

## **DECISION NOTICE**

### **The Town and Country Planning (Scotland) Act 1997**

### **Detailed Planning Permission**

Martin Calder  
Calder Design  
19 Beechgrove Terrace  
Aberdeen  
AB15 5DR

on behalf of **Mr Keith Varney**

With reference to your application validly received on 25 August 2021 for the following development:-

**Formation of linked dormer to rear and replacement windows to front, side and rear  
at 57 Blenheim Place, Aberdeen**

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **REFUSE PLANNING PERMISSION** for the said development in accordance with the particulars given in the application form and the following plans and documents:

<b>Drawing Number</b>	<b>Drawing Type</b>
211241/01	Location Plan
20/06/01 A	Multiple Floor Plans (Proposed)
20/06/02 B	Multiple Elevations (Proposed)

#### **DETAILS OF ANY VARIATION MADE TO THE ORIGINAL APPLICATION**

None.

#### **REASON FOR DECISION**

The reasons on which the Council has based this decision are as follows:-

The proposed dormer creates significant tension with the Householder Development Guide and HES's Managing Change guidance relating to roofs through the removal of the traditional dormers. The unsympathetic dormer extension would be a considerable mass on the rear elevation of the original building, which is prominently visible from the adjacent car park and rear service lane. Alterations along the other rear elevations nearby have been designed with due consideration for the context of the area but the proposed dormer extension would be at odds with that context. Therefore, the proposal would have a detrimental impact on the character and appearance of the conservation area and would thus fail to comply with Scottish Planning Policy; Historic Environment Policy for Scotland; Policies D1 (Quality Placemaking by Design), H1 (Residential Areas) and D4 (Historic Environment) of the Adopted Aberdeen Local Development Plan; Policies D1, D2, D6, D8 and H1 of the Proposed Aberdeen Local Development Plan; and guidance contained within the Householder Development Guide and HES's Managing Change Guidance relating to roofs. There are no material planning considerations of sufficient weight which would warrant approval of planning permission in this instance.

**Date of Signing** 22 November 2021



**Daniel Lewis**  
Development Management Manager

## **IMPORTANT INFORMATION RELATED TO THIS DECISION**

### **RIGHT OF APPEAL**

If the applicant is aggrieved by the decision of the planning authority –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at [www.eplanning.scot](http://www.eplanning.scot).

Notices of review submitted by post should be sent to Strategic Place Planning (address at the top of this decision notice).

## **SERVICE OF PURCHASE NOTICE WHERE INTERESTS ARE AFFECTED BY A PLANNING DECISION**

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development that would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.