



# Local Review Body (LRB)

8<sup>th</sup> June 2022

**211549/DPP - 68 Rubislaw Den South**

**Review of condition relating to reinstatement of granite wall, on  
planning permission for**

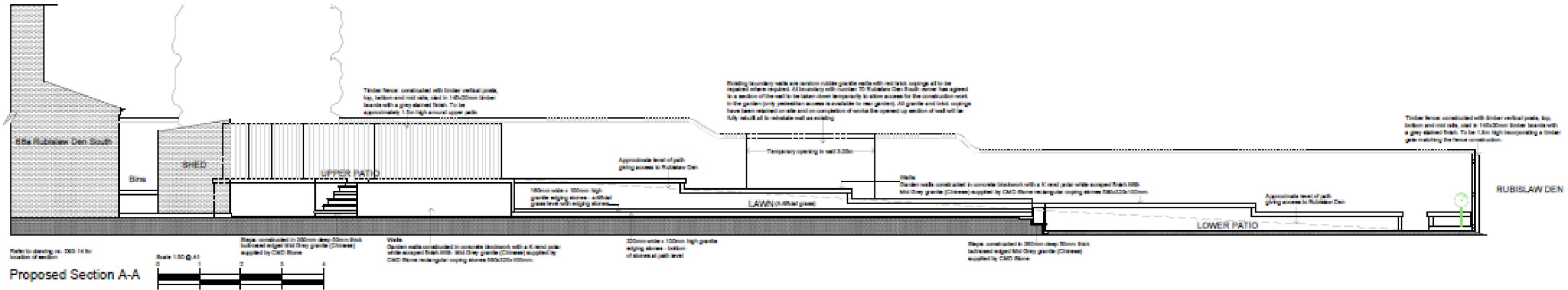
**Installation of replacement windows, erection of outbuildings, formation of steps,  
handrails, hard and soft landscaping, erection of rear fence, etc**

Lucy Greene, Planning Advisor

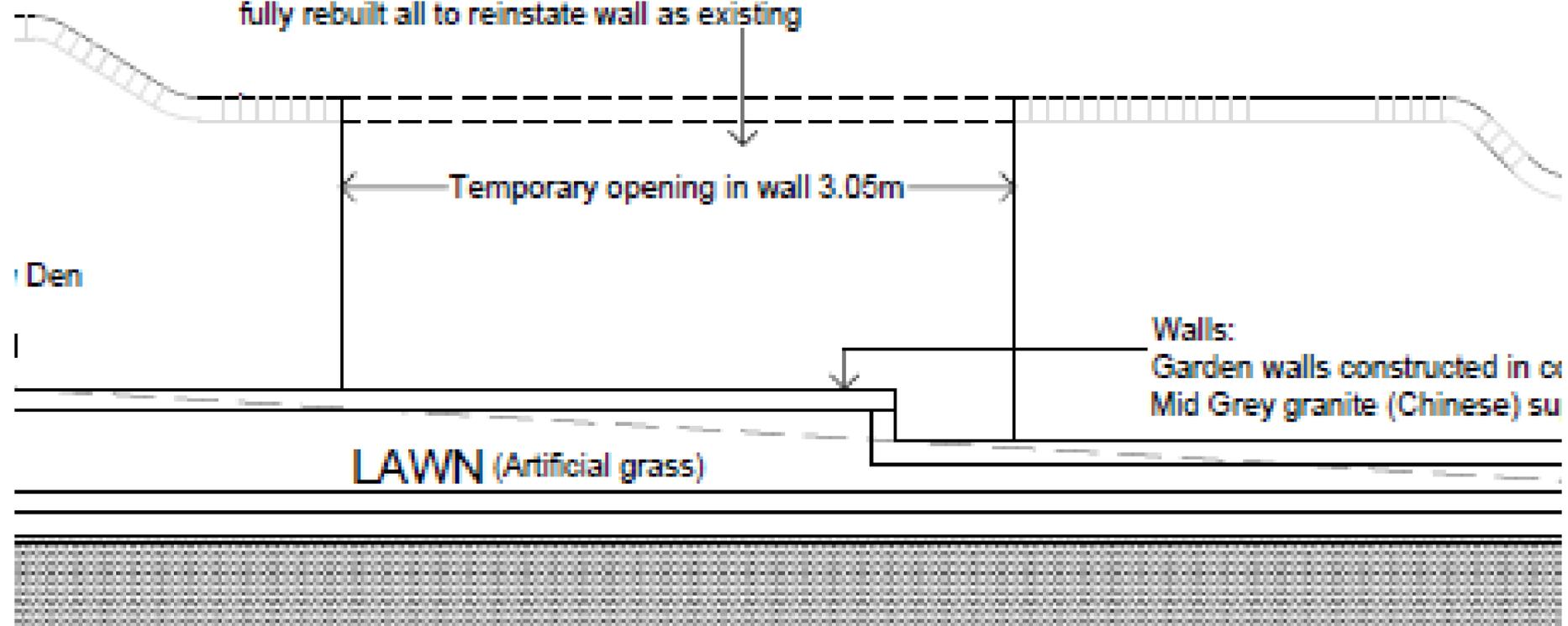
# Location Plan



# Section – elevation of wall



Existing boundary walls are random rubble granite walls with red brick copings all to be repaired where required. At boundary with number 70 Rubislaw Den South owner has agreed to a section of the wall to be taken down temporarily to allow access for the construction work in the garden (only pedestrian access is available to rear garden). All granite and brick copings have been retained on site and on completion of works the opened up section of wall will be fully rebuilt all to reinstate wall as existing





Temporary opening in wall between nos. 68 & 70

No other access available for plant - all materials (right) are retained on site and wall will be fully rebuilt all as existing on completion



## Condition 1

(01) Within 3 months of the grant of this consent the granite wall located along the western boundary shall be reinstated to its original condition and as detailed on Drawing No: D93 15 A.

# Reasons for Condition – from Decision Notice

1. Within 3 months of the grant of this consent the granite wall located along the western boundary shall be reinstated to its original condition and as detailed on Drawing No: D93 15 A.

Reason: To ensure the timeous and appropriate restoration of the site and in the interests of preserving granite on site and providing a suitable level of private amenity for neighbouring properties; therefore, ensuring compliance with Policies D1 (Quality Placemaking by Design), D5 (Our Granite Heritage) and H1 (Residential Areas) of the Aberdeen City Local Development Plan.

# Applicant's Case

- Application was approved on 24 January 2022, months for reinstatement of wall run from that date.
- Applicant seeks to extend date for reinstatement
- Opening through wall is only feasible access
- Applicant intends to fully reinstate wall
- Seeks timescale of 8 months from approval (24 September 2022)

# Applicant's Case, continued

- Proposed will comply with low and zero carbon policy, highly insulated and with air source heat pumps
- Crime – car park will be overlooked and movement sensor lights installed
- Proposal complies with various other policies

# Policies – LDP 2017

- Zoning: Policy H1: Relates to new residential developments – residential amenity
- Policy D4 – Historic Environment – preserve character of Conservation Area
- Policy D5 – Granite Heritage – seeks retention of granite features, including granite walls

# Evaluation

- **Primacy of Development Plan**
- **The Planning Act requires all applications to be determined in accordance with Development Plan unless material considerations indicate otherwise**
- **Careful assessment, each application treated on its merits**

# Basis for Decision

Zoning: Do members consider that the proposal development would comply with policy H1 in terms of residential amenity?

Would it preserve the character of the Conservation Area – D4?

Would it retain granite features – policy D5 ?

**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



Thank you  
Questions ?

Lucy Greene (Planning Advisor): [lgreene@aberdeencity.gov.uk](mailto:lgreene@aberdeencity.gov.uk)