

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

William Forbes
William Forbes LTD
3 Fairview Grove
Aberdeen
AB22 8ZE

on behalf of **Mr Mariusz Crudzien**

With reference to your application validly received on 14 July 2022 for the following development:-

**Erection of single storey rear extension, porch to front and first floor side extension over garage
at 30 Cruickshank Crescent, Bucksburn**

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:

Drawing Number	Drawing Type
MC01 / 06.	Location Plan
MC01 / 07B.	Site Layout (Proposed)
MC01 / 02B.	Multiple Floor Plans (Proposed)
MC01 / 03B.	Multiple Elevations (Proposed)
MC01 / 04B.	Site Cross Section
	Other Drawing or Plan

DETAILS OF ANY VARIATION MADE TO THE ORIGINAL APPLICATION

The proposed porch has been reduced in size at the request of the Planning Service.

REASON FOR DECISION

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

The proposed extension is in tension with the relevant policies, as well as the standards set out in the Householder Development Guide as it would result in a negative impact on amenity for an adjacent property as significant daylight would be lost to the neighbouring gable window. Furthermore, the design of the proposed extension is not considered to be consistent and complementary to the existing dwelling and would be out of character with the surrounding area. The overall proposal is therefore not considered appropriate in the context of the site. As such, the proposal is not considered to comply with Policy H1: Residential Areas and Policy D1: Quality Placemaking by Design of the Aberdeen Local Development Plan, the Householder Development Guide Supplementary Guidance and the relevant policies of the Proposed Aberdeen Local Development Plan 2020.

Date of Signing 4 October 2022

A handwritten signature in black ink that reads "Daniel Lewis". The signature is written in a cursive, slightly slanted style.

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.

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.