

Consultee Comments for Planning Application 241012/DPP

Application Summary

Application Number: 241012/DPP

Address: South View Granitehill Terrace Aberdeen AB22 8AQ

Proposal: Erection of detached dwellinghouse

Case Officer: Jack Ibbotson

Consultee Details

Name: Mr Michael Cowie

Address: Aberdeen City Council, Marischal College, Broad Street, Aberdeen AB10 1AB

Email: Not Available

On Behalf Of: ACC - Roads Development Management Team

Comments

It is noted this application for erection of detached dwellinghouse at South View, Granitehill Terrace, Aberdeen AB22 8AQ.

It is noted this site is located in the outer city and does not lie within an area with any form of controlled parking measures.

The proposal to form a 3-bedroom dwelling requires the associated parking provision of 2 spaces as per ACC supplementary guidance, in this regard it is confirmed that suffice parking is proposed in the form of double length driveway along the southern boundary of the property.

In terms of the proposed driveway, this would take access via the existing access road serving the existing other dwellings to the north of this plot. Such access road is confirmed to be 5m wide which shall accommodate two-way vehicular movements in/out of the site onto Granitehill Road which alleviates previous concerns of a vehicles stopping/waiting on Granitehill Road itself to allow other such vehicles to exit.

Additionally, it is noted the proposed works to form a boundary wall and pavement extents along the boundary with Granitehill Road, similar to that already created outside South View. While this is considered acceptable, such works shall be designed/constructed to ACC standards and shall be subject to a Section 56 roads construction consent (RCC) application given this shall be upon adopted verge/carriageway extents.

Bin storage and servicing is as per the neighbouring properties with a bin stance located on the east side of the access road close to Granitehill Road, which is confirmed acceptable.

It is confirmed that Roads Development Management have no objections in regard to this application given the above and the consideration that the additional associated vehicle

movements of a further unit on this site would not be detrimental.