

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Ron McGregor
McGregor Garrow Architects
14 Ruthrieston Circle
Aberdeen
AB10 7JX

on behalf of **Cito Cimo Properties Ltd.**

With reference to your application validly received on 11 November 2022 for the following development:-

Change of use from offices to form residential flat including installation of replacement windows and doors; installation of roof lights and formation of patio doors from window opening with associated works at Wallace Whittle Ltd, 166 Great Western Road

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
	Location Plan
C058 - 101	Site Layout (Proposed)
C058 - 102	Ground Floor Plan (Proposed)
C058 - 201	Multiple Elevations (Proposed)
C058 - 301	Site Cross Section

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 change of use of the existing single storey rear office extension to a residential flat is considered not to provide an acceptable level of residential amenity due to its single-aspect nature resulting in a limited outlook from the building, and limited levels of direct sunlight receipt into the dwelling. It is considered that the proposed conversion would not respond well to the site context due to its position to the rear of the main building and public street, resulting in a property that would not have a public face to the street and would be accessed through a narrow lane to the side of the existing building. This would be contrary to the established pattern of development, which consists of buildings fronting onto Great Western Road and neighbouring roads with a private face to the rear. As such, the proposal is considered not to sufficiently address the six qualities of successful placemaking, or the six qualities of successful places.

The proposal is therefore considered to be contrary to the requirements of Policy D1 (Quality Placemaking by Design) of the 2017 Aberdeen Local Development Plan; Policies D1 (Quality Placemaking) and D2 (Amenity) of the 2020 Proposed Aberdeen Local Development Plan; and Policy 14 (Design, Quality and Place) of the draft NPF4.

Date of Signing 7 February 2023



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.