

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Angela Cooper
Cooper & MacGregor Ltd
86 Summerhill Crescent
Aberdeen
AB15 6ED

on behalf of **Mr K Brownlie**

With reference to your application validly received on 4 November 2022 for the following development:-

**Formation of dormer to rear
at 56 Hilton Place, Aberdeen**

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>
148-201 B	Location Plan, Elevations and Floor Plans (Proposed)

DETAILS OF ANY VARIATION MADE TO THE ORIGINAL APPLICATION

The application has been revised since submission in that the window design has been altered to have vertical glazing bars.

REASON FOR DECISION

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

In direct conflict with the Supplementary Guidance: The Householder Development Guide, the proposed dormer would be of scale, massing and design, whereby it

would dominate and overwhelm the original roof. Relative to its overall size and projection, it would not be located a reasonable distance below the roof ridge, it would have an excessively large apron and it would have an insufficient proportion of glazing. The proposal would therefore result in the loss of the original slated roof form of the rear roofslope to the detriment of the architectural integrity of the original building, the terrace and the character and visual amenity of the surrounding area.

Notwithstanding every planning application is assessed on its own merits, given these reasons, it is likely that the grant of planning permission for this dormer could set an unwelcome precedent for similarly scaled dormers on this terrace, which would be to the significant detriment of the character and visual amenity of the surrounding area.

The proposal would therefore conflict with the aims of Policies 14 (Design, Quality and Place) and 16 (Quality Homes) of National Planning Framework 4; Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan 2017; the Supplementary Guidance: The Householder Development Guide; and Policies H1 (Residential Areas), D1 (Quality Placemaking) and D2 (Amenity) of the Proposed Aberdeen Local Development Plan 2020.

Date of Signing 17 March 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.