



APPLICATION REF NO. 220667/DPP

Development Management
Strategic Place Planning
Business Hub 4, Marischal College, Broad Street
Aberdeen, AB10 1AB

Tel: 01224 523470 Email: pi@aberdeencity.gov.uk

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Mr Steve Aitken
1 Westerton Place
Cults Aberdeen
United Kingdom
AB15 9NS

With reference to your application validly received on 6 June 2022 for the following development:-

Installation of solar panels to roof at 1 Westerton Place, Cults

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
	Other Drawing or Plan
	Other Supporting Statement
	Other Supporting Statement
	Roof Plan (Proposed)
	Location Plan
	East Elevation (Proposed)
	Other Drawing or Plan

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 proposal has not sufficiently justified the requirement for solar panels and alternative thermal efficiency improvements have not been adequately explored. The proposed panels are not considered to be in a discreet location or in their design as they sit on the principal elevation of a historic building, protruding from the roof slope and would therefore have a negative and adverse impact on the character and appearance of the historic building, as well as the Pitfodels Conservation 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, Policy D1: Quality Placemaking by Design, Policy D4: Historic Environment and Policy R8: Renewable and Low Carbon Energy Developments of the Aberdeen Local Development Plan, the Householder Development Guide Supplementary Guidance and the relevant policies of the Proposed Aberdeen Local Development Plan 2020 as well as Historic Environment Policy for Scotland, Managing Change in the Historic Environment: Micro-Renewables and Managing Change in the Historic Environment: Roofs.

Date of Signing 14 October 2022

A handwritten signature in blue 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 of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A review request must be made using the 'Notice of Review' form available from <https://www.eplanning.scot/>.

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.