



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

David Morris
Morris Associates
7 Albert Terrace
Aberdeen
AB10 1XY

on behalf of **Mr Marek Kowalczyk**

Aberdeen City Council in exercise of its powers under the above mentioned Act hereby **refuses planning permission** for the development specified below and shown in the plans and drawings listed.

Application Reference Number	231029/DPP
Address of Development	63 Grove Crescent Aberdeen AB16 5DU
Description of Development	Erection of single storey extension to the side and rear, formation of dormer to rear and formation of roof terrace on rear extension
Date of Decision	2 February 2024

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 combined effect of the rear and side extensions, along with the proposed roof terrace and dormer extension would significantly overwhelm the dwelling and results in overdevelopment and therefore the proposal does not adhere to the relevant criteria of Policy H1 (Residential Areas) of the Aberdeen Local Development Plan 2023 (ALDP).

The overall design and scale of all aspects of the proposal would alter the overall aesthetics of the dwelling as well as affecting its character and resulting in an unbalance of the symmetry between the application site and the adjoining property at 61 Grove Crescent. Furthermore, the projection of the rear extension does not adhere with Council guidance, as set out in the Householder Development Guide Aberdeen Planning Guidance. As such, the character of the area would be affected by this development and overall, the proposal fails to comply with Policy H1 (Residential Areas) and Policy D1 (Quality Placemaking) of the ALDP, the Householder Development Guide Aberdeen Planning Guidance and with Policy 14 (Design, Quality and Place) and Policy 16 (Quality Homes) of National Planning Framework 4 (NPF4).

The proposed dormer and roof terrace do not comply with the criteria outlined in the Householder Development Guide Aberdeen Planning Guidance, in that they would significantly impact on the existing level of residential amenity for neighbouring residents in terms of loss of privacy. Furthermore, the rear extension is would result in an adverse daylight and sunlight impact for 61 Grove Crescent. Therefore, the proposal fails to comply with Policy H1 (Residential Areas) and Policy D2 (Amenity) of the ALDP, the Householder Development Guide Aberdeen Planning Guidance and with Policy 16 (Quality Homes) of NPF4.



A full evaluation and account of the processing of the application is contained in the report of handling, which is available by entering the application reference number at <https://publicaccess.aberdeencity.gov.uk/>.

PLANS AND DRAWINGS

748.02	Existing/Proposed Ground Floor Plans
748.03	Existing/Proposed Elevations
748.04 A	Existing/Proposed Plot Layout

Signed on behalf of the planning authority

A handwritten signature in cursive script that reads "Daniel Lewis".

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

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.