



## DECISION NOTICE

### The Town and Country Planning (Scotland) Act 1997

### Detailed Planning Permission

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on behalf of **Mr Stephen Jeffery**

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.

<b>Application Reference Number</b>	240225/DPP
<b>Address of Development</b>	26 Spey Road Aberdeen AB16 6SE
<b>Description of Development</b>	Erection of single storey extension to front
<b>Date of Decision</b>	3 May 2024

#### DETAILS OF ANY VARIATION MADE TO THE APPLICATION

None.

## REASON FOR DECISION

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

The scale and design of the development would introduce a large scale front extension which would interfere with and disrupt the established building line of this row of terraced properties, detracting from the distinctiveness of the streetscape and frontage of the properties as well as the attractiveness of their open front curtilages. The proposed extension has not been designed as a modest subordinate porch extension in that it would be the same width as the dwelling, include additional living accommodation adjacent to the porch and not incorporate substantial glazing, in direct conflict with the Householder Development Guide Aberdeen Planning Guidance.

The visual impact of this extends to the wider area, where there are currently existing small-scale entrance porches and as such, the proposed extension would set a precedent for full-width front extensions, losing the form of the dwelling's front elevation and the building line of this row of properties, diverging from the character of terraced properties in the Mastrick area and resulting in development which would be visually similar to the rear elevation of a terraced property. The development would also result in substantial development of the site due to the presence of the existing full width rear extension and outbuilding. As such, the proposal would not comply with Policies 14 (Design, Quality and Place) or 16 (Quality Homes) of National Planning Framework 4 (NPF4) nor Policies H1 (Residential Areas) or D1 (Quality Placemaking) and of the Aberdeen Local Development Plan 2023 (ALDP).

As well as the visual impact on the street scene, the presence of solid elevations sitting on the shared boundaries with the two neighbouring properties would present a visually overbearing impact where the existing character of the front curtilage is open and consistent. The situation for 28 Spey Road is worsened due to the presence of the existing rear extension to the application dwelling, with development overbearing the windows to a single internal space within the neighbouring property to both the front and rear. The proposal would therefore be in tension with Policy 16 (Quality Homes) of NPF4 and Policies H1 (Residential Areas) and D2 (Amenity) of the ALDP.



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

2497 - PL01

Elevations and Floor Plans

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.