

## SS8 Extracts from Report of Handling for approval for conversion of 78 Queen's Road to flats – application reference 230472/DPP - (Aberdeen City Council)

### Residential Amenity and Impact on Adjacent Land Uses

Policy D2 (Amenity) of the ALDP seeks to ensure that new residential developments are provided with an appropriate level of amenity, this is in respect of outlook, sunlight, daylight, privacy and sufficient external space, amongst others. Adjacent land uses must also be considered when new

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residential development is proposed to ensure that existing levels of amenity are not impacted upon.

In respect to the proposed development and the aspects of amenity mentioned above, the changes made to the proposal in terms of the internal layout are satisfactory, in that all residential units will now benefit from having dual aspects, if not windows on three elevations and all will have south facing windows, increasing the levels of outlook from the units and also providing sufficient daylight receipt into the residential properties. In respect to external amenity space, the changes made to the proposal also see the increase in the level of amenity space, with two more areas to be provided within the front curtilage, not only with this benefit any future occupants, it will also improve the outlook from all openings on the south elevation. Furthermore, the way that these have been designed mean that they will be below the existing ground level and therefore more attractive to use with an element of privacy from passers-by on Queen's Road.

Turning to the adjacent properties, there is unlikely to be any impact on the properties to the east and west, owing to the fact that the existing building will be retained, along with any landscaping within the rear curtilage, therefore there will be no significant change to the existing situation. While a new door and window would be located on the east elevation, given that these will be on the ground floor, there would be no adverse impact on 76 Queen's Road to the east. In respect to the development site to the rear, which is currently being considered by the Planning Service, owing to the layout and internal configuration of the proposed properties within the application site, there would unlikely be an impact to the site in general.

Owing to the above, the proposal complies with Policy D2, in that the residential units would be provided with sufficient amenity and there would be no impact on the adjacent sites to the east, west and the north. The provision of external amenity space also complies with Policy NE2 (Green and Blue Infrastructure), which requires the provision of usable and appropriate open space in new developments to ensure functionality. In light of this, the proposal also complies with the relevant criteria of Policy H1 of the ALDP.

## **REASON FOR DECISION**

The application has been considered against the relevant policies of the Aberdeen Local Development Plan 2023 (ALDP) and National Planning Framework 4 (NPF4) and is acceptable. The development does not constitute over development or the loss of open space. The proposal and associated external works to the building and within the curtilage do not result in any adverse impact on the residential amenity and character of the surrounding area and therefore complies with Policy H1 (Residential Areas), Policy D1 (Quality Placemaking) and Policy D2 (Amenity) of the ALDP and Policy 14 (Design, Quality and Place) of NPF4. In addition, the works proposed to the listing building or the works within its curtilage are not likely to result in any undue impact on its setting or its special character and do not result in any impact on the character of the surrounding Albyn Place/Rubislaw Conservation Area and thus is acceptable when assessed against Policy D6 (Historic Environment) and Policy D8 (Windows and Doors) of the ALDP and Policy 7 (Historic Assets and Places) of NPF4. There would be no significant loss of granite in accordance with Policy D7 (Our Granite Heritage).

The provision of external amenity space creates a positive in terms of visual amenity and the amenity of future occupants and therefore complies with Policy D2 (Amenity), Policy D5 (Landscape Design) and Policy NE2 (Green and Blue Infrastructure) of the ALDP. Additionally, this aspect of the proposal enhances biodiversity in terms of Policy 3 (Biodiversity) of NPF4. There would be no impact on trees in accordance with Policy NE5 (Trees and Woodland) of the ALDP and Policy 6 (Forestry, Woodland and Trees) of NPF4. The re-use of the building is considered appropriate in respect of Policy 1 (Tackling the Climate and Nature Crises), Policy 2 (Climate Mitigation and Adaptation), Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) and Policy 12 (Zero Waste) of NPF4.

The proposal incorporates an appropriate level of off-street car parking, secure cycle storage and waste storage facilities and with the location of the site in reasonably close proximity to the city centre access is available to a range of sustainable modes of transport, as well as digital infrastructure and thus complies with Policy T2 (Sustainable Transport), Policy T3 (Parking), Policy R5 (Waste Management Requirements for New Developments) and Policy CI1 (Digital Infrastructure) of the ALDP and Policy 13 (Sustainable Transport), Policy 15 (Local Living and 20 Minute Neighbourhoods) and Policy 24 (Digital Infrastructure) of NPF4.

The proposal is also considered compliant with Historic Environment Policy for Scotland and the Historic Environment Scotland's Managing Change in the Historic Environment Guidance on Setting, Use & Adaptation of Listed Buildings, Roofs, Windows, Boundaries, and Doors.