



## DECISION NOTICE

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

### Detailed Planning Permission

Eoghain Fiddes  
Fiddes Architects  
2 Scott Skinner Square  
Banchory  
AB31 5SE

on behalf of **Mr Euan Davidson**

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>	240463/DPP
<b>Address of Development</b>	Land Adjacent To Oldfold Farmhouse Milltimber Aberdeen AB13 0HQ
<b>Description of Development</b>	Erection of two-storey detached dwelling house with integral garage and associated works
<b>Date of Decision</b>	25 September 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 proposed development would by virtue of its design and layout have a harmful impact in the following ways:

1. It would visually intrude upon the existing Oldfold Farmhouse, to the detriment of its historic character and that of the wider setting of the area;
2. by erecting a dwellinghouse where the majority of habitable rooms were excessively overshadowed by neighbouring woodland, it would provide inadequate amenity to the residential development and;
3. thereby place undue pressure on woodland, in particular to the south-west of the site.

On account of points 1 and 2, the development would fail to be distinctive and pleasant and would be contrary to Policy 7 (Historic Assets and Places) and Policy 14 (Design, Quality and Place) of National Planning Framework 4 (NPF4) and Policy D1 (Quality Placemaking), Policy D5 (Landscape Design) and Policy D6 (Our Historic Environment) of the Aberdeen Local development Plan 2023 (ALDP). It would further be contrary to ALDP Policy D2 (Amenity), by failing to fully promote and provide adequate residential amenity for the proposed development. On account of point 3, it would be contrary to NPF4 Policy 6 (Forestry, Woodland and Trees) and ALDP Policy NE5 (Trees and Woodland).



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

A101 149035/2000 REV A	Location Plan Other Drawing or Plan Design Statement Other Supporting Statement 3D Visualisation
A120 A112 B A111 REV A A201 B	Other Drawing or Plan Site Layout (Other) Multiple Floor Plans (Proposed) Multiple Elevations (Proposed)

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.