



# Local Review Body (LRB)

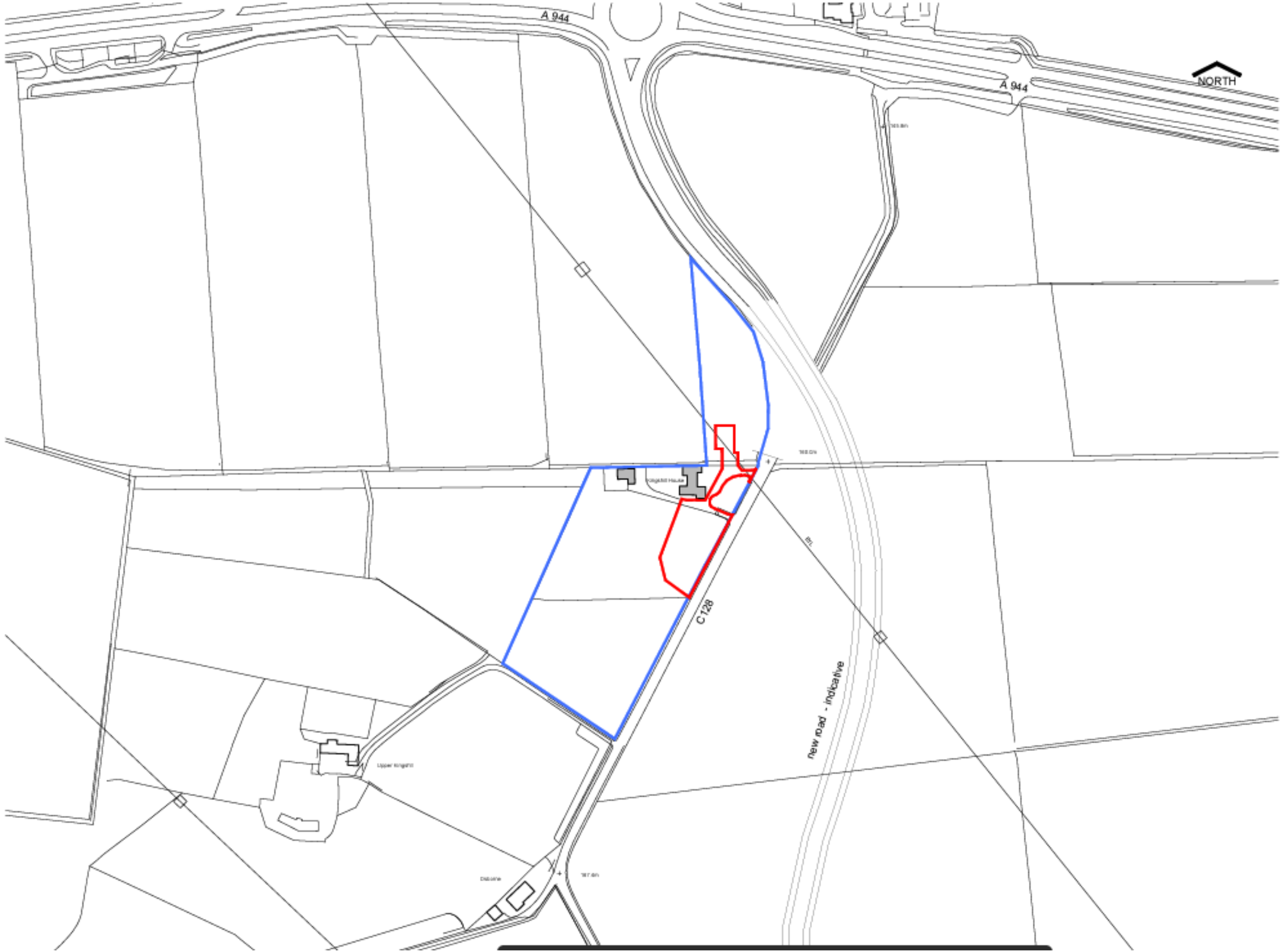
9<sup>th</sup> November 2022

**220021/DPP - Partial change of use of agricultural field to residential curtilage, erection of garage, and formation of new access with associated works**

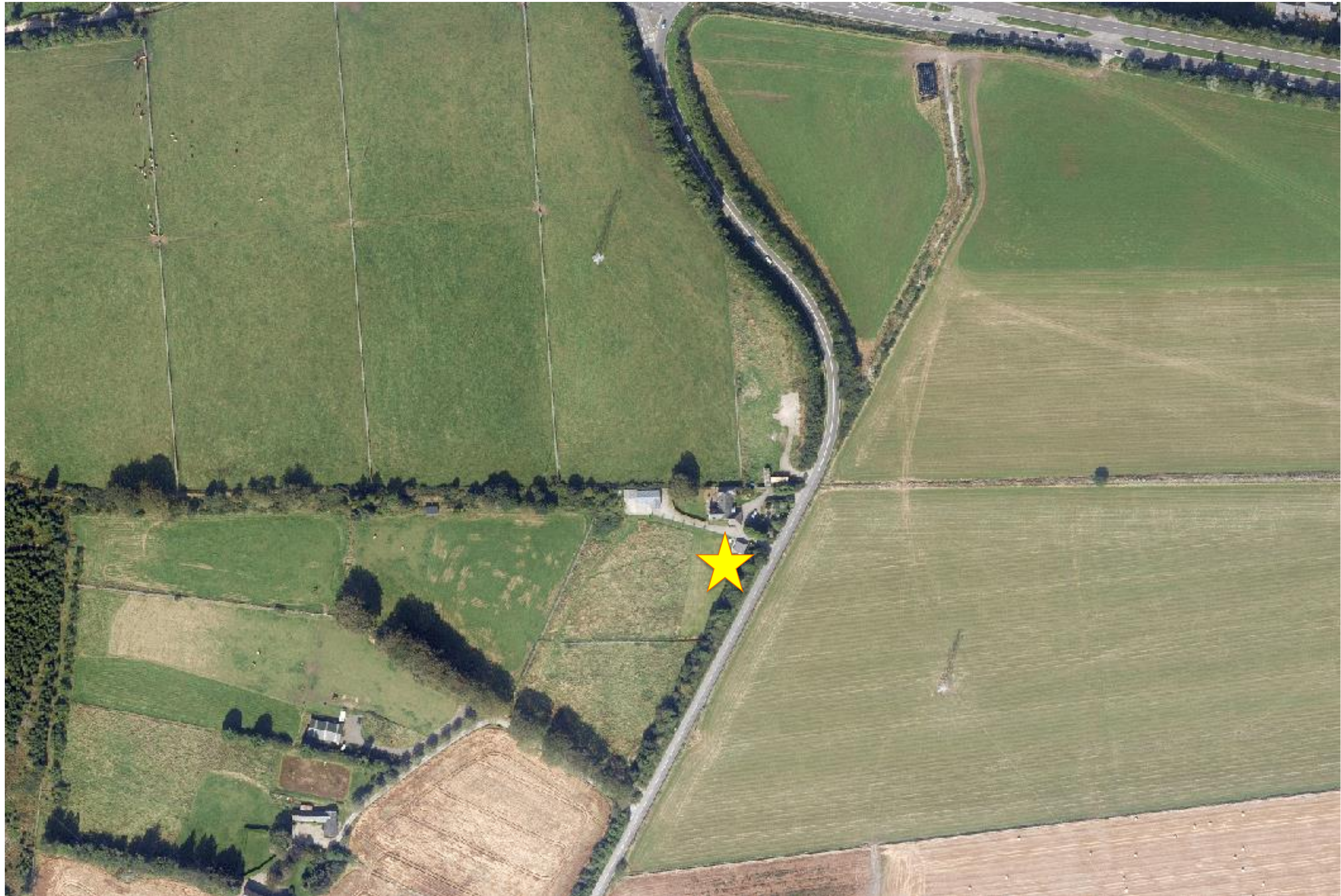
**at Kingshill House, C128c From junction with Countesswells \road and North Countesswells Road to Kingswells roundabout, Kingswells**

Lucy Greene, Planning Advisor

# Location Plan

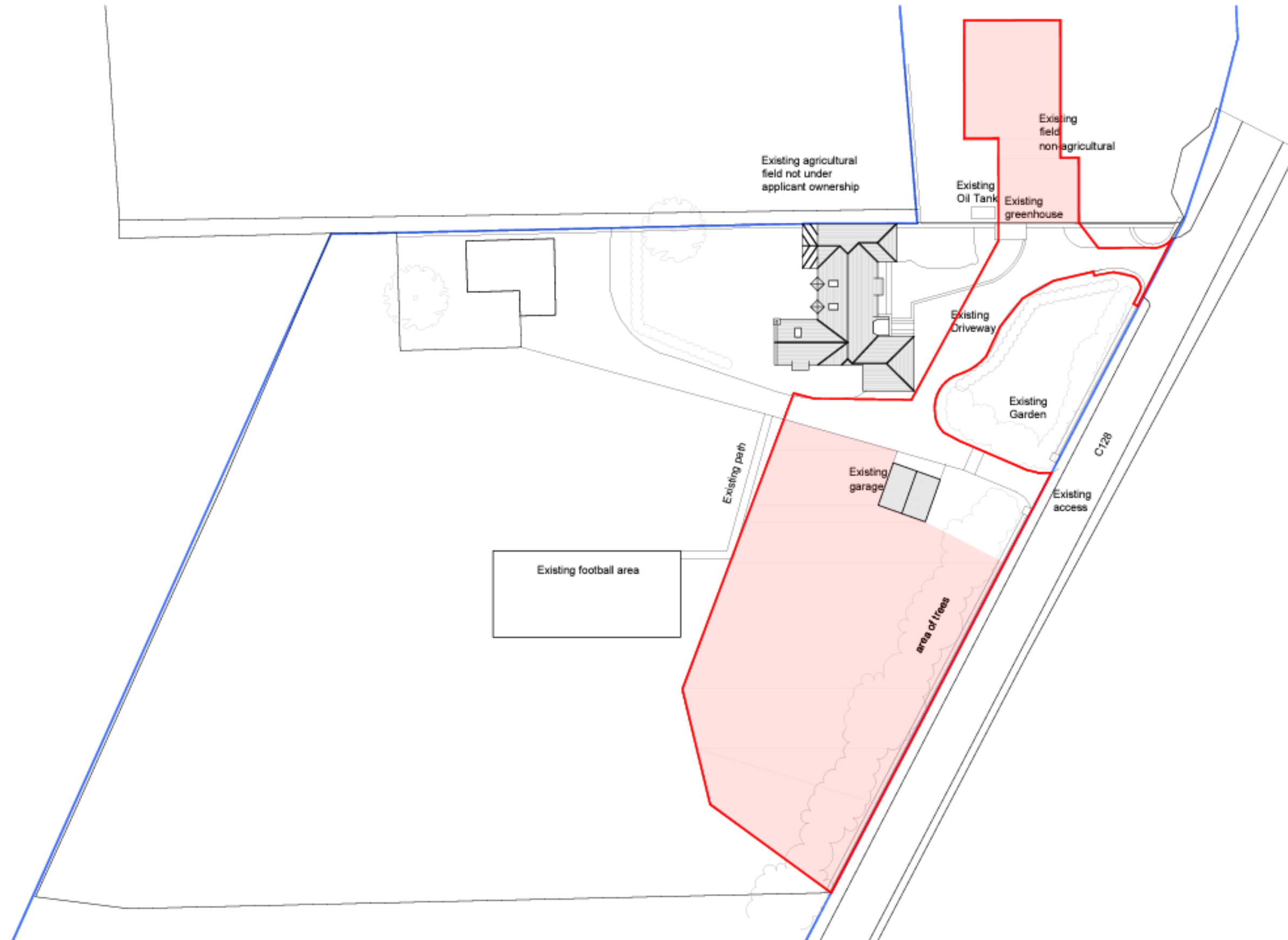




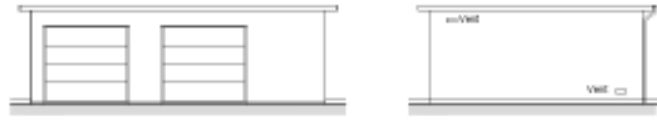




# Existing Site Plan

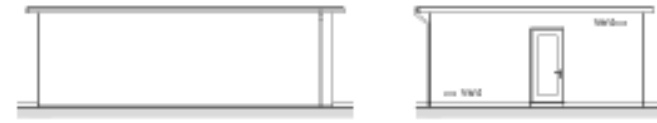


# Proposed Site Plan



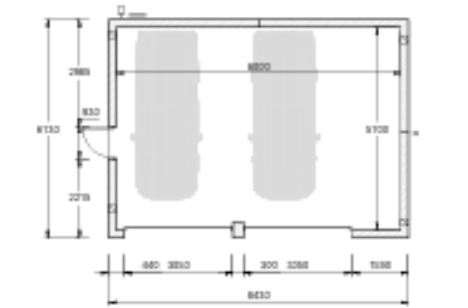
Front Elevation 1:100

Side Elevation 1:100



Rear Elevation 1:100

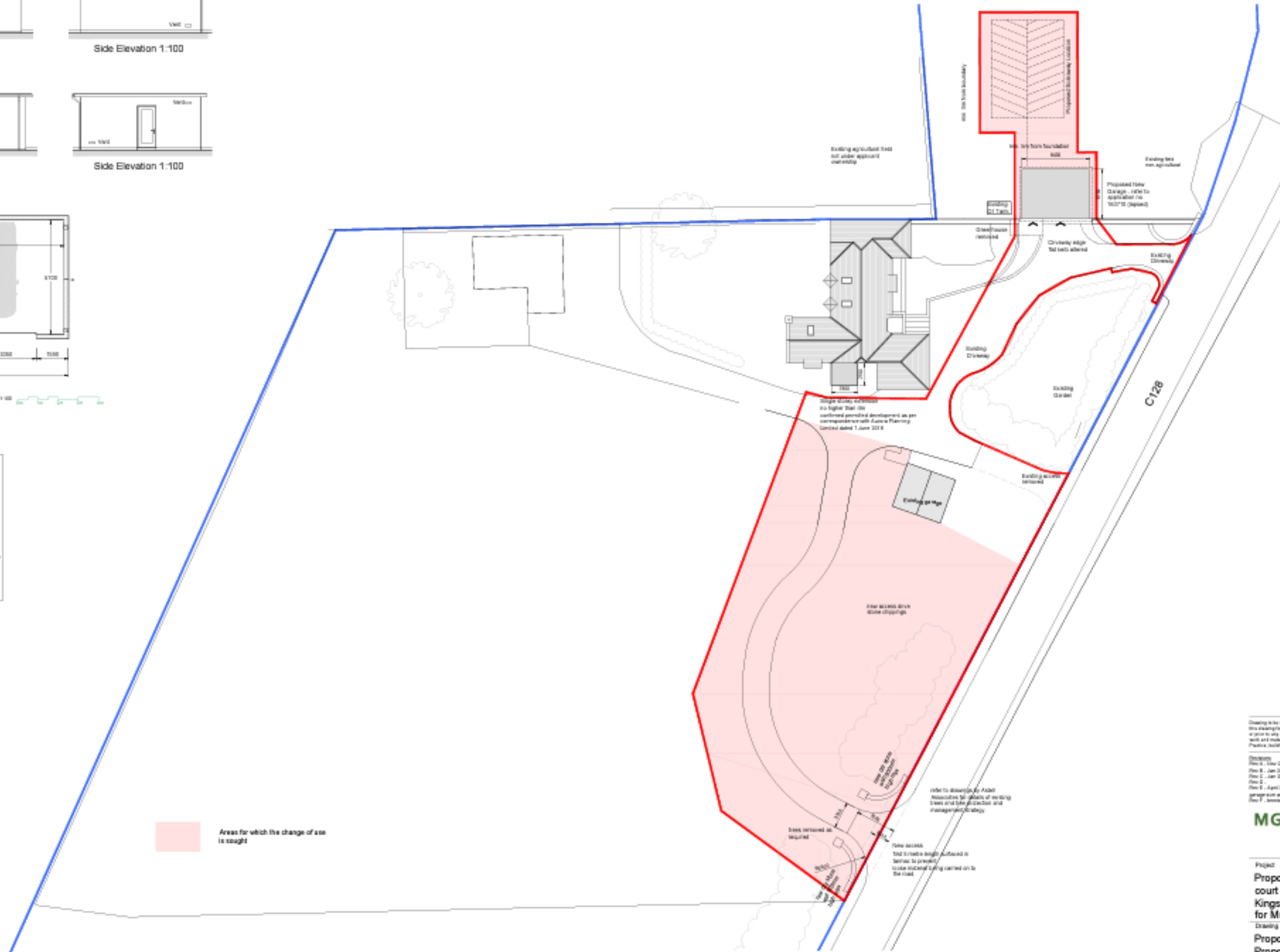
Side Elevation 1:100



Proposed Garage Plan 1:100

### Proposed Materials and Finishes

- Walls - 215mm concrete block finished with 20mm smooth white render (K-Rend OEA) externally
- Doors - Main garage doors in segmented metal garage doors  
Side door to be 900 x 2340mm plywood faced solid exterior quality doors stained to suit.
- Roof - Dark grey Samall Irish
- Eaves & Fascias - lined with plywood for painting, colour to match flat roof finish.
- Dowpipes & Gutters - Black UPVC



Drawing to be used in accordance with the conditions of use set out in the contract documents.

Revisions

- Rev 1 - 10/01/20
- Rev 2 - 10/01/20
- Rev 3 - 10/01/20
- Rev 4 - 10/01/20
- Rev 5 - 10/01/20
- Rev 6 - 10/01/20
- Rev 7 - 10/01/20

**MG**

Project  
Propo  
court  
Kingst  
for Mr  
Drawing  
Propo  
Propo

# Reasons for Refusal

- Contrary to Green belt policy to extend residential curtilage and create access
- Consideration given to potential permitted development
- Visual difference between residential curtilage and agricultural fields
- Flat roof garage not high quality as required by Green Belt policy
- Proposal would not protect or enhance character of green belt , contrary to SPP
- Loss of trees
- Visual impact of tree loss
- Contrary to Policy on Trees and Woodland and Design

# Applicant's Case

- Does not harm character of Green Belt nor contravene policy, due to being:
  - Located within boundaries of residential development
  - Small scale
  - Not increasing intensity of activity
  - Ancillary to residential use
- Design – demonstrates six qualities of successful places
- Complies with policies on transport, sustainable & active travel, flooding and drainage and trees and woodlands in adopted and proposed plans
- Is sustainable development in terms of SPP
- No objections
- Extent of residential curtilage considered
- Benefits of proposed access

## 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.



# Policies – LDP 2017

- D1 – Design
- T2 – Transport Impact of Development
- NE2 – Green Belt
- NE5 – Trees and Woodland

## Proposed Plan policies

# 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

Impact on trees, visual amenity and character of area

**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 ?

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