



APPLICATION REF NO. 220358/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

Ashley Keenon
AK architecture
Westpoint House
Prospect Road, Arnhall Business Park
Westhill
Aberdeenshire
United Kingdom
AB32 6FJ

on behalf of **Mrs Fiona Herrell**

With reference to your application validly received on 23 March 2022 for the following development:-

**Extension to existing garage to form recreational room above
at 1 West Craighbank Crescent, 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:

| <u>Drawing Number</u> | <u>Drawing Type</u> |
|-----------------------|---------------------------------|
| 0161-01-01-02-001 P01 | Location Plan |
| 0161-01-01-02-005 P01 | Multiple Floor Plans (Proposed) |
| 0161-01-01-02-006 P01 | Multiple Floor Plans (Proposed) |
| 0161-01-01-02-007 P01 | Multiple Elevations (Proposed) |

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 proposed garage extension/alterations by reason of its layout, composition, size and scale in combination with its location and exposure to the public road would cause harm to the visual amenity and character of the streetscape. The proposed extension is not considered to be suitably secondary to the host building owing to its size, scale and form. The proposal is therefore considered to have a detrimental impact on the character and appearance of the building and, owing to its exposed nature, the surrounding area. The proposed extension therefore conflicts with the relevant provisions of Policy H1 (Residential Areas) and Policy D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan 2017, including the Council's Supplementary Guidance: Householder Development Guide. On the basis of the above, it is considered that there are no material planning considerations of sufficient weight that would warrant approval of the application.

Date of Signing 13 July 2022



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.