



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Amy Bowie
All Design (Scotland) Limited
Unit 15
James Gregory Centre, Campus 2
Aberdeen Innovation Park, Balgownie Drive
Aberdeen
AB22 8GU

on behalf of **Mr and Mrs Calum and Monica Craig**

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	231558/DPP
Address of Development	21 Balgownie Crescent Aberdeen AB23 8EJ
Description of Development	Erection of 2.5 storey extension to side/rear; formation of dormers to front and rear.
Date of Decision	14 February 2024

DETAILS OF ANY VARIATION MADE TO THE ORIGINAL APPLICATION

The following amendments were made to the application –
The second floor patio and spiral staircase have been removed from the proposal. The dormer extension forming a door from bedroom 4 has also been removed.

REASON FOR DECISION

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

The proposal would result in overdevelopment of the site, resulting in the built footprint of the dwellinghouse, as extended, being three times the size of the original dwelling. The scale and design of the proposed rear extension would not be subordinate or compatible with the original dwelling and would be in conflict with the Householder Development Guide Aberdeen Planning Guidance due to its projection which extends by more than 4m, resulting in adverse overshadowing to the neighbouring site. The combination of this overdevelopment, introducing a 2.5-storey extension, with the appearance of a 3-storey rear elevation, to a 1.5-storey dwelling and the non-complaint projection would present excessive development on the site, diverging from the character and appearance of the original dwelling and surrounding area. The design of the rear extension, spanning the width of the dwelling and side extension and extending the proposed gable end up to the ridge of the original dwelling further adds to the visual dominance of the proposal, presenting an overbearing second floor element above the two lower floor levels, which appear misaligned and too short in comparison. The proposal therefore does not complement the form or design of the original dwelling and would present visual harm to the character and appearance of the surrounding area. The proposal is therefore not complaint with Policy 14 (Design, Quality and Place) and Policy 16 (Quality Homes) of National Planning Framework 4 (NPF4) and Policy H1 (Residential Areas), Policy D1 (Quality Placemaking) and Policy D2 (Amenity) of the Aberdeen Local Development Plan (ALDP) 2023 and there is significant conflict with the Householder Development Guide Aberdeen Planning Guidance.



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

AD 1708 / BP01 A	Multiple Floor Plans (Proposed)
AD 1708 / 04 D	Multiple Floor Plans (Proposed)
AD 1708 / BP02 Rev E	Other Floor Plan (Proposed)
AD 1708 / 05 E	Multiple Floor Plans (Proposed)
AD 1708 / 08 E	Multiple Elevations (Proposed)
AD 1708 / 07 E	Site Cross Section

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.