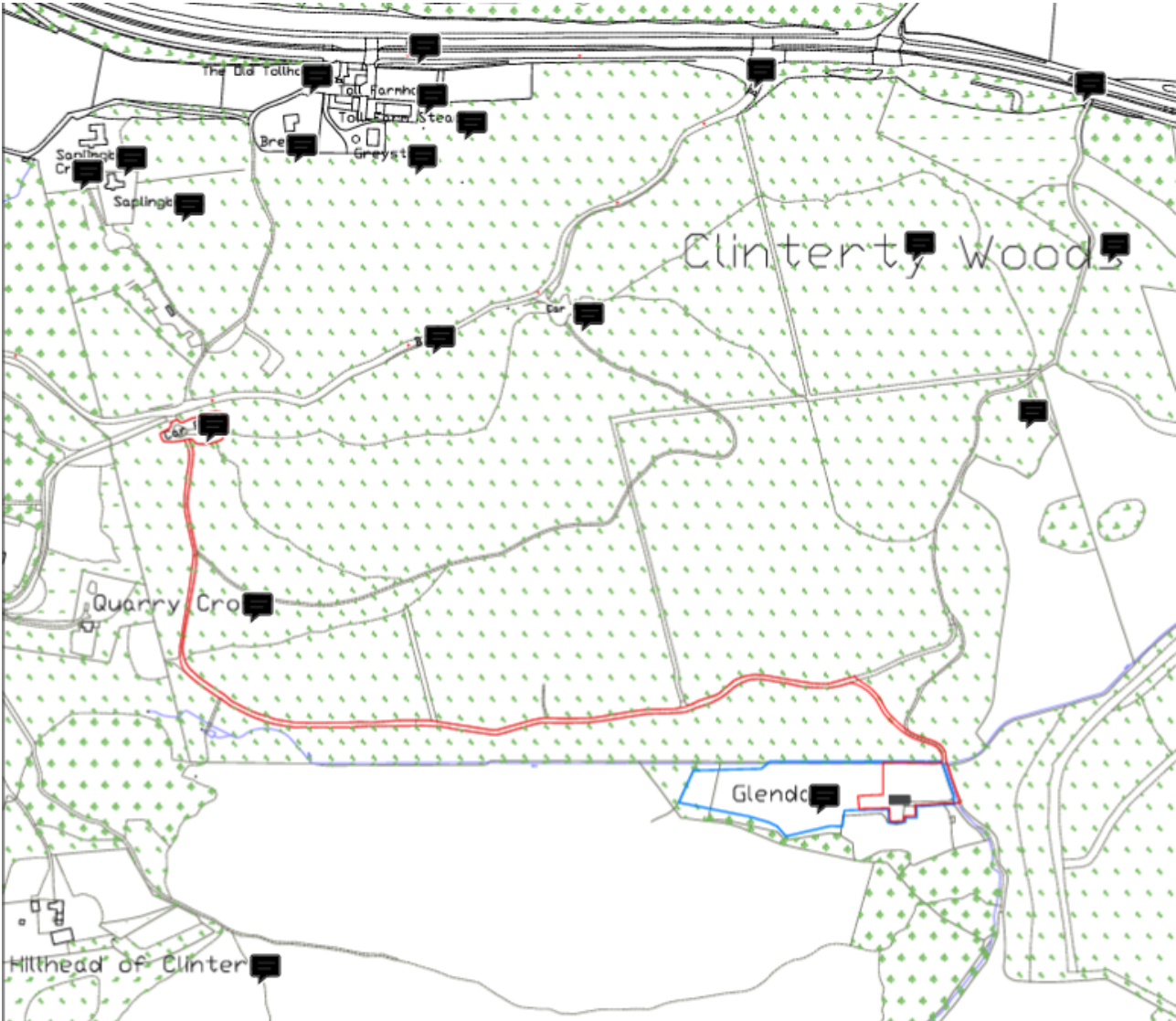
LOCAL REVIEW BODY



200463/DPP– Review against refusal of planning permission for:

Erection of a detached 1.5 storey dwellinghouse
Glendale, Kirkton of Skene, Tyrebagger Road
Aberdeen

Location Plan



Aerial Photo – Google 2022

B979

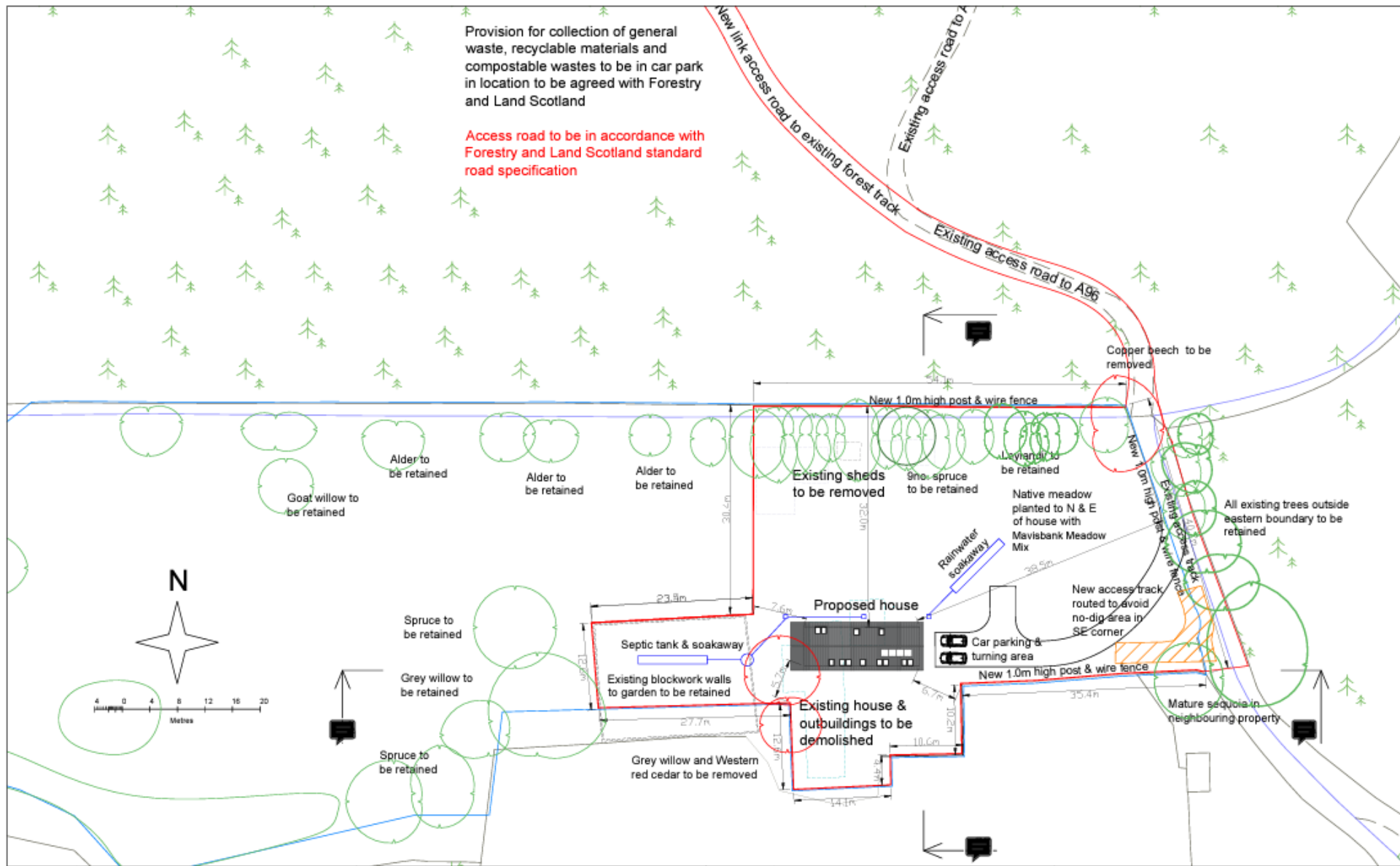


Green Burn

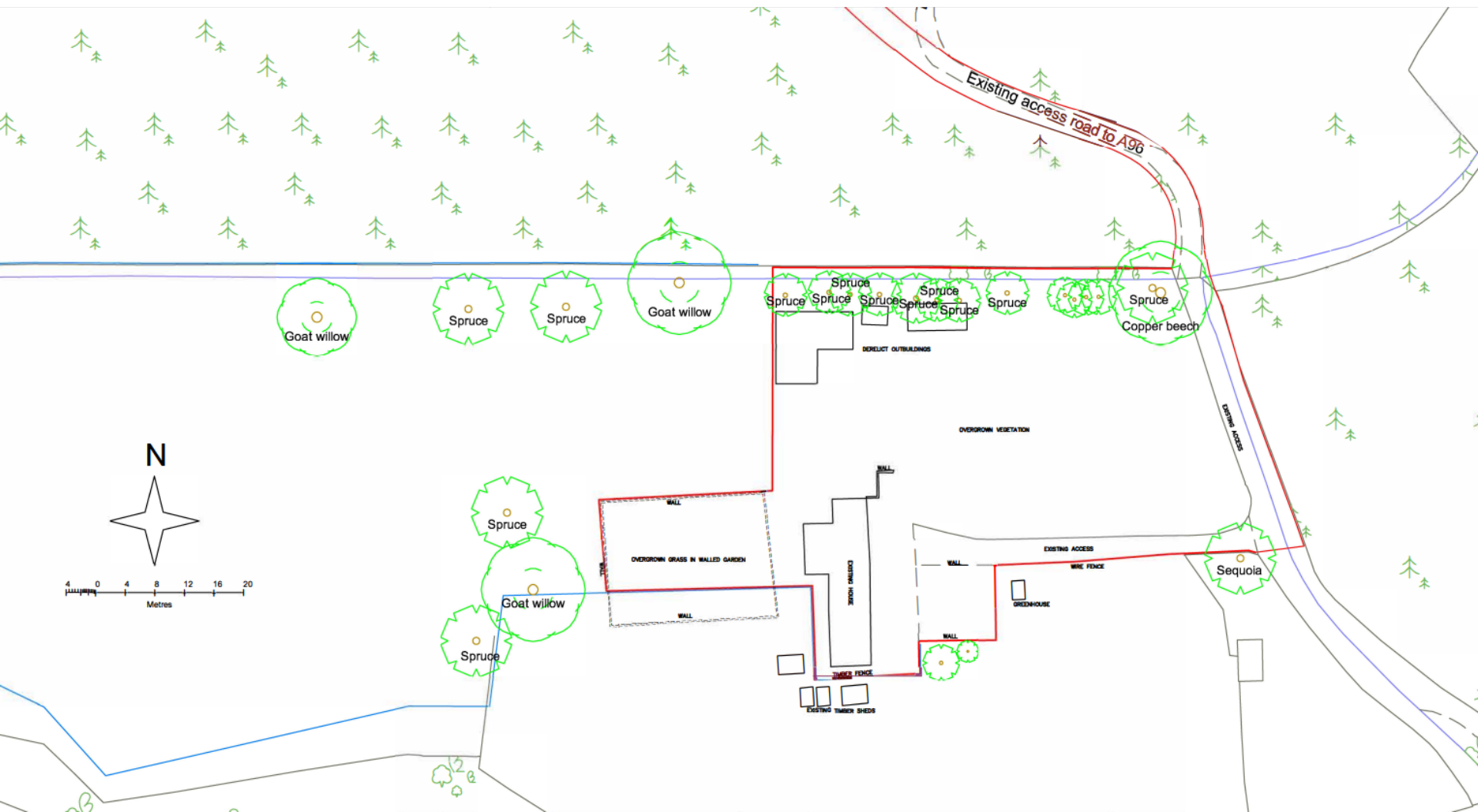


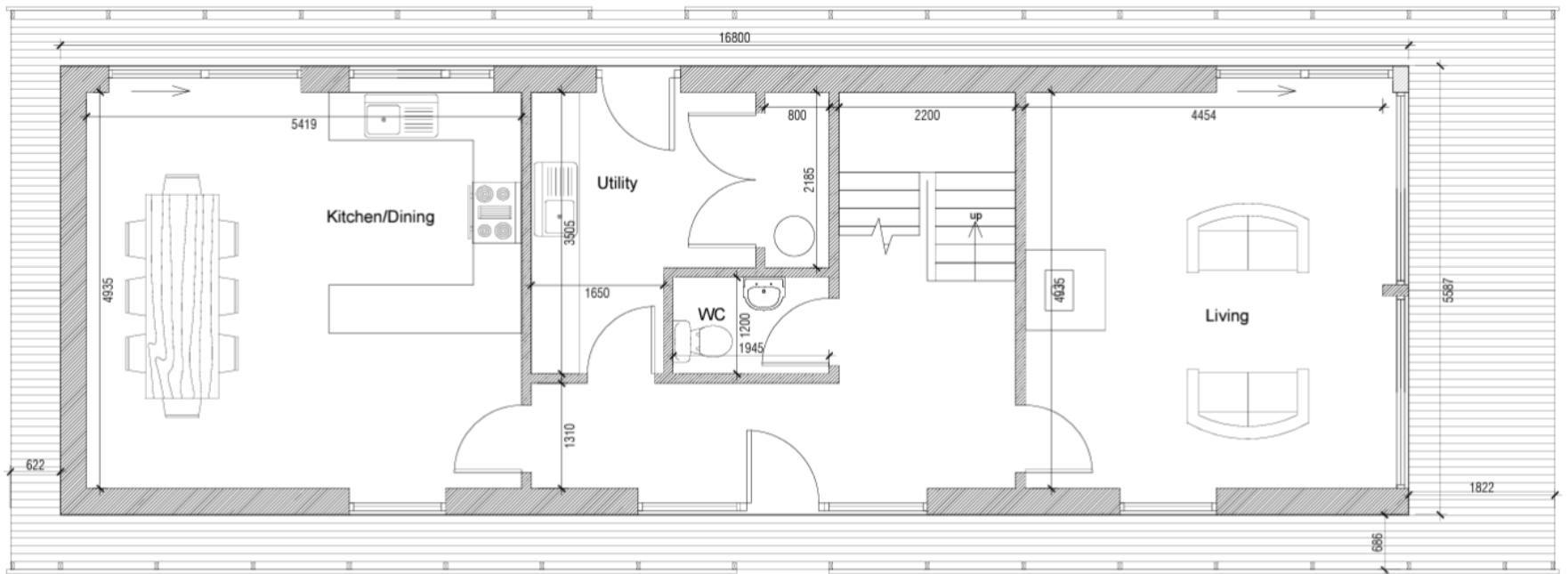
Provision for collection of general waste, recyclable materials and compostable wastes to be in car park in location to be agreed with Forestry and Land Scotland

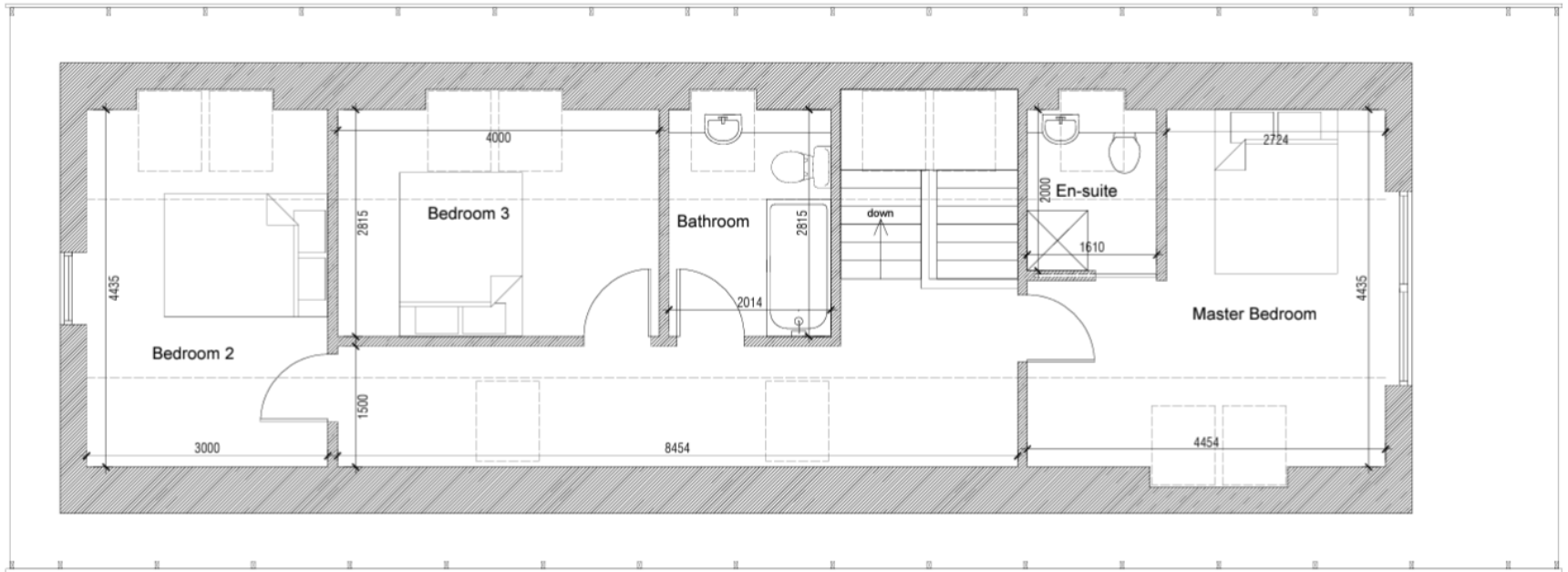
Access road to be in accordance with Forestry and Land Scotland standard road specification



Existing Site Plan

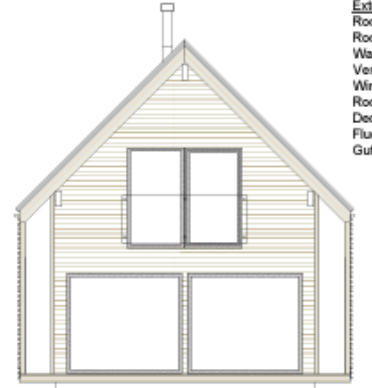








South Elevation



West Elevation

External finishes

Roof covering: tbc

Roof mounted pv panels

Wall cladding: Siberian larch horizontal timber cladding

Veranda screens: Siberian larch slatting and posts

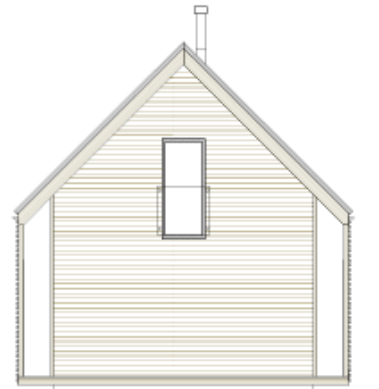
Windows and doors: Nordan anthracite grey aluminium timber composite

Rooflights: Velux grey external, white internal units

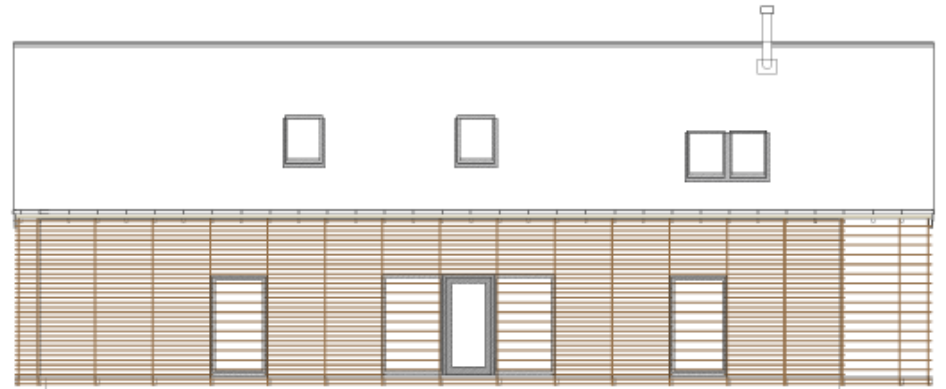
Decking: Thermowood natural timber decking

Flue: Stainless steel

Gutters: Galvanized steel

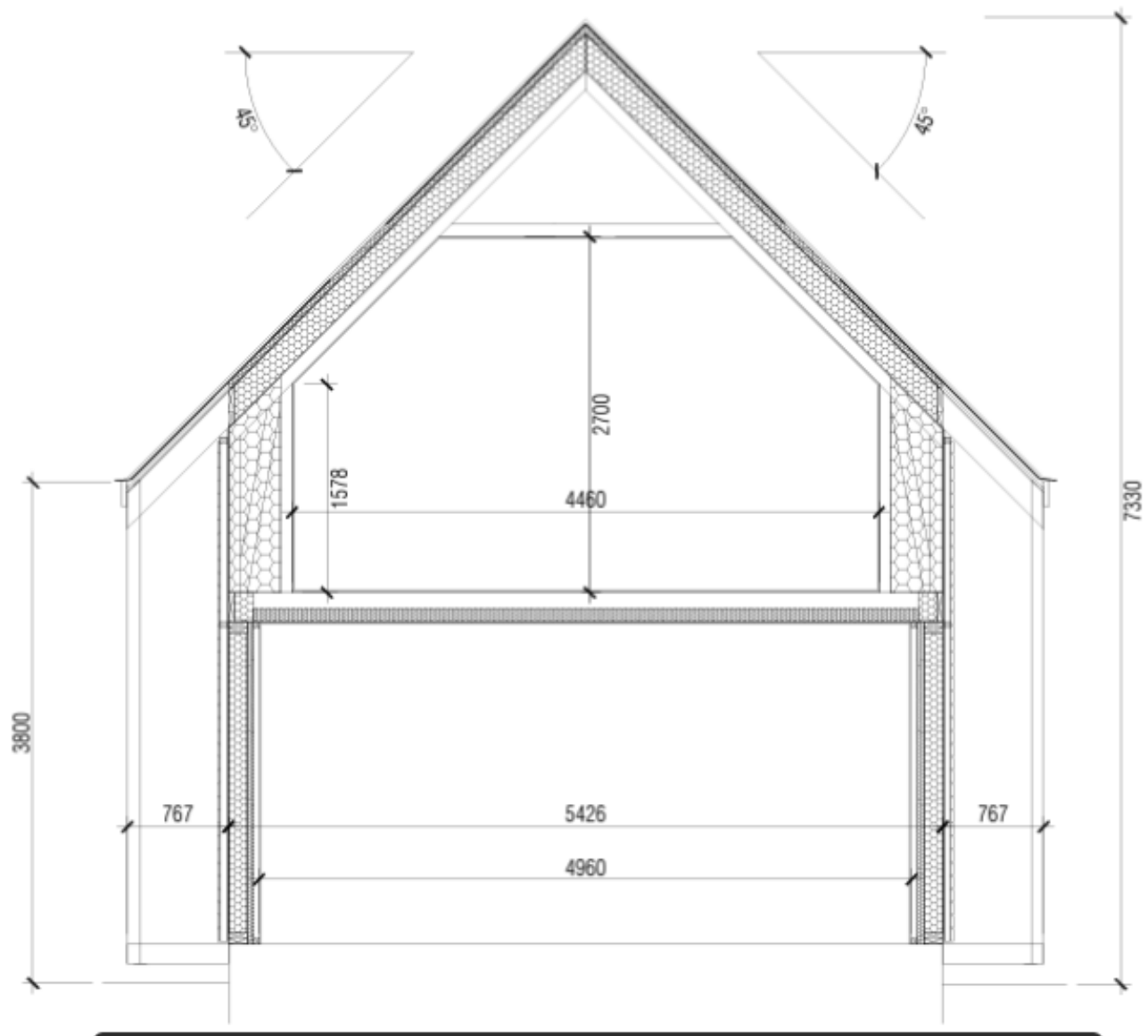


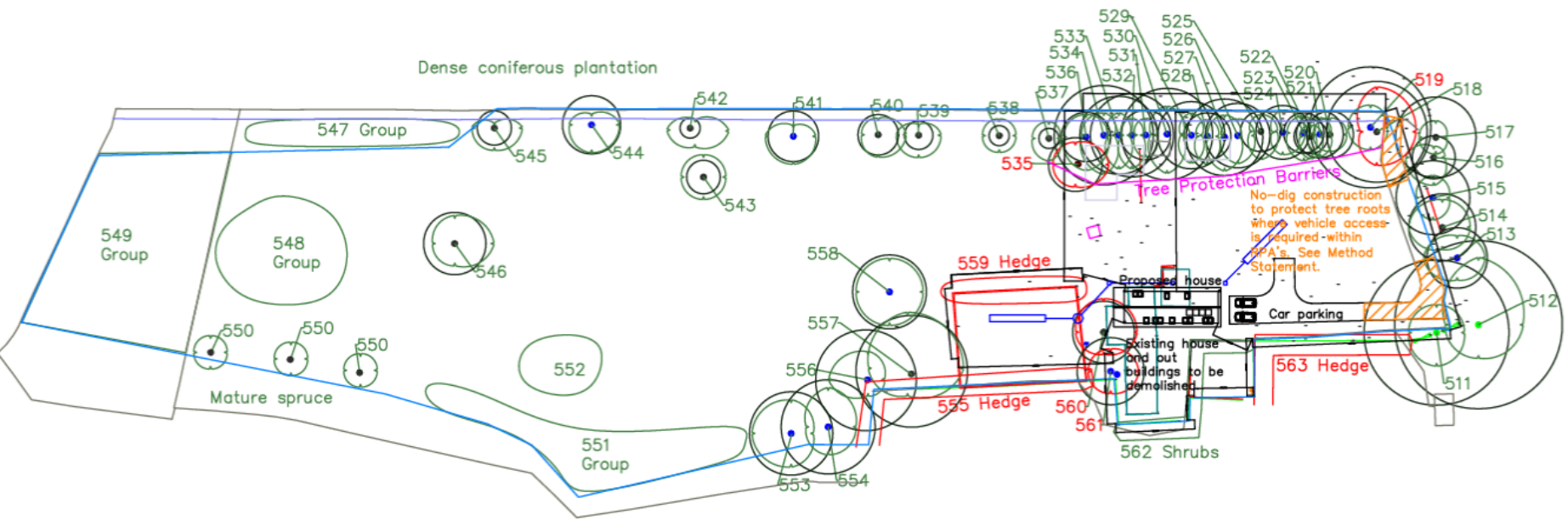
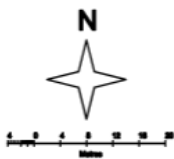
East Elevation



North Elevation

Cross-section





Reasons for Decision

Stated in full in decision notice. Key points:

- Existing house has not been used since 2008 and no essential need established. Proposal does not therefore accord with Green Belt policy.
- Would detract from landscape character and conflict with recreational use by public
- Introduction of vehicular traffic along track would conflict with use as waymarked trail and erode function of the Green Space Network.
- By reason of remote location would likely cause dependence on car travel, not constituting sustainable development and contrary to policy on active travel.
- Insufficient information on impact on trees of access.

Applicant's Case

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

- Proposal is of scale and character previously indicated as acceptable and no grounds to conclude that residential use has been abandoned.
- Proposal consists of sustainable redevelopment of brownfield site, supported by the Strategic Development Plan and the Scottish Planning Policy – presumption in favour of sustainable development.
- Confirming compliance with all other policies in the adopted LDP, including on trees.
- Green Belt policy in the Proposed Plan allows for the replacement of vacant houses in poor condition. There are no objections to this policy and Proposed Plan outweighs extant LDP in this regard.



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.

- 5 Replacement on a one-for-one basis of existing permanent houses currently in occupation will normally be permitted provided:
 - a) It can be demonstrated to the Council that they have been in continuous occupation for at least 5 of the seven years immediately prior to the date of the application;
 - b) The replacement house, except in exceptional circumstances (e.g. to improve a dangerous access), occupies the same site as the building it would replace. Where replacement houses are permitted on sites different from the original site, the original house will require to be removed;
 - c) Replacement houses should be of a scale, design and external appearance that contributes to the visual character of the **Green Belt**.

Policy NE9 – Access and Informal Recreation

New development should not compromise the integrity of existing ...recreational opportunities

Policy NE1 – Green Space Network

Policy NE5 – Trees and Woodland

Policy T2 – Managing the Transport Impact of Development

Policy T3 – Sustainable and Active Travel

Proposed Plan 2020 – Green Belt Policy

Scottish Planning Policy

Presumption in favour of sustainable development.

Points for Consideration:

Zoning: Do members consider that the proposed works would be contrary to policy NE2: Green Belt?

Further considerations: impact on recreation, landscape character, sustainable travel, trees.

- 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)