

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Rachael Walker
Rachael Walker Architects Ltd
Mill Of Braco Croft
Pitcaple
Inverurie
Aberdeenshire
AB51 5JA

on behalf of **Mr Kenneth Sutherland**

With reference to your application validly received on 13 June 2023 for the following development:-

Erection of single storey link extension and 1.5 storey extension with integrated garage to front at Hillview, Skene 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
127 - PL-05 B	Site Layout (Proposed)
127 - PL-06 B	Multiple Floor Plans (Proposed)
127 - PL-07 B	Multiple Elevations (Proposed)
127 - PL-08	Other Drawing or Plan
	Design Statement
127 - PL-03 A	Elevations and Floor Plans
127 - PL-01	Location Plan
	Bat Survey

DETAILS OF ANY VARIATION MADE TO THE ORIGINAL APPLICATION

Redesign of extension to reduce its height and alter its elevation form.

REASON FOR DECISION

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

The proposed extension would not be small-scale or subordinate to the existing dwellinghouse, its footprint and orientation being such that it would dominate the house in scale and massing, contrary to the stated exceptions for development to be permitted in the green belt under Policy NE1 (Green Belt) of the Aberdeen Local Development Plan 2023 (ALDP) and the policy outcome of Policy 8 (Green Belts) of National Planning Framework 4 (NPF4) that the character, landscape, natural setting and identity of settlements is protected and enhanced. It would further be contrary to the requirements for householder development in Policy 16 (Quality Homes) of NPF4 and would diminish the amenity of the dwellinghouse by building over a substantial part of the dwellinghouse's rear curtilage, contrary to the requirement to be welcoming and safe and pleasant under Policy D1 (Quality Placemaking) and Policy D2 (Amenity) of the ALDP and Policy 14 (Design, Quality and Place) of NPF4.

Date of Signing 12 December 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.