



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Mr Peter Mcboyle
216 Westburn Road
Aberdeen
AB25 2LT

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	231479/DPP
Address of Development	216 Westburn Road Aberdeen AB25 2LT
Description of Development	Formation of driveway, removal of hedge and boundary stones to front
Date of Decision	26 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 proposed development does not comply with relevant roads requirements/standards, as specified in the 'Transport and Accessibility' Aberdeen Planning Guidance, as it has not been adequately demonstrated that vehicles can enter the site in forward gear, turn around and then exit the site in forward gear without making convoluted manoeuvres resulting in repeat and excessive overhanging of the footway during internal turning movements, which would likely result in vehicles reserving out of the site on to a heavily trafficked A-class road, resulting in a road safety hazard. The proposal therefore fails to comply with the 'Transport and Accessibility' Aberdeen Planning Guidance. In addition, the proposal would adversely and unacceptably affect the specific characteristics of the existing property, the visual amenity of streetscene and character of surrounding area, thus the proposal fails to comply with criteria of Policies H1 (Residential Areas); and D1 (Quality Placemaking) of the Aberdeen Local Development Plan 2023 (ALDP); and with Policies 14 (Design Quality and Place) and 16 (Quality Homes) of National Planning Framework 4 (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

Location Plan	3202
Other Elevation (Proposed)	21 - Front Elevation View
Site Layout (Multiple Proposed)	1 - Car 2 In
	2 - Car 2 In & Reverse
	3 - Both Parked
	4 - Car 1 In
	5 - Car 1 In and Reverse
	6 - Car 1 In and Turn
	7 - Car 1 In and Turn
	8 - Car 1 In and Turn
	9 - Car 1 In and Turn
	10 - Car 1 In and Turn
	11 - Car 1 In and Turn
	12 - Car 1 In and Turn
	13 - Car 1 Parked
	14 - Both Parked
	15 - Car 1 Out
	16 - Car 1 Out
	17 - Car 2 Out
	18 - Car 2 Out
	19 - Car 2 Out
	20 - Car 2 Out

Signed on behalf of the planning authority

A handwritten signature in blue ink 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.