



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Ian Rodger
Ian Rodger Architects
1B Ruthrie Terrace
Aberdeen
AB10 7JY

on behalf of **Mr Syd Marwick**

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	241012/DPP
Address of Development	South View Granitehill Terrace Aberdeen AB22 8AQ
Description of Development	Erection of detached dwellinghouse
Date of Decision	22 May 2025

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 dwelling would be sited within the green belt in an unsustainable location and does not meet the exception for development in the green belt including those allowed for certain types of residential development. As such the proposal does not comply with Policies NE1 (Green Belt) and T2 (Sustainable Transport) of the Aberdeen Local Development Plan 2023 and Policies 1 (Tackling the Climate and Nature Crises), 8 (Green Belts), 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) and 13 (Sustainable Transport) of the National Planning Framework 4.

By virtue of the excessive scale and massing, the proposed building is considered to be an overbearing and incongruous addition which does not reflect an appropriate design, scale or massing, required by new development within the green belt. It is also considered that the development would harm the landscape character of this area in visual terms and the protected green belt. The development would also prejudice the completion and retention of previously approved landscaping and amenity land associated with the adjoining development of the houses and flats to the detriment of the landscape setting which had been an integral requirement of the sites original allocation for brownfield residential development. This loss of the approved landscaped area would also have an unacceptable impact on biodiversity, nor are there any environment enhancements proposed to offset this impact. The proposal is therefore considered to be contrary to Policies NE1 (Green Belt), D1 (Quality Placemaking), and D4 (Landscape) of the Aberdeen Local Development Plan 2023 and Policies 1 (Tackling the Climate and Nature Crises), 3 (Biodiversity), 8 (Green Belts), and Policy 20 (Blue and Green Infrastructure) of the National Planning Framework 4.

The development does also not contribute to sustainability in terms of accessible transport. As such the proposal is considered to be contrary to Policies T2 (Sustainable Transport), Policy T3 (Parking) of the Aberdeen Local Development Plan 2023 and Policy 13 (Sustainable Transport) and Policy 14 (Design, Quality and Place) of National Planning Framework 4.



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

004	Location Plan
107	Multiple Floor Plans (Proposed)
108	Multiple Elevations (Proposed)
109	Multiple Elevations (Proposed)
	Design Statement

Signed on behalf of the planning authority

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.