



Local Review Body (LRB)

20 July 2022

**210771/DPP - North Steading, South Linn, Linn Moor Road,
Peterculter**

**Subdivision of existing detached steading to form two dwellings
and formation of parking courtyard**

Lucy Greene, Planning Advisor

Google 3D 2022



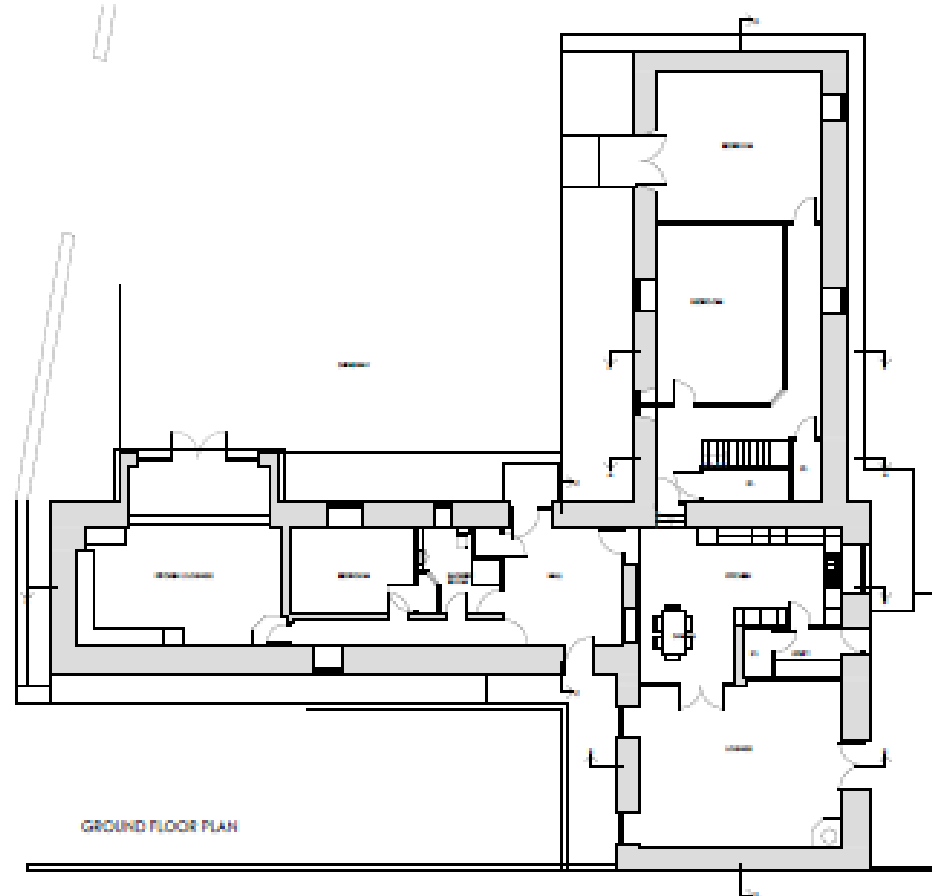
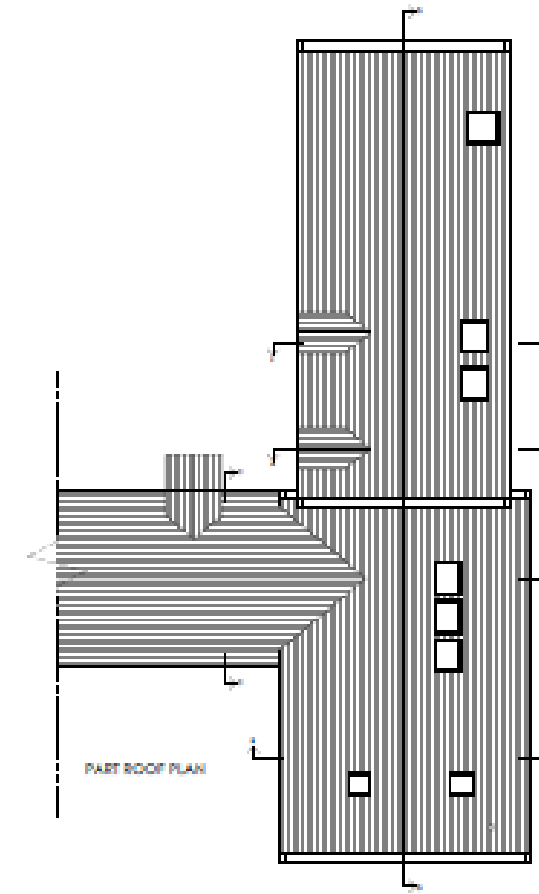
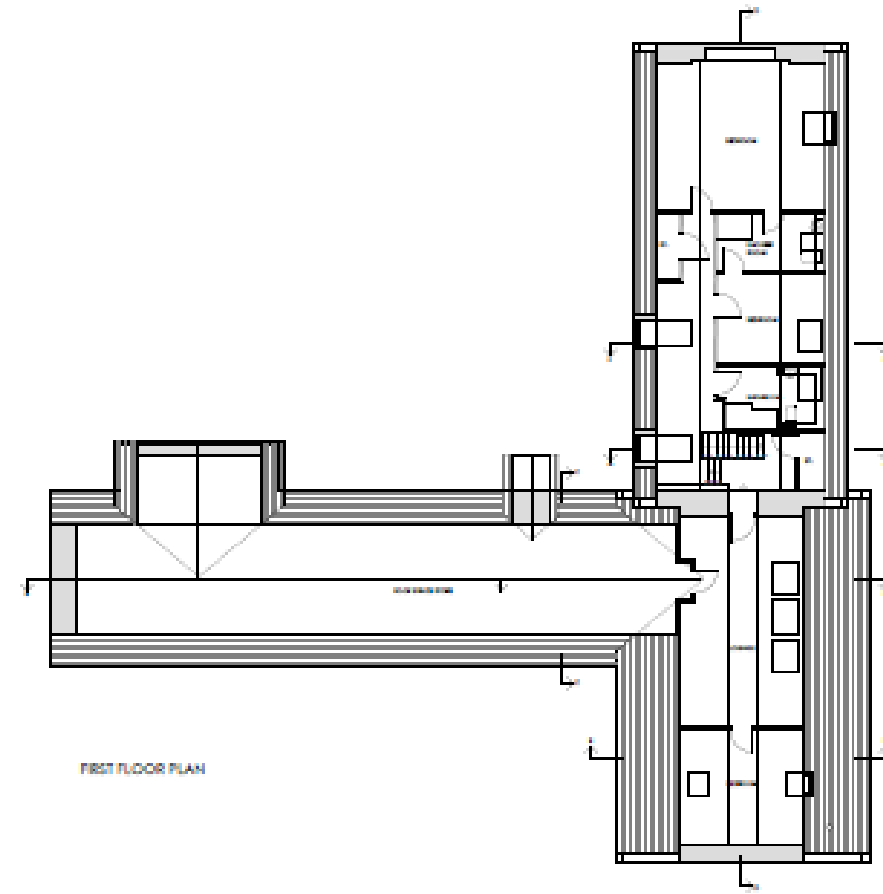
Seven Acres, South linn
Temporarily closed

Google

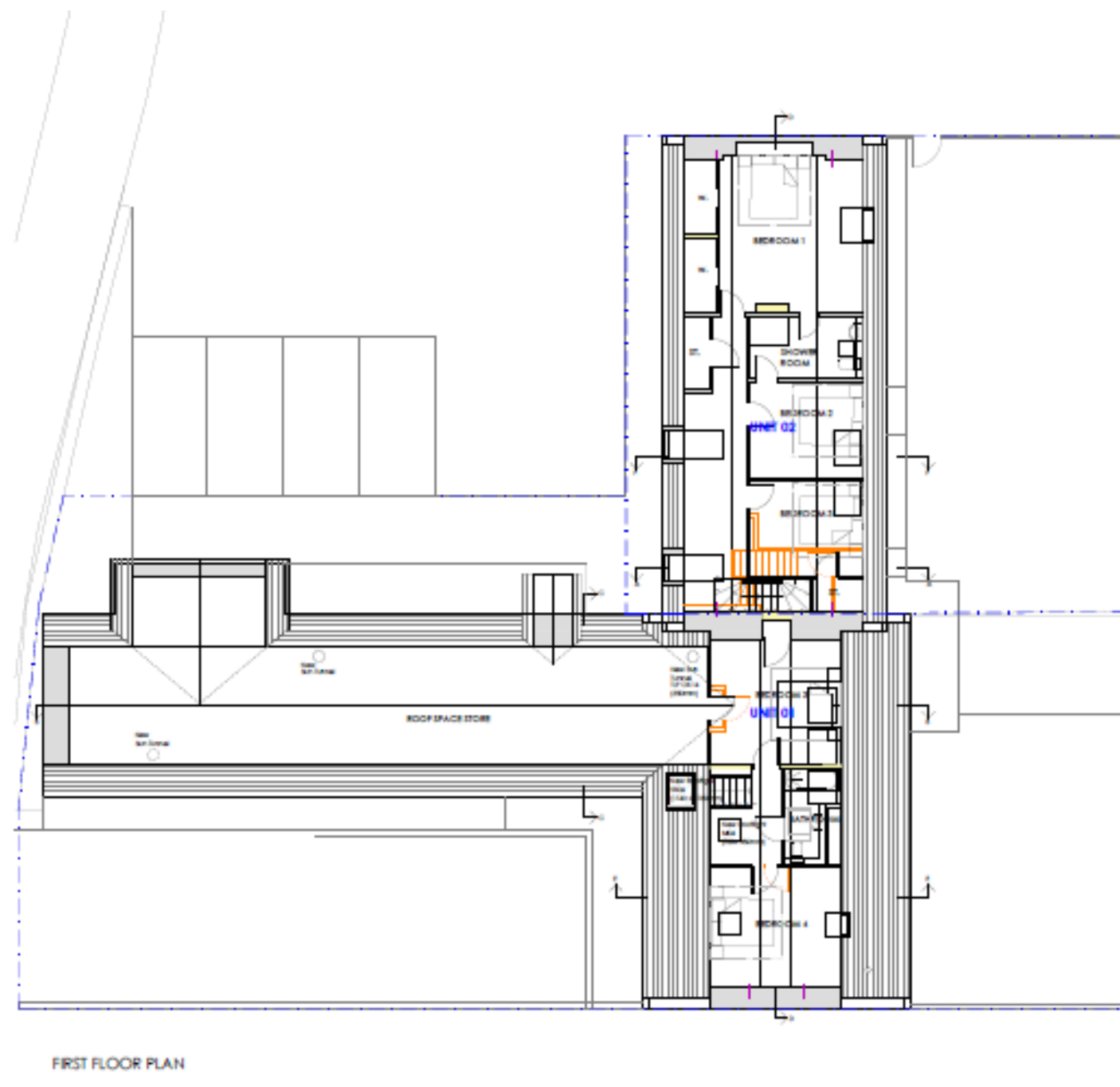
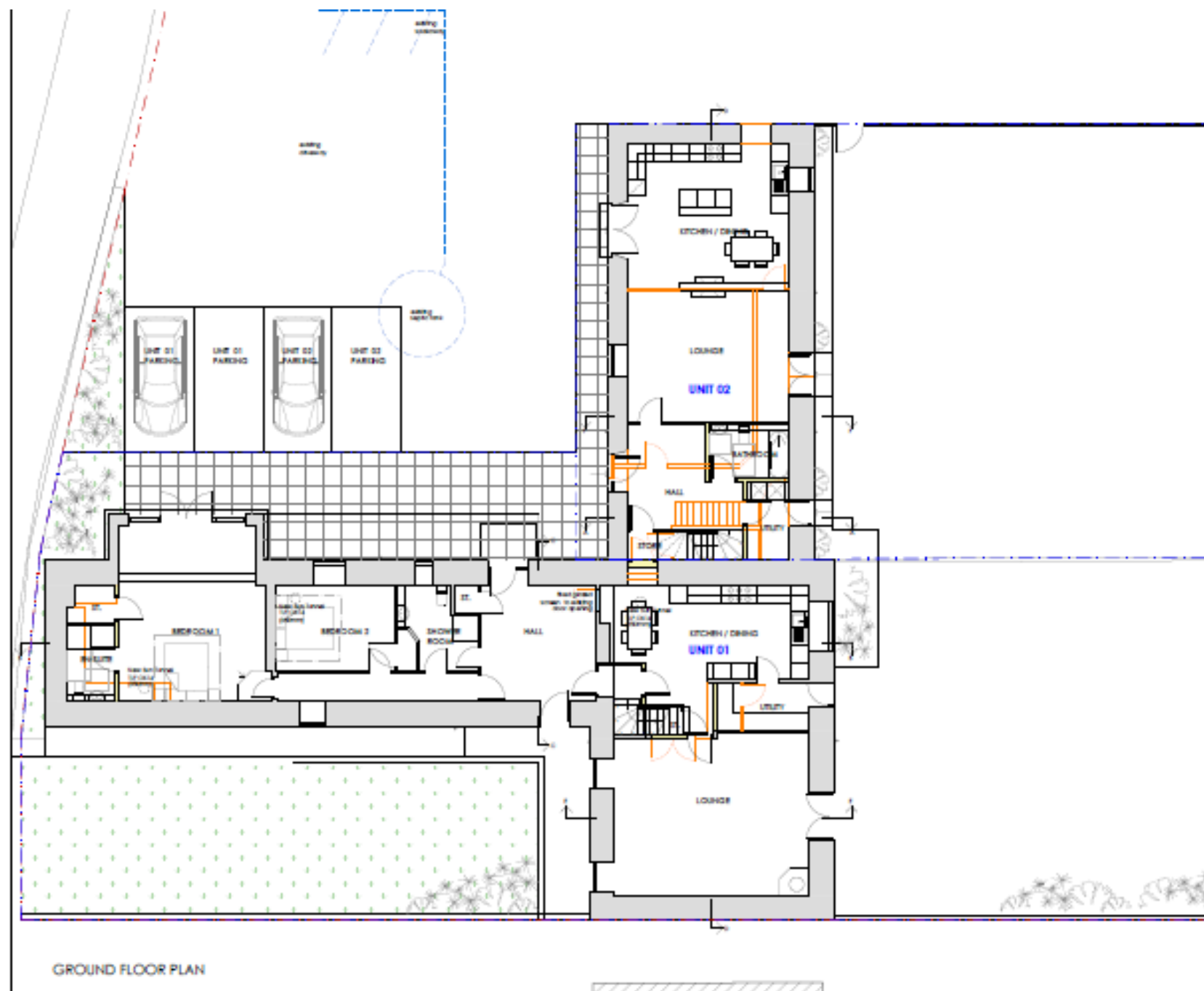
Plan as Proposed



Existing Floor Plans

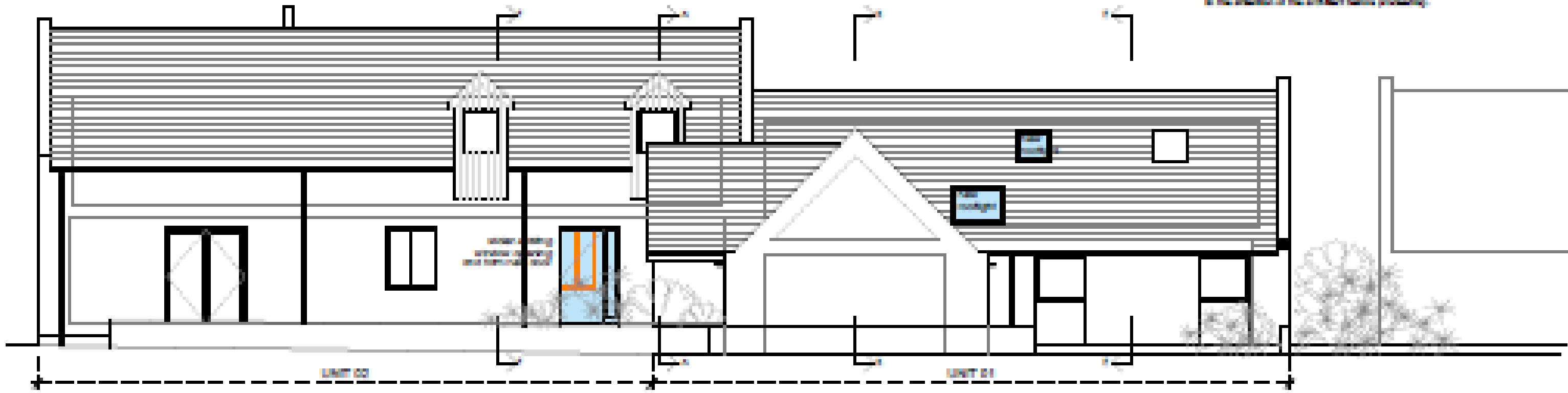


Proposed Ground Floor Plan

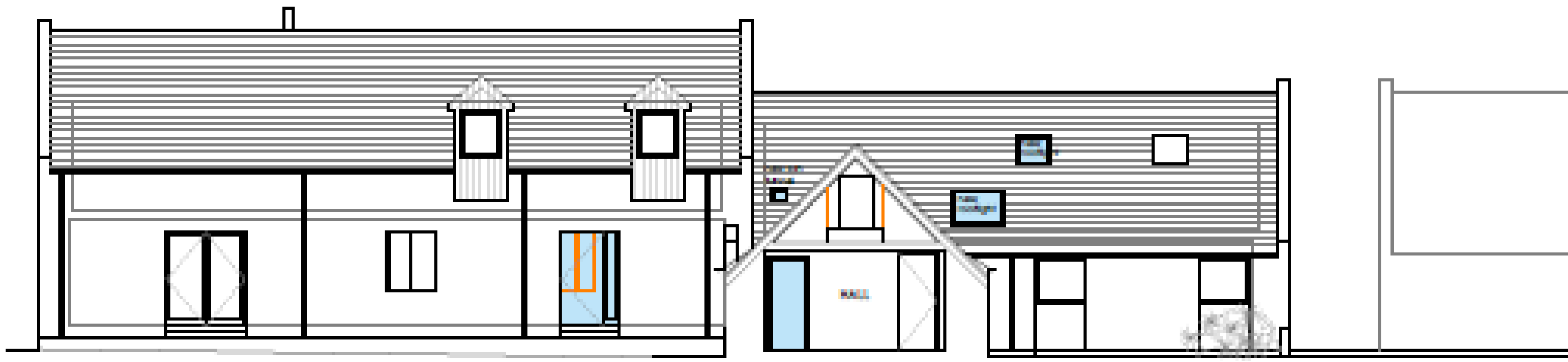


Proposed Elevation (south west)

For all parts of the drawing, all dimensions are to be taken to the center of the wall unless otherwise indicated.

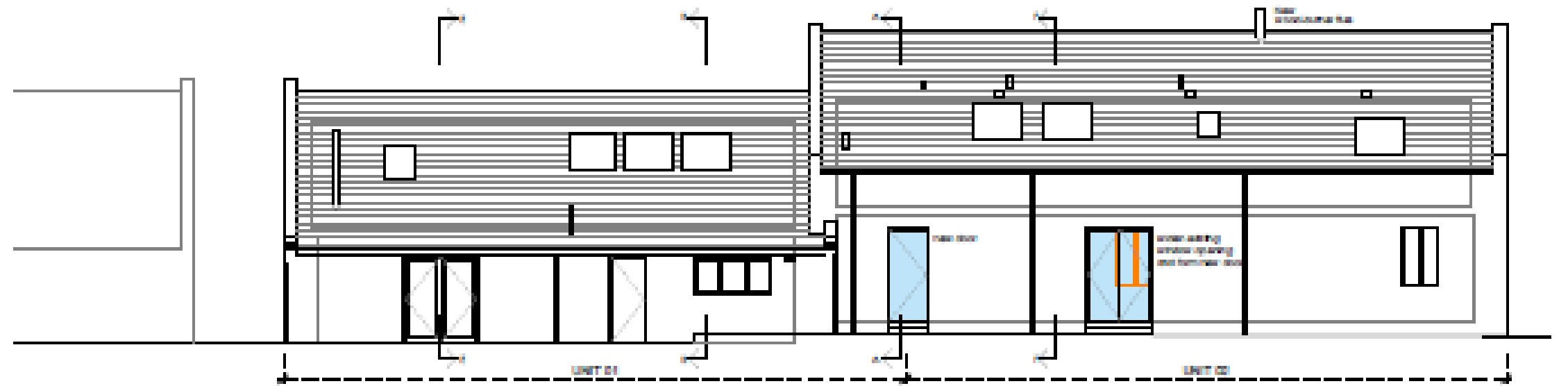


SOUTH WEST ELEVATION

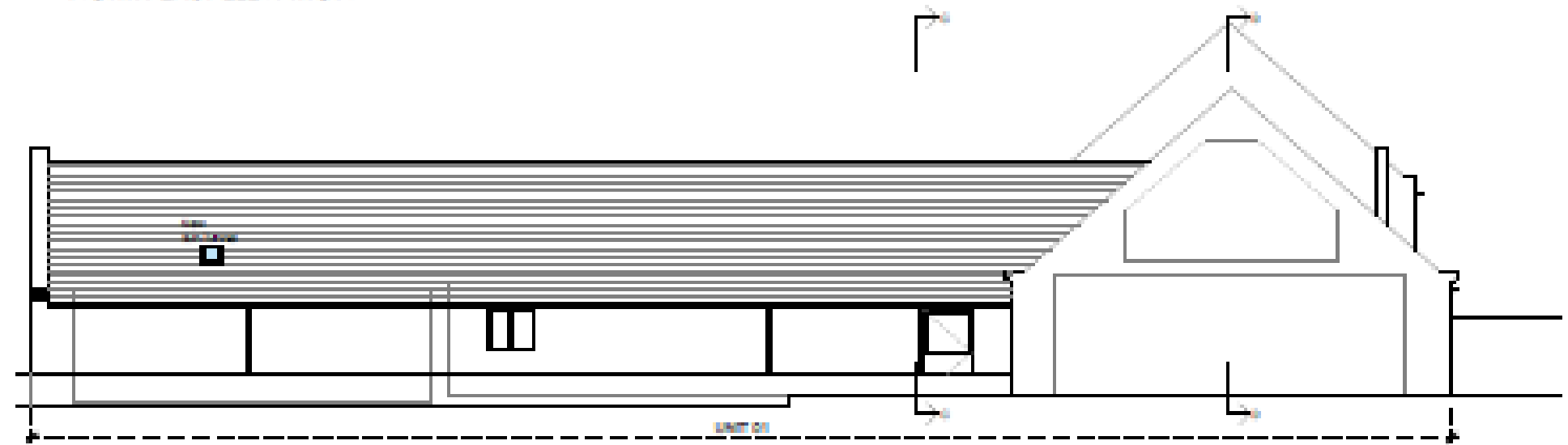


SECTION C-C

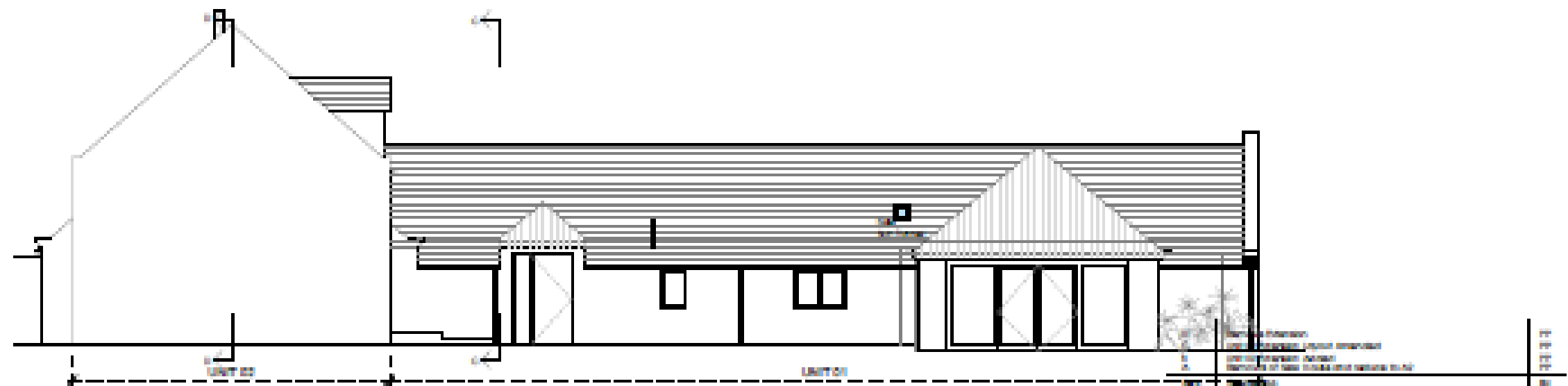
Proposed Elevation



NORTH EAST ELEVATION



SOUTH EAST ELEVATION - UNIT 01



NORTH WEST ELEVATION - UNITS 01 & 02

Reasons for Refusal

That the proposal would see the provision of an additional residential unit within the Green Belt, the principle of which does not fall within any of the specified types of acceptable development, nor does it fails meet any of the exceptions set out in Policy NE2 Green Belt of the Aberdeen Local Development Plan 2017. The proposal is therefore contrary to Policy NE2 (Green Belt) of the Aberdeen Local Development Plan. For similar reasons, the proposal would also be contrary to Policy NE1 (Green Belt) of the Proposed Aberdeen Local Development Plan 2020. There are no material planning considerations that would warrant the approval of planning permission in this instance.

Applicant's Case

- Property has two living rooms and six double bedrooms
- Proposal is to split into two units with minimal external alterations, resulting in two 3 bed properties of more standard size
- Properties will house fewer people
- Does not harm character of Green Belt nor contravene policy

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.

- 3 Buildings in the Green Belt which have a historic or architectural interest, or a valuable traditional character, will be permitted to undergo an appropriate change of use which makes a worthwhile contribution to the visual character of the Green Belt. Please see relevant Supplementary Guidance for detailed requirements.

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.

Policies – LDP 2017

- H1 – Residential Areas
- D1 - Quality Placemaking by Design
- D5 – Our Granite Heritage
- I1: Infrastructure Delivery & Planning Obligations
- T2: Managing the Transport Impact of Development
- T3: Sustainable and Active Travel
- NE2: Green Belt
- NE8: Natural Heritage
- R6: Waste Management Requirements for New Development
- CI1: Digital Infrastructure
- B6: Pipelines etc

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

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 proposed development would comply with Policy NE2: Green Belt

How would it affect the character and amenity of the area as set out in policy H1 and the relevant supplementary guidance?

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