



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Rachael Walker
Rachael Walker Architects Ltd
Mill Of Braco Croft
Pitcaple
Inverurie
Aberdeenshire
AB51 5JA

on behalf of **Ms Nicola Webster**

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	250377/DPP
Address of Development	Borrowstone Bothy Borrowstone Road Kingswells Aberdeen AB15 8RR
Description of Development	Change of use from agricultural land to domestic garden ground and erection of 1.5 and single storey extensions to side
Date of Decision	12 June 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 extension would not be a small-scale, subordinate or ancillary extension owing to its built footprint and, combined with the existing extension, would more than triple the footprint of the original bothy and be substantially greater in width and length than the original building, as well as greater in height. The requirement to introduce additional green belt land into residential curtilage to introduce this additional extension demonstrates its excessive scale and would intensify the existing residential activity outwith its existing boundary. The design and siting of the proposal would introduce a second gable-end extension which would be visibly separate to the existing extended bothy, appearing as a separate building on the site, lacking a positive or complementary relationship with the original building and have a form and massing which would appear dominant on the site, compared to the existing extended dwelling, particularly from the south elevation which is visible from long views along the road due to the open setting of the surrounding agricultural land. Thus, the extended dwelling would not be of an appropriate scale, massing and external appearance and would not enhance the green belt, rather it would cause harm to the character, landscape and natural setting of the green belt, including from public views. Thus the proposal conflicts with Policy D1 (Quality Placemaking), Policy D4 (Landscape) and Policy NE1 (Green Belt) of the Aberdeen Local Development Plan 2023 and Policy 8 (Green Belts), Policy 14 (Design, Quality and Place) and Policy 16 (Quality Homes) of National Planning Framework 4 and the Householder Development Guide Aberdeen Planning Guidance.



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

PL-01	Location Plan
PL-07	Site Layout (Proposed)
PL-10	Multiple Elevations (Proposed)
PL-11	Multiple Elevations (Proposed)
PL-12	Multiple Elevations (Proposed)
PL-08	Ground Floor Plan (Proposed)
PL-09	First Floor Plan (Proposed)
	Other Supporting Statement
	Drainage Assessment
	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.