



## **GROUNDS FOR REVIEW STATEMENT**

### **ON BEHALF OF MS NICOLA WEBSTER**

**Change of Use from Agricultural Land to Domestic Garden Ground and  
Erection of 1.5 and Single Storey Extensions to the Side**

**At Borrowstone Bothy, Borrowstone Road, Kingswells, Aberdeen AB15 8RR**

**Application Reference: 250377/DPP**

June 2025

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## **EXECUTIVE SUMMARY**

Planning application reference 250377/DPP for the Change of Use from Agricultural Land to Domestic Garden Ground and Erection of 1.5 and Single Storey Extensions to the Side at Borrowstone Bothy, Borrowstone Road, Kingswells, Aberdeen AB15 8RR was refused by Aberdeen City Council on 12 June 2025. The applicant is seeking a review of that decision.

It is noted and welcomed that the requirement to extend the existing house is recognised by planning officers. It is also recognised that the design and proposed materials of the extension are acceptable. The key matters for determination of this application is whether the proposed extension is ancillary and subservient to the existing house. The impact of the proposal on the original bothy carries reduced weight by virtue of the previous consent to change its use to a home. The impact must be assessed in the context of the existing home. This Grounds of Review Statement demonstrates that the extension is smaller than the existing home both in terms of size and scale and is therefore ancillary and subservient to that existing home. There is no impact on the wider Green Belt and as such planning permission should be granted.

## 1. INTRODUCTION

1.1 This statement has been prepared on behalf of Ms Nicola Webster (the applicant) in support of the request for a review of the decision to refuse planning application reference 250377/DPP for the Change of Use from Agricultural Land to Domestic Garden Ground and Erection of 1.5 and Single Storey Extensions to the Side at Borrowstone Bothy, Borrowstone Road, Kingswells, Aberdeen AB15 8RR

1.2 The planning application was lodged on 11 April 2025. The decision notice (Document 1) was issued on 12 June 2025 and provided the reason for the refusal as being:

*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.*

1.3 The purpose of this statement is to set out the applicant's reasons for seeking a review and to demonstrate that planning permission should in fact be granted for the proposed development.

1.4 A Planning Supporting Statement and Design and Access Statement were submitted with the planning application. Both of these documents are referred to in the

Officer's Report of Handling. These are both critical to the determination of this application and are appended as Documents 2 and 3 respectively to ensure brevity and prevent duplication.

- 1.5 It is requested that Members of the Local Review Body visit the site and the surrounding area as part of their consideration of the planning application in order to see the existing context of the site and its surroundings. In the event that this is not possible, we have provided a number of images within this statement in order to provide additional context of the site.

## **2. THE SITE, PROPOSALS AND PLANNING HISTORY**

- 2.1 Borrowstone Bothy is located within Borrowstone Farm to the west of Aberdeen. The area is characterised by agricultural land with scattered farms. There are also clusters of housing scattered throughout the area. These houses vary in age, size and form.
- 2.2 The site is part of a group of farm buildings and houses accessed from a farm track from the unclassified road which runs from the A944 at its junction with the A90 to Clinterty. Two single storey modern bungalows "The Spinney" and "The Beeches" are located on the north side of the farm track. Borrowstone Bothy is located to the west of the farmyard adjacent to Borrowstone Farmhouse and steadings. The steadings are arranged in a U shape and range in height from 1½ storey to 2 storeys with the Borrowstone Bothy and Borrowstone Farmhouse to the south of the courtyard. The house is shown in context of its setting as viewed from Borrowstone Road in the image below.



Fig 1: View to Borrowstone Bothy from Borrowstone Road (Image credit: Google)

- 2.3 The site itself comprises an existing dwellinghouse comprising of a single storey granite building with a modern gable wing which is 1½ storey. Consent was granted for this dwellinghouse by planning consent P160109. The house includes a

kitchen/dining room and a mezzanine which provides a master bedroom and ensuite. The house has a large south facing garden.

- 2.4 The house sits to the north of its plot and the garden slopes gently to the south and west. To the north of the site are the steadings and farm courtyard, to the east the farmhouse (owned by the applicant's sister), agricultural land is located to the south and west. The farm is owned by the applicant's family.
- 2.5 The applicant requires a larger home to accommodate a growing family. They have explored with their architect the potential to reconfigure the layout of their existing home to provide more bedrooms, but this has proven not to be possible without the need to demolish the existing gable wing. This is not a sustainable option and is therefore not being progressed. The applicant is also keen to stay on the farm with their family and extended family as they provide a support network for childcare and such like. There are no other buildings within the farm or the farm cluster that are vacant or suitable for conversion to meet their needs.
- 2.6 The proposal is to extend the dwelling by mirroring the existing gable. On the ground floor will be a sitting/dining room and a bedroom and shower room. The upstairs will provide a further two modest bedrooms. The form and massing of the existing extension have been replicated on a slightly smaller scale and linked by a flat roof corridor providing a secondary entrance. The building will be built have a stone basecourse to match the existing building. The extension will have dark/black vertical and horizontal timber cladding. This will be complemented by dark grey aluminium rainwater goods and alu-clad windows and doors. The patio will be extended across the existing house and extension on the southern elevation. No external changes are proposed to the existing dwelling.
- 2.7 The application also includes the change the use of an area of agricultural land to create additional garden space. This has historically been used as a farm track but is no longer required for operational farming purposes. The area extends to 0.02 ha.

### **3. DEVELOPMENT PLAN AND MATERIAL CONSIDERATIONS**

- 3.1 The Development Plan for area comprises National Planning Framework 4 (NPF4) and the Aberdeen Local Development Plan 2023 (ALDP). The relevant policies of these are set out in Section 4 of the Planning Supporting Statement.
- 3.2 There are various material considerations are relevant to the planning application. The Aberdeen Planning Guidance (APG) is non-statutory planning advice. Aberdeen City Council's website advises that the suite of documents sit alongside the ALDP "and provide more detailed information on its policies...they will be used as material considerations in the determination of planning applications." The key point to note is the APG provides additional information but is not policy and cannot be directly applied to every proposal. The detail of the Householder Development

Guide (HDG) and the Transport and Accessibility parts of the APG are detail at Section 5 of the Planning Supporting Statement.

#### **4. ASSESSMENT OF THE PLANNING APPLICATION**

- 4.1 The application requires to be assessed against the development plan and other material considerations as per s25 of the Town and Country Planning (Scotland) Act 1997 (as amended). This has been carried out in the Justification Section of the Planning Supporting Statement and we rely on this here.

#### **5. REASON FOR REFUSAL**

- 5.1 We note and welcome that the Planning Officers accept on page 6 of the Report of Handling, the need to adapt the existing home to meet present needs. We also welcome that they have no concerns with the architecture and form of the extension and the materials used. The reason for refusal is based purely on the massing and perceived dominance of the proposed extension. The reason for refusal can be split into two key components (Built Footprint and Scale, Design and Siting) as set out in the Report of Handling. However, prior to considering the reasons for refusal, it is relevant to consider the detail of the proposal.

##### *5.2 Existing Building*

- 5.2.1 The application is for the extension of an existing home. Change of use consent was granted in 2017 for the change of use of a farm building and adding an extension to form a home. This proposal is for an extension to that existing home. That home is the existing building.
- 5.2.2 In reaching their decision, the planning officer, in the report of handling, makes reference to the original building i.e. the bothy. The test in terms of original building is not relevant in this instance as the bothy has been, by virtue of the earlier consent, subsumed into the existing home. Both NPF4 and Policy 1 of ALDP permit extensions to “existing buildings” in Green Belts. Specifically, Policy 8 (Green Belts) of NPF4 permits “the intensification of established uses, including extensions to an existing building where that is ancillary to the main use”. In this case, the existing use is residential. The purpose of the consent is to extend that existing use and therefore this use is ancillary and complies with this policy. NE1 (Green Belt) under sub-section d) permits development which is associated with d) development which is associated with existing activities in the green belt and is within the boundary of that activity, is small scale and does not significantly increase the intensity of the activity. Again, the existing activity is residential use, and an extension will not significantly increase the intensity of that existing use especially as the home will be used by the same household.
- 5.2.3 The policy reference to an original building is in subclause i) of Policy NE1 of ALDP and relates to the conversion/rehabilitation of a historic building. The change that



was permitted the change of use and the regeneration of the bothy by consent P160109 has been carried out and therefore no longer applies and therefore the original building test is no longer relevant. To confirm, the existing building in this instance is the existing house as granted consent in 2017 to form a house. This existing house is the combined bothy and the additional living area as shown in Figure 2 below. It is clear that the proposed development has to be accepted in principle on the basis of an extension to an existing building.



Fig 2: Existing House Floor Plan and Photograph

### 5.3 Built Footprint

- 5.3.1 The reason for refusal advises that the proposed development would not be small scale, subordinate or ancillary as “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”. This is discussed in the report of handling under the “Built Footprint” section. The Planning Officer concludes that the proposed extension is substantially larger than the original building, the original building being the bothy. This is not disputed. However, as outlined above, the policy test which is set out in NPF4 and NE1 relates this scale to the existing building and requires the proposed extension to be subordinate and ancillary to the existing building. The existing building has a footprint of 137 sqm. The proposed extension has a footprint of 75.4 sqm. The extension is therefore subordinate and ancillary to the existing building. This is also applicable in terms of the internal floor areas with the existing building being 132.7 sqm and the extension being 97.7 sqm and therefore the space to be added is less than the existing house.
- 5.3.2 The reason for refusal also suggests that the change of use of a farm track into residential curtilage demonstrates the “excessive scale” and would intensify the



existing residential activity outwith its existing boundary. The extension will sit for most part on the current gravel parking area which is part of the existing curtilage. Part of the extension will sit on an existing farm track that is no longer used. The farm track can be argued to be brownfield and its incorporation into the curtilage of the home will enhance the landscape character of the wider site. It is not considered to be excessive and provides a logical rounding off the curtilage. The image below (Figure 3) shows that the proposed extension and the extension of the residential curtilage will not impact on the green belt.

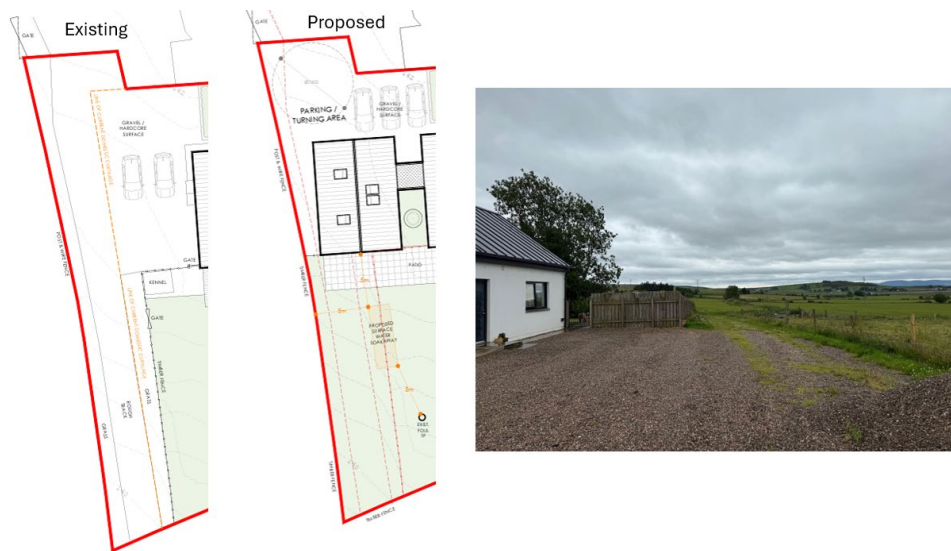


Figure 3: Existing and Proposed Development in the context of the additional land and image of existing track

- 5.3.3 This part of the reason for refusal cannot therefore be justified.
- 5.4 *Scale Design and Siting*
- 5.4.1 The second part of the reason for refusal relates to scale, siting and design. Under this section in the Report of Handling, concerns are raised that the proposed extension will be visually separate to the existing bothy and have the appearance of a new, separate building by virtue of the proposed link and it being set back. It suggests that the extension is visually separate. This is not the case. The 3D visual below which was submitted as part of the planning application (Drawing 122-PL-12), shows that the proposed extension blends with the existing house and there is cohesion between the existing house and the proposed extension.

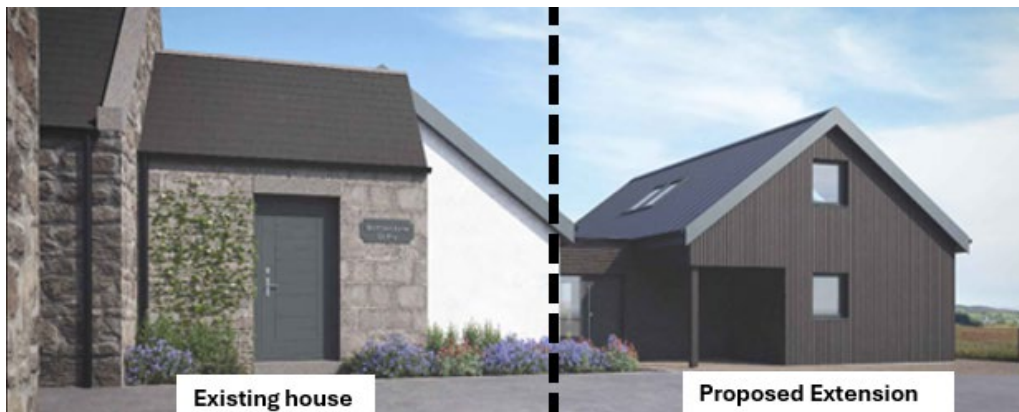


Figure 4: Proposed North Elevation (Part of the house is obscured by the Steading)

The elevation from the south also demonstrates the unity and cohesion between the existing house and extension.



Figure 5: Proposed Southern Elevation

The southern elevation above also shows the unity between the existing house and extension and demonstrates the subordinate nature of the extension compared to the existing home.

- 5.4.3 The report of handling also suggests that the extension is not subservient in nature due to a new entrance door being proposed on part of the extension. This door will replace a door being removed within the western elevation of the existing house. Figure 2 shows how this entrance works in the context of the existing house. The existing access to the bothy remains and is not undermined by the alternative access.
- 5.4.4 Concern is expressed in the report of handling as regards to impact of the extension on the bothy especially when viewed from Borrowstone Road. The Report specifically advises that "if approved, there will be very little evidence of the original bothy, particularly as seen from the public road (Borrowstone Road) as far back as 400m to the south which presents an adverse impact on the distinctive landscape character and setting of this area within the green

belt". The image below (Figure 6) which is taken 400m from the site shows that the views of the bothy, and indeed the whole of the existing home, from Borrowstone Road are limited.



Figure 6: Photograph of the application site from 400m (Image taken at 1x zoom on iPhone 16)

5.4.5 Figure 7 below the application site from approximately 200m from the site with 3 times zoom. This shows that the proposed extension will be seen in the context of the existing houses and farm buildings and the majority of the house will be behind the tree to the south of the garden which will be retained. It is clear that the views of the extension are limited and will not impact on the character, landscape and natural setting of the green belt as suggested in the reason for refusal.



Figure 7: Photograph of the application site from 200m (Image taken at 3x zoom on iPhone 16)

## 5.5 *Other matters referred to in the Report of Handling*

### 5.5.1 Alternative Design solution

5.5.1.1 Planning Officers suggest in the report of handling that the existing extension could be extended northwards. The inside of the property does not lend itself to this and would not result in the required space. In addition, an extension to the north of the building would compromise access to the remainder of the farm buildings. It would also in our opinion impact on the northern elevation of the bothy part of the building.

## 6. **CONCLUSIONS AND RECOMMENDATIONS**

6.1 It is our opinion that the proposed extension at Borrowstone Bothy complies with Development Plan. The scale and massing of the proposed extension is appropriate in the context of the existing home and will not be prominent in the existing countryside and is appropriate in its Green Belt setting. It is therefore respectfully requested that planning permission is granted for this application.

## DOCUMENTS

## **Document 1 - Decision Notice**



## 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.

<b>Application Reference Number</b>	250377/DPP
<b>Address of Development</b>	Borrowstone Bothy Borrowstone Road Kingswells Aberdeen AB15 8RR
<b>Description of Development</b>	Change of use from agricultural land to domestic garden ground and erection of 1.5 and single storey extensions to side
<b>Date of Decision</b>	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.

## **Document 2 - Planning Supporting Statement**

# **PLANNING SUPPORTING STATEMENT**

**Alterations and Extension to Dwellinghouse and Change of Use of Agricultural Ground to  
Garden Ground**

**Borrowstone Bothy, Kingswells, Aberdeen AB15 8RR**

**April 2025**

## **1. INTRODUCTION**

- 1.1 This is a planning supporting statement in respect of a proposed extension and alterations to Borrowstone Bothy, Kingswells, Aberdeen AB15 8RR and the change of use from agricultural land to garden ground. This statement will describe the site and the proposals, set out the planning policies applicable to this application and thereafter justify why planning consent should be granted.

## **2. THE SITE**

- 2.1 Borrowstone Bothy is located within Borrowstone Farm to the west of Aberdeen. The area is characterised by agricultural land with scattered farms. There are also clusters of housing scattered throughout the area. These houses vary in age, size and form.
- 2.2 The site is part of a group of farm buildings and houses accessed from a farm track from the unclassified roads which runs from the A944 at its junction with the A90 to Clinterty. Two single storey modern bungalows “The Spinney” and “The Beeches” are located on the north side of the farm track. Borrowstone Bothy is located to the west of the farmyard adjacent to Borrowstone Farmhouse and steadings. The steadings are arranged in a U shape and range in height from 1½ storey to 2 storeys with the Borrowstone Bothy and Borrowstone Farmhouse to the south of the courtyard.
- 2.3 The site itself comprises an existing dwellinghouse comprising of a single storey granite building with a modern gable wing which is 1½ storey. Consent was granted for this dwellinghouse by planning consent P160109. The house includes a kitchen/dining room and mezzanine which provides a master bedroom and ensuite. The house has a large south facing garden.
- 2.4 The house sits to the north of its plot and the garden slopes gently to the south and west. To the north of the site are the steadings and farm courtyard, to the east the farmhouse (owned by the applicant’s sister), agricultural land is located to the south and west. The farm is owned by the applicant’s family.

## **3. THE PROPOSAL**

- 3.1 The applicant requires a larger home to accommodate a growing family. They have explored with their architect the potential to reconfigure the layout of their existing home to provide more bedrooms, but this has proven not to be possible without the need to demolish the existing gable wing. This is not a sustainable option and is therefore not being progressed. The applicant is also keen to stay on the farm with their family and extended family as they provide a support network for childcare and

such like. There are no other buildings within the farm or the farm cluster that are vacant or suitable for conversion to meet their needs.

- 3.2 The proposal is to extend the dwelling by mirroring the existing gable. On the ground floor will be a sitting/dining room and a bedroom and shower room. The upstairs will provide a further two modest bedrooms. The form and massing of the existing extension have been replicated and linked by a flat roof corridor providing a secondary entrance. The building will be built have a stone basecourse to match the existing building. The extension will have dark/black vertical and horizontal timber cladding. This will be complemented by dark grey aluminium rainwater goods and alu-clad windows and doors. The patio will be extended across the existing house and extension on the southern elevation. No external changes are proposed to the existing dwelling.
- 3.3 The proposal is also change the use of an area of agricultural land to create additional garden space. This has historically been used as a farm track but is no longer required for operational farming purposes. The area extends to 0.02 ha.

#### 4. THE DEVELOPMENT PLAN

- 4.1 The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Aberdeen Local Development Plan 2023 (ALDP).
- 4.2 The policies of NPF4 considered to be relevant to this application are:

**Policy 1 (Tackling the Climate and Nature Crises)** advises that when considering all development proposals significant weight will be given to the climate change and nature crises.

**Policy 2 (Climate mitigation and adaptation)** aims to encourage, promote and facilitate development that minimises emissions and adapts to the current and future aspects of climate change.

**Policy 8 (Green Belts)** advises that development proposals within a designated green belt will be supported if they are for the intensification of established uses including extensions to an existing building, where it is ancillary to its main use and that:

- reasons are provided as to why a green belt location is essential and why it cannot be located on alternative location outwith the green belt,
- the purpose of the green belt at that location is not undermined,
- the proposal is compatible with the surrounding established countryside and landscape character,
- the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance and uses materials that minimise the visual impact on the green belt as far as possible, and

- there will be no significant long term impacts on the environmental quality of the green belt.

**Policy 14 (Design Quality and Place)** requires development proposals to be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. It also advises that development proposals will be supported where they are consistent with the six qualities of successful places. Conversely, it advises that development proposals that are poorly designed, detrimental to the surrounding area or inconsistent with the six qualities of place will not be supported.

**Policy 16 (Quality Homes)** advises at (g) that householder development proposals will be supported where they:

- i) do not have a detrimental impact on the character or environmental quality of the home and surrounding area in terms of size, design and materials; and
- ii) do not have a detrimental effect on neighbouring properties in terms of physical impact, overlooking and overshadowing.

#### 4.3 The relevant policies of the ALDP are as follows:

**NE1 (Green Belt)** carries a presumption against most forms of development. There are some exceptions to this including d) development which is associated with existing activities in the green belt and is within the boundary of that activity, is small scale and does not significantly increase the intensity of the activity and the proposed built construction is subordinate to what already exists (including extensions to existing buildings). Subclause i) relates to the conversion/rehabilitation of a historic building. If extending the original building, the original building will remain visually dominant to the extension, the design and siting of the extension will be sympathetic in terms of massing, detailing and materials and it will relate to the original building.

**Policy D1 (Quality Placemaking)** is similar to Policy 14 of NPF4 and requires high standards of design, the creation of successful and sustainable places and the creation of a strong and distinctive sense of place demonstrated by the six essential qualities of a successful place.

**Policy D2 (Amenity)** provides the criteria for an appropriate level of amenity to be provided in developments to ensure appropriate levels of daylight, sunlight, noise, air quality and immediate outlook.

**Policy D4 (Landscape)** requires development to provide opportunities for conserving or enhancing existing landscape elements (natural or built) that contribute to the character and sense of place. Developments should avoid disturbance to, or loss or



damage to important recreation, wildlife or natural resources or to physical or functional links between them.

**Policy T3 (Parking)** advises that parking standards as set out in the Aberdeen Planning Guidance (APG): Transport and Accessibility require to be adhered to as part of development.

## 5. MATERIAL CONSIDERATIONS

5.1 Various material considerations are relevant to this planning application. The APG is non-statutory planning advice. Aberdeen City Council's website advises that the suite of documents sit alongside the ALDP "and provide more detailed information on its policies...they will be used as material considerations in the determination of planning applications." The key point to note is the APG provides additional information but is not policy and cannot be directly applied to every proposal.

5.2 The parts of the APG that may be considered to be relevant to this application are:

**Householder Development Guide (HDG)** - This advises that the aim of the guidance is good quality design, careful siting and due consideration to the scale, context and design. The guidance sets out its General Principles as:

1. Proposals for extensions, dormers and other alternations should be architecturally compatible in design and scale with the original house and its surrounding area. Materials used should be complementary to the original building. Any extension or alteration proposed should not serve to overwhelm or dominate the original form or appearance of the dwelling and should be subservient in terms of height, mass and scale.
2. No extension or alteration should result in a situation where the amenity of any neighbouring properties would be adversely affected. Significant adverse impact on privacy, daylight and general amenity will count against a development proposal.
3. No existing extensions, dormers or other alternations which were approved prior to the introduction of the HDG will be considered by the planning authority to provide justification for a development proposal which would otherwise fail to comply with the guidance set out in the document.
4. The built footprint of a dwellinghouse as extended should not exceed twice that of the original building.
5. No more than 50% of the front or rear curtilage shall be covered by development.

**Conversions of Buildings in the Countryside:** this part of the APG provides detail for the conversion of traditional agricultural buildings and steadings to residential use. The majority of this APG has been written in the context of traditional steadings and

not as such cannot be directly related to the current application which does not include the conversion of an existing building.

**Transport and Accessibility** sets out the parking standards and advises that a 4 bedroomed house requires space for 3 cars.

## 6. JUSTIFICATION

- 6.1 Planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. Furthermore, all applications must be considered on their own merits. Whilst the bothy is a historical building, consent was granted for its use as a house under reference P160109. As it only had an internal floor area of 39sqm, the existing bothy did not have the scope to provide space to provide a home. The bothy was therefore enlarged to provide the accommodation the applicant needed at the time. The area added to it at this time has a footprint of 79sqm and an internal floor area of 93.7sqm. The application was originally refused by planning officers however this decision was overturned by the Local Review Body as Members accepted that the proposal was in conformity to the Development Plan (<https://committees.aberdeencity.gov.uk/mgAi.aspx?ID=39116>).
- 6.2 The applicant's circumstances have changed and they now require a larger home to meet the needs of a growing family. As the applicant's family already live at Borrowstone Farm they want to remain there as is traditional with many farming families. The steadings located to the north of the application site are used for farm equipment and a biomass plant (used to heat the homes on the farm) and there are no alternative properties on the farm. The applicant has explored alternative means of additional accommodation but this cannot be achieved within the existing footprint of their home.
- 6.3 Both Policy 8 of NPF4 and Policy 1 of the ALDP permit extensions to "existing buildings". In this case, the existing building is the house that was granted planning permission by virtue of planning consent P160109. This existing building amounts to a footprint of 137sqm (internal floor area of 132.7sqm). Various tests associated with the above policies need to then be considered. Residential use in the greenbelt has been established by the existing use of the property and this use does not undermine the purpose of the green belt at this location. Policy NE1 advises that extensions to existing activities should be small scale. On the basis that this policy is designed to cover a range of green belt activities including, for example, quarries, golf courses, businesses etc, extensions to existing houses are naturally small scale. Both Policy 8 of NPF4 and NE1 of ALDP are specific in that they refer to existing buildings. The current application does not relate to the conversion/rehabilitation of a traditional building as that change of use was granted by the previous consent and therefore

subsection i) of policy NE1 is not applicable in this instance. However, it is accepted that the proposal needs to meet the tests of being appropriate in scale, massing, external appearance and uses materials that minimize the visual impact on the green belt as far as possible. In this respect it is helpful to turn to the guidance set out in the general principles of the HDG.

**Proposals for extensions, dormers and other alternations should be architecturally compatible in design and scale with the original house and its surrounding area. Materials used should be complementary to the original building. Any extension or alteration proposed should not serve to overwhelm or dominate the original form or appearance of the dwelling and should be subservient in terms of height, mass and scale** The proposed extension has been designed to replicate the gable of the existing building. Its proportions are similar, and it does not dominate or overwhelm the existing building's appearance especially as it will be located lower down due the slope of the site. As there are no changes proposed to the "bothy" part of the building, this will not be changed in its context of the steading courtyard and remains a key part of the historical part of the farm. Whilst the new wing is similar in size and scale to the existing gable it is smaller in footprint to the existing one. The materials have been carefully chosen to complement the materials of the existing building as shown on drawing PL-12(-) Proposed Elevations and Sections. These visually reduce the scale of the extension and helps it blend with the environment. As a result, the extension does not overwhelm or dominate the existing building.

The scale of the extension also needs to be considered in the context of its surroundings. The neighbouring farmhouse has a footprint of 211sqm (internal floor area of 232.5 sqm). This compares to the combined existing building and extension having a total footprint of 212.4sqm (internal floor area of 230.4sqm). Additionally, the steadings are 1½ and 2 storey buildings which a backdrop. The proposal is therefore not out of keeping in the context of its surroundings.

**No extension or alteration should result in a situation where the amenity of any neighbouring properties would be adversely affected. Significant adverse impact on privacy, daylight and general amenity will count against a development proposal.** The extension will have no impact on amenity of neighbouring properties. The proposed extension is on the opposite side of the house to the neighbouring farmhouse and there are no windows that would overlook this neighbouring property. The nearest property to the west is some 380 metres away and therefore will not be impacted by the proposal.

**No existing extensions, dormers or other alternations which were approved prior to the introduction of the HDG will be considered by the planning authority to provide**

**justification for a development proposal which would otherwise fail to comply with the guidance set out in the document.** The existing home was granted planning permission under a previous Local Development Plan. The green belt policy and supplementary guidance was not materially different to that of the current NE1 policy and the HDG. This existing home has been consented and established under these policies and as such this current proposal is not being justified using precedent as the proposed extension to the existing home complies with policy as demonstrated by this supporting statement.

**The built footprint of a dwellinghouse as extended should not exceed twice that of the original building.** The existing building has a footprint of 137sqm and an internal floor area of 132.7 sqm. The proposed extension has a footprint of 75.4 sqm and an internal floor area of 97.7 sqm. The proposal is therefore significantly less than twice the size of the existing building.

**No more than 50% of the front or rear curtilage shall be covered by development.** 26% of the curtilage will be covered when the extension is added to the house. This is excluding the additional area of land for which consent is being sought to change use from the agricultural use to garden ground. When this is added the percentage covered is 20% thus complying with this part of the general principles.

- 6.4 The proposed extension therefore meets with the general principles in terms of scale, context and design and therefore meetings the requirements of NPF4 Policy 8 and NE1 of ALDP. The second aspect of the planning application is the change of use from agricultural land to garden ground. The area in question has historically been used as a field access but is no longer required. The area extends to 0.02ha and is *de minimus* both in terms of the overall scale of the farm and the surrounding green belt. The area will no be used for the extension and will remain as garden ground and its removal from the green belt will not have an impact on the wider green belt.
- 6.5 The extension also meets the requirements of policy 16 (Quality Homes) which advises that householder development proposals should not have a detrimental impact on the character or environmental quality of the home or surrounding area in terms of size, design and materials. The character of the home will not be detrimentally impacted by the proposed extension as it replicates the existing gable. There is no detrimental environmental quality on the existing home either and indeed by providing additional space to meet the needs of a growing family, it is argued that the environmental quality is enhanced. The second part of Policy 16 considers the impact of proposals on neighbouring properties. As demonstrated at 6.3 above, there is no impact on neighbouring properties and therefore the proposal complies with Policy 16 of NPF4.

- 6.6 The proposals also comply with Policy 14 (Design Quality and Place) of NPF4 and Policy 1 (Quality Placemaking) of the ALDP. The Design Statement submitted as part of the application demonstrates that the proposals are consistent with the six qualities of place. It also demonstrates a high standard of design.
- 6.7 The proposals also comply with Policy D2 (Amenity) of the ALDP. The south facing extension maximises the daylight and sunlight opportunities. Appropriate windows on the site and rear elevations also add to this. There will be no changes to noise levels or air quality as a result of the proposals.
- 6.8 In terms of Policy D4 (Landscape), the area of the proposed extension is currently hardstanding and used for car parking. Therefore, there will be an opportunity to enhance the landscape of the wider site. In addition, bringing an unused farm track into garden use will enhance the general landscape in the vicinity of the site by providing additional garden ground. No existing trees are to be removed for the development. The proposal therefore complies with this policy.
- 6.9 The application (Drawing no PL-07(-) Proposed Site Plan) clearly shows that 3 car parking spaces can be provided in line with policy and therefore the proposals comply with Policy T3 (Parking) of the ALDP.
- 6.10 The requirements of Policies 1 (Tackling the Climate and Nature Crises) and 2 (Climate Mitigation and Adaptation) are also met. This proposal is for an extension to an existing home albeit in the greenbelt. Although extensions do not require to comply with the R6 (Low and Zero Carbon Buildings) of the ALDP, it has been designed with energy efficiency in mind, especially with the passive solar gain afforded by the south facing elevation. The farm boasts its own biomass facility, and the home is currently fuelled by this. The extension will also be fuelled by this adding to the energy efficiency of the proposals. By virtue of proximity of the applicant to family members and shared resources there is less need to travel. The small scale nature of these proposals mean there is no conflict in terms of Policies 1 and 2 of NPF4.

## **7. CONCLUSIONS AND RECOMMENDATIONS**

- 7.1 This supporting statement has demonstrated that this planning application for the extension and alterations to Borrowstone Bothy and the change of use of agricultural land to garden ground complies with the Development Plan. Material considerations also support this application. On this basis, it is respectfully recommended that planning permission is granted.

## **Document 3 - Design Statement**

# DESIGN STATEMENT

## **BORROWSTONE BOTHY** Kingswells, Aberdeen

Alterations and Extension to Dwellinghouse  
and Change of Use of Agricultural Ground to Garden Ground

April 2025



**RWA**  
RACHAEL WALKER  
ARCHITECTS

Rachael Walker Architects Ltd  
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# SITE APPRAISAL

## Introduction

This document has been prepared for the application at Borrowstone Bothy, Kingswells for the alteration and extension of an existing dwellinghouse.

## Site Location

The application site is located on Borrowstone Farm, which is positioned on the periphery of the Aberdeen City boundary, bordering rural Aberdeenshire. Borrowstone Bothy itself is located on the applicant's family farm. The immediate surrounding area of the site is agricultural and residential. There is a number of existing properties that are all accessed via a private track access, off Borrowstone Road. The site is conveniently located 1 mile North West of the A944 (which links Westhill and Aberdeen), and its junction / roundabout with the A90. This positions the property in an ideal location for commuting to Aberdeen and the surrounding area. The OS map and aerial photograph (below) shows the position of Borrowstone Bothy relative to Kingswells, and these main roadways.



OS map

## Site Description

The site is accessed via a private access track past a number of residential properties. The site consists of the existing property and garden ground, bounded by timber fences. The land beyond is agricultural, owned by the applicant's family and belonging to Borrowstone Farm. The site benefits from panoramic long range views over open fields to the South East, South, South West and West.

## Site Character



Viewing West - Existing dwellinghouse Borrowstone Bothy, patio (on right) and decking / garden ground (on left).



Viewing North East - Existing dwellinghouse and neighbouring Borrowstone Farmhouse (on right).



# SITE APPRAISAL

## Site Character (Continued)



View South - Existing garden boundary fence to Borrowstone Bothy (left) and open field (right).



View South East - Existing dwellinghouse Borrowstone Bothy and current parking area (right).



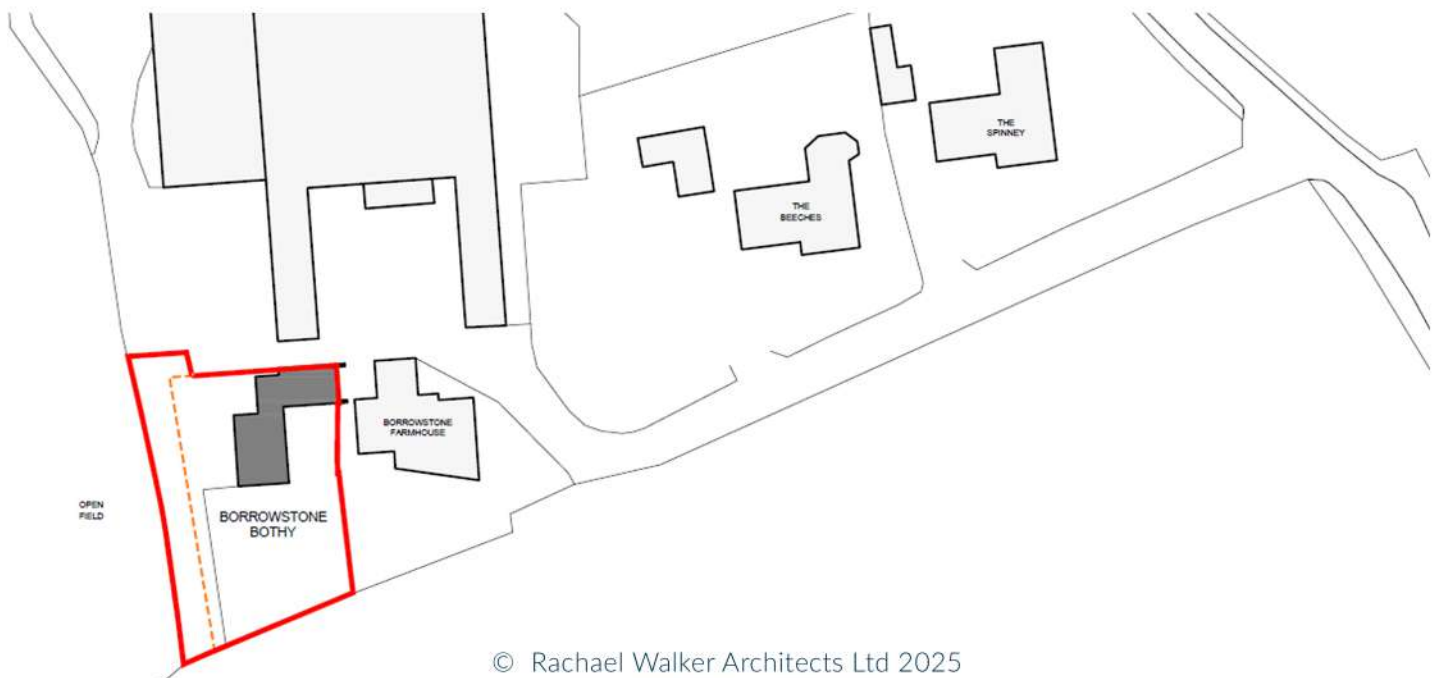
View South - Existing dwellinghouse Borrowstone Bothy gable end.



View South East - Existing dwellinghouse Borrowstone Bothy North elevation and Borrowstone Farmhouse gable end (left).



View East - Existing dwellinghouse Borrowstone Bothy (right) and Borrowstone Farm Steading (left).





# DESIGN RESPONSE

## Proposed Site Plan

The property is accessed via an existing site track access, running East to West, terminating at Borrowstone Bothy. It is proposed to retain the existing access / parking and turning area to the North West of the dwellinghouse to reduce the extent of groundworks required and allowing the farm traffic to continue operating as they currently do with minimal disruption.

The extension is proposed on the lower level of the site, on the same level as the existing kitchen / dining area. The position of the extension on this lower level, and its' general form, massing, heights and detailing mimics the gable of the existing dwelling. We have positioned the extension immediately adjacent to the West of the existing dwelling and have aligned the gable ends. In doing this, it is hoped that the two gable forms, linked by a small glazed hallway, can create one single dwelling on the site. The position of the extension allows for ample amenity ground, ensures the built-form across the site is consistent, and respects the already established building line. All of these key design decisions on site placement, scale and height creates a proposal which is seen to be a holistic addition to the existing dwelling.



Proposed Site Plan - N.T.S

## Building Form & Mass

Precedent for form and massing of the new extension has been taken from the existing dwelling Borrowstone Bothy. The dwellinghouse is made up of a traditional stone bothy building and a contemporary render and glass gable. The proposed extension has been designed as a replica of the contemporary render and glass gable that currently exists. The form and massing, and the floor / eaves / ridge heights are all the same. Whilst the new gable extension is similar in size and scale to the existing gable it is smaller in footprint to the existing one. The 3D images below, and overleaf have been prepared to show the limited visual impact of the proposed extension in context, and its direct relationship with the existing dwellinghouse. In mirroring what is currently built on site, we are able to propose an extension which works within the context of the site, the wider surrounding landscape and importantly with the existing building that it adjoins - all while providing the necessary additional space required for modern day family living.



3D visualisation image - South elevation

# DESIGN RESPONSE

## Six Qualities of Successful Places

The intrinsic character of the site and the existing dwellinghouse make this a **healthy** proposal. The rural location promotes an active lifestyle and the surrounding open fields and family farmland provides opportunities for outdoor pursuits, as well as having garden ground that is zoned for relaxation, leisure and growing home produce. The building, as proposed, will provide accessible accommodation and inclusion for everyone - something which the existing dwelling is not able to do currently with the differing floor levels. The proposed dwellinghouse, extended on one level, will provide an accessible bedroom, bathroom and kitchen all on the same level.



3D visualisation image - North elevation

The proposed design has gone through various iterations throughout the design process, all of which centred around the applicant's desire to have visual and physical connection to outdoors from their main living spaces. This connection with nature, to natural daylight, and direct access to quality, clean air cannot be emphasised enough when you are looking to create **pleasant** and well-designed built and natural spaces. The proposed layout and design will provide all of this for the applicant.

The location of the house ensures it is **safe** and **connected** to its place. The dwellinghouse is positioned adjacent to the family home farm, with the applicant's family members living in the Farmhouse and other relatives living nearby the farm hub. A key part of these proposals is to future proof the property for a young, growing family and ensure they can retain their socially connectivity with the family. It also allows the applicant to be within walking distance of family members, reducing car dependency and allowing for resource sharing.

As previously noted, the proposed scale, massing and form of the extension has used the existing dwellinghouse as a precedent. The building floor, eaves and ridges heights, orientation and building lines all match the existing dwellinghouse to create a clear, legible and **distinctive** building. Detailing and materials of the proposed extension will take inspiration and character cues from the existing building - explained in more detail on the next page. The new extension has been carefully considered in its built form and materiality as to not overwhelm or dominate the existing building, but instead be seen as a holistic addition.

The family farm has installed and runs its own biomass boiler which supplies both the farm, and nearby residential properties. The existing dwellinghouse is currently fuelled by the wood pellet biomass facility and it is proposed that the extension will be built to a high thermal standard to ensure that the **sustainable** nature and character of the dwelling and site as a whole are retained and enhanced. Passive principles of orientation have been adopted within the design, in that the new extension is orientated due South allowing the main living spaces to benefit from solar gain throughout the day, which in turn will reduce the overall heating requirements of the house.

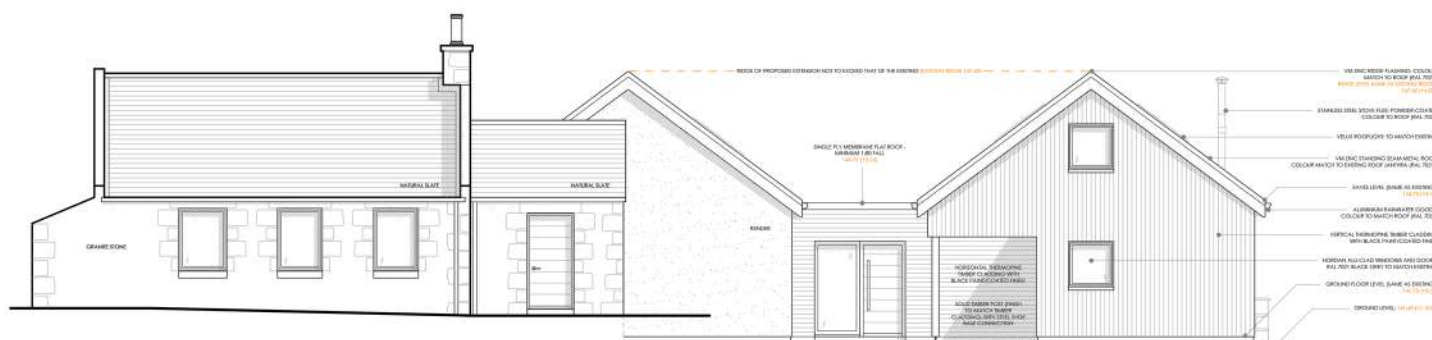
When assessing proposals to extend a property, it is necessary to think about the **longevity** and **future resilience** of the building. We carried out an extensive design review of the current building and explored whether it could be adapted for future needs. However, the outcome of this exercise clearly highlighted that the dwellinghouse, as existing, is not adaptable. The current proposals would ensure that the dwellinghouse is suited to growing family needs, provides an accessible and inclusive home and also importantly, is **adaptable**. The proposals to extend the property will provide additional living and bedroom spaces so that the building can cater for and respond to unforeseeable social, economic and environmental changes in the future.



# DESIGN RESPONSE

## Materials

A simple palette of external materials has been proposed for the new extension; to include dark grey standing seam metal, vertical and horizontal timber cladding, dark grey aluminium rainwater goods and alu-clad windows / doors. Standing seam metal has been proposed as a direct response to the existing dwelling roof - to tie-in and create one single, holistic dwelling. Similarly, the use of dark grey alu-clad windows and doors, and dark grey aluminium rainwater goods. Timber cladding has been proposed to bring texture and contrast to the elevations and to differentiate between the identical gable forms. And a natural stone basecourse balances the solidity of the bothy building. For full material details, please refer to Elevation drawings PL-10, PL-11, and PL-12.



2D drawing - North elevation



2D drawing - South elevation

## Boundaries & Planting

Boundary treatment and planting will be respectful of the rural character of the site and in keeping with what is currently on site. The East boundary with the neighbouring Farmhouse will remain unchanged (1.8m tall vertical timber fence), ensuring privacy to private garden ground. This will continue to wrap around the Southern and Westerly boundaries enclosing the garden ground up to the point where it will meet the corner of the new extension. Beyond the new extension the boundary treatment will become a simple post and wire fence to keep with the rural character of the farming site. Planting / landscaping will be kept to a minimum to respect the already established landscape that borders the site.

## **Document 4 - Officers Report of Handling**



## Strategic Place Planning

Report of Handling by Development Management Manager

<b>Site Address:</b>	Borrowstone Bothy, Borrowstone Road, Kingswells Aberdeen AB15 8RR
<b>Application Description:</b>	Change of use from agricultural land to domestic garden ground and erection of 1.5 and single storey extensions to side
<b>Application Ref:</b>	250377/DPP
<b>Application Type:</b>	Detailed Planning Permission
<b>Application Date:</b>	11 April 2025
<b>Applicant:</b>	Ms Nicola Webster
<b>Ward:</b>	Kingswells/Sheddocksley/Summerhill
<b>Community Council:</b>	Kingswells

### **DECISION**

Refuse

### **APPLICATION BACKGROUND**

#### **Site Description**

The application site relates to a small granite bothy, which has been previously converted into a dwelling and extended to incorporate a 1½ storey extension to the south of the western room, introducing a living, dining, kitchen space and a bathroom and utility room as part of the conversion of the original building. The dwelling has a north-facing principal elevation and the original bothy contained two main rooms and a smaller third room to the west side. The bothy was part of an existing farm grouping, containing a farm house and agricultural buildings sitting to the north. Access is off a private road, which leads to Borrowstone Road and the A944 Westhill-Aberdeen road beyond, past some other residential properties. A farm track runs on a north-south axis, adjacent to the western boundary of the site, with an open field beyond, which connects the agricultural building to the north and the fields to the south of the application site.

#### **Relevant Planning History**

- 150183 – Detailed planning permission was refused for the refurbishment and extension of the existing bothy in June 2015.
- 160109 – Detailed planning permission was refused for the conversion and extension of existing bothy to create one dwelling in March 2016. The principle of the conversion to a residential dwelling was supported, however, the extension was refused as it was not subservient to the scale and massing of the original bothy. The decision was subject to review by Local Review Body and was overturned in June 2016. This permission was implemented, with the resultant house subject of this application.



## **APPLICATION DESCRIPTION**

### **Description of Proposal**

Detailed planning permission is sought for the erection of a 1½ storey pitched-roof extension to the existing dwelling, extending into agricultural land proposed to be incorporated in the residential curtilage. The extension would introduce a second addition to the original bothy, of a similar scale and form as the existing extension, with a 73.5sqm footprint and height of 6m, connected to the existing extension with a 3m long hallway link (81sqm in total footprint). The extension would align with the existing to form a second, separate gable end on the south elevation and the resulting extensions to the bothy would measure a combined width of 17.4m and length of 11m. It would be finished with a stone basecourse, black-painted timber cladding and a zinc standing seam roof, fitted with aluminium-clad black-grey windows and doors and a 2m tall stove flue.

The proposal includes a change of use of agricultural land to be incorporated into the existing residential curtilage, to accommodate the proposed extension, currently comprising the 4.6m wide unsurfaced farm track running along the western boundary of the site and section of the driveway, forming an area measuring 220sqm.

### **Amendments**

None.

### **Supporting Documents**

All drawings and supporting documents listed below can be viewed on the Council's website at – <https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SUJVMXNBZHUL00>

- Design Statement
- Drainage Report
- Supporting Statement

## **CONSULTATIONS**

### **Aberdeen City Council (ACC) Internal Consultees**

- **ACC - Roads Development Management Team** – The site is located in the outer city, outwith any controlled parking zone.

### **External Consultees**

- **Kingswells Community Council** – No comments received.

## **REPRESENTATIONS**

None

## **MATERIAL CONSIDERATIONS**

### **Legislative Requirements**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where making any determination under the planning acts, regard is to be had to the provisions of the Development Plan; and, that any determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

### **Development Plan**

#### **National Planning Framework 4**

- Policy 1 (Tackling the Climate and Nature Crises)
- Policy 2 (Climate Mitigation and Adaptation)
- Policy 8 (Green Belts)
- Policy 14 (Design, Quality and Place)
- Policy 16 (Quality Homes)
- Policy 22 (Flood Risk and Water Management)

#### **Aberdeen Local Development Plan 2023 (ALDP)**

- Policy D1 (Quality Placemaking)
- Policy D2 (Amenity)
- Policy D4 (Landscape)
- Policy NE1 (Green Belt)
- Policy R5 (Waste management Requirements for New Development)
- Policy T3 (Parking)

### **Aberdeen Planning Guidance**

- Householder Development Guide
- Transport and Accessibility

## **EVALUATION**

### **Key Determining Factors**

The key determining factors in the assessment of this application relate to the scale and design of the extension and the change of use of agricultural land to residential curtilage, and whether there is compliance with green belt policy.

### **Policy Context**

The application site comprises a converted and extended traditional bothy, now a residential dwelling, within the Green Belt. Policy 8 (Green Belts) of National Planning Framework 4 (NPF4) and Policy NE1 (Green Belt) of the Aberdeen Local Development Plan 2023 (ALDP) requires the character, landscape, natural setting and identity of the green belt to be protected and enhanced. Development should also minimise visual harm to the green belt, not undermine the purpose of the green belt and not present any harm to the environmental quality of the green belt. Development which is associated within the boundary of an existing activity will only be supported provided it is small-scale, does not significantly increase the intensity of the activity and the proposed built construction is subordinate and ancillary to what already exists (including

extensions to existing dwellings). Section ii) requires development to be designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible.

### **Design, Scale and Impact on the Green Belt and its Character**

Alongside the green belt policy context of the site, falling under Policy 8 (Green Belts) of NPF4 and Policy NE1 (Green Belt) of ALDP, Policy 14 (Design, Quality and Place) of National Planning Framework 4 (NPF4) and Policy D1 (Quality Placemaking) of the ALDP both expect development to be designed to be consistent with the six qualities of successful places, to be of an appropriate design for the context, and to not have an adverse impact on the amenity of the surrounding area. Policy D4 (Landscape) requires development not to adversely affect those existing elements of landscape character which contribute towards a distinct sense of place. Policy 16 (Quality Homes) of NPF4 notes that the development must not impact on the character, environmental quality of the home and the surrounding area.

The Householder Development Guide Aberdeen Planning Guidance (HDG) requires development to be architecturally compatible in design and scale with the host building and surrounding area and for the materials used to be complementary. Additional guidance in considering the design and scale of house extensions is also given in that the general principles of the APG outline that extensions should not overwhelm or dominate the dwelling and should be visually subservient in terms of height, mass and scale. Furthermore, the built footprint of the dwellinghouse should not exceed twice that of the original dwelling, and no more than 50% of the front or rear curtilage should be covered by development.

Consideration to the development and an assessment of the aforementioned policies will be given below under the relevant headings.

#### **Built footprint**

In this case, the proposed 81sqm extension and link, combined with the existing extension, would be substantially larger than the original building on the site. The footprint of the original bothy is approximately 60sqm and as extended, the dwelling would have a footprint of approximately 215sqm, making it more than 3.5 times larger than the original building. Paragraph 6.3 of the submitted Supporting Statement states that the proposed is significantly less than twice the size of the existing building. The original building on the site relates to the bothy, which was previously extended, and this statement is therefore inaccurate and misleading. The proposal therefore does not comply with the general principles of the HDG as it would more than triple the footprint of the original building, nor would it be small-scale or subordinate and ancillary to what already exists.

This Supporting Statement also applies the principles of the HDG to conclude that the extension meets the requirements of NPF4 Policy 8 and NE1 of the ALDP. The principles set out in the overarching policy however, require development in the green belt to be small-scale, not significantly increase the intensity of the activity and the proposed built construction is subordinate and ancillary to what already exists (including extensions to existing dwellings).

In light of this, the extension does not present a subordinate or small scale addition to the modest bothy and is thus contrary to Policy NE1 of the ALDP. While the development would technically be ancillary, in terms of its use, to the dwelling, a structure of this footprint, which contributes to more than tripling of the original footprint, cannot be deemed ancillary or subordinate in terms of scale, thus the proposal fails to adhere to the requirements of Policy 8 of NPF4 and Policies NE1 and D1 of the ALDP as well as the general principles for overdevelopment outlined in the HDG.

### Scale, design and siting

The proposal would introduce a 1½ storey extension, matching the existing extension in form and scale, separated from the existing with a 3m long link which is set back 5.5m from the south elevation. This extension would thus have the appearance of a new, separate building on the site, which would be longer and wider than the original stone bothy. The submitted Design Statement makes the argument that the existing extension offers a precedent for an additional extension, which mirrors its scale and form. The existing extension forms an addition to the original bothy and the application proposal is similarly assessed as an extension to the bothy, which forms the host building for which an extension is required to be of an appropriate scale, massing and external appearance, as well as subservient. As such, the suggestion that this existing extension sets the precedent for another structure of a similar form and scale is not relevant. In addition, this argument is undermined by the proposal to extend this existing example further, and using the existing extended dwelling as 'precedent' further alludes to the proposal creating a visually separate building, as opposed to a subservient addition to the dwelling, even noting in the statement that this would be a 'clear, legible and distinctive building'.

This additional structure and separation from the existing dwelling as extended would significantly add to the dwelling's massing. The existing extension has a south-facing gable which measures 7.2m in width, which is already dominant in scale in relation to the original bothy's width (5.5m). The proposed extension would result in an overall width of 17.4m, presenting two gable-end structures on the south elevation, with the proposed addition having little visual relation to the original bothy. The resulting extension measuring 11m in length and 17.4m in width would thus be substantially greater in scale and massing than the original 5.5m by 12m bothy. With respect to height, the original bothy comprises a single-storey building, which is set at a higher ground level than the proposed extension (by c.600mm). Therefore, while the ridge of the proposed extension would be at the same level as the existing bothy, the proposal would be for a 1½ storey addition which would be taller than the original bothy. As a result, the scale and massing of the proposed extension, combined with the existing extension, would be significantly larger than, and thus not suitably subservient to, the scale and form of the original bothy in length, width, height and overall massing.

In assessing the impact of this large scale addition, when considering the level of development on this site, if approved, there would be very little evidence of the original bothy, particularly as seen from the public road (Borrowstone Road) as far back as 400m to the south which presents an adverse impact on the distinctive landscape character and setting of this area within the green belt. As noted in the Design Statement, the site benefits from long range views over open fields. The proposal would thus introduce the most dominant element (two gable-end structures measuring 17.4m in total width) to the south, making them visible and dominant from long views over this flat, open landscape, which allows it to be easily viewed from the Borrowstone Road and the surrounding area.

The proposal to incorporate the adjacent farm track from green belt land into the residential curtilage further demonstrates the excessive scale and dominant nature of the extension. The requirement to extend into additional ground outwith the existing residential curtilage clearly indicates that the development is not subordinate or ancillary to the existing residential activity contained within the existing boundary, or to the scale of the original bothy and site context. The submitted Design Statement states that the extension proposed 'works within the context of the site', however, this cannot be the case where the site needs to be enlarged and extended into the adjacent agricultural land to accommodate an extension of this size. The submitted Supporting Statement (section 6.4) notes that the area to be changed to garden ground would not be used for the extension and will remain as garden ground, to not impact the wider green belt. The proposed site plan however, clearly shows the extension extending to be 1.5m from the new boundary and

sited where the track currently sits. The extension would therefore significantly increase the intensity of the existing residential activity and comprise development outwith the boundary of the existing activity, in direct conflict with ALDP Policy NE1 and its presence would harmfully impact the landscape character of this area of green belt.

Paragraph 6.1 of the submitted Supporting Statement rightly outlines that applications must be considered on their own merits. Paragraph 6.3 makes reference to the neighbouring farmhouse. The main consideration of this application relates to the scale of the development in relation to the original bothy and the context of its site. As such, the footprint of neighbouring farmhouse is not a relevant planning matter.

It was suggested through the application process, by the Planning Authority that the existing extension could potentially be extended to the north, maintaining the general L-shape of the existing extended dwelling, while introducing additional floorspace over two floors in a more compact form to avoid substantially increasing the massing of the development and confine it to the private side of the site, screening it from public views. A proposal to extend the dwelling in this way would also avoid the need to extend into the surrounding green belt, presenting a proposal which is within the boundary of the existing activity. However, no amendments were made to address the massing of the proposal. The submitted Design Statement notes that the proposed design has gone through various iterations to achieve the desired needs and account for future needs, however, the applicant has not provided any information or details on these nor demonstrated or explained why any of them could not be taken forward. Design Statements would normally include this information as part of the narrative on why a specific proposal is ultimately taken forward. In addition, pre-application advice was previously given for this proposal which highlighted the issues with the scale and massing of the development and no material changes were made by the applicant to address any of these concerns. As such, while the principle of adapting the dwelling to present needs is accepted, it is not accepted that the most appropriate proposal has been considered which would increase the footprint of the dwelling and allow for the continued use of the dwelling, while preserving the character of the original bothy and surrounding green belt. The six qualities of successful places are further, required to be applied to ensure the pleasant and distinctive character of the surrounding green belt is preserved and not harmed by unsuitable development, which has been assessed in the foregoing report.

In assessing the design and layout of the extension, it would introduce a new entrance door being placed between the existing and proposed extensions, designed with a glazed panel forming a double-door appearance with an adjacent covered porch area, sitting directly in front of the driveway. This design would draw attention to this as a focal entrance point to the dwelling on the principal elevation, which would be completely separate to the original bothy. The bothy would become visually subservient to the later additions, appearing as a separate outbuilding to the side of these two dominant extensions which would form the main part of the dwelling, further failing to introduce a subservient addition to the original bothy.

In terms of materials, the proposed use of stone and timber for the external walls and metal cladding for the roof is considered to be high quality and suitable for the context of the green belt. With respect to the design and appearance of the extension in isolation, there is no concern with the architecture and form of the extension itself; the concern arises from the additional structure on the site which introduces an unacceptable overall massing and additional dominant structure to the original bothy, which is not small scale and subordinate.

## Summary

The proposal would introduce an extension with the appearance of an additional building on the site which would not be subservient to the original building and combined with the existing

extension, would result in an extension which is 3.5 times larger in footprint than the original bothy, as well as substantially greater in length, width, height and overall massing. The proposed entrance within the link of the extension pulls the focus of the main section of the dwelling away from the original bothy, making it visually subservient to the later additions. The requirement to introduce additional green belt land into residential curtilage to introduce this additional extension demonstrates the excessive scale of the extension, particularly in relation to the original bothy and site context. The proposal therefore fails to meet the criteria for extensions to existing dwellings within the green belt as set out in Policy 8 of NPF4 and Policy NE1 of the ALDP, as it would not be subservient or small-scale in relation to the original building and would intensify the existing residential activity outwith its existing boundary. The design and massing of the proposed extension would also have an adverse impact on the character and appearance of the property and the landscape character in the context of its siting within the green belt, contrary to Policies 14 and 16 of NPF4 and Policies D1 and D4 of the ALDP and the relevant APG.

### **Principle of Proposed Change of Use from Agricultural Land to Residential Curtilage**

The area of land proposed to be included in the residential curtilage comprises a section of a gravelled driveway / access area associated with the agricultural buildings on the site and an unsurfaced single which connects the farm yard to a field to the south of the application site. The gravelled area is proposed to remain as an open gravelled area for turning cars, while the path to the west is proposed to be incorporated into the garden of the house. The change of use of this farm track and hardstanding in the green belt would not comply with ALDP policy NE1 as it would extend the existing residential activity outwith the existing boundary, intensifying this activity. In assessing the impact of this departure from the development plan, the change of use would not impact on the neighbouring agricultural use or result in the loss of any of the adjacent field, as it would be limited to the farm track between the neighbouring fields boundary fence and the existing residential curtilage. As there is another entrance into this field from Borrowstone Road, which appears to be the main access for agricultural use, the removal of this path is not considered to impact on the operation of this existing use.

Therefore, while the proposal is contrary to Policy 8 of NPF4 and Policy NE1 of the ALDP, the principle of incorporating the farm track and area of gravelled hardstanding into the residential curtilage would be acceptable, as this aspect of the proposal in itself would be small-scale and not undermine the function or character of the green belt.

### **Amenity**

The only immediate neighbouring dwelling is the farmhouse, immediately to the east and within the same ownership. The proposed development would be confined to the west of the existing building as extended, and as such, would not introduce amenity harm to this farmhouse, or to any other properties.

### **Parking**

Policy T3 (Parking) of the ALDP expects development to comply with the Transport and Accessibility APG. The Transport and Accessibility Aberdeen Planning Guidance would typically expect three allocated parking spaces for a four-bedroom dwelling. The proposed site plan shows suitable parking accommodation for the site and is therefore acceptable.

### **Drainage**

Policy 22 (Flood Risk and Water Management) of NPF4 requires development to manage surface water through sustainable urban drainage systems and not worsen flood risk for surrounding sites

and Policy NE4 (Our Water Environment) of the ALDP 2023 would not support development where it would increase flood risk and expects new development to incorporate SuDS to manage surface water. The proposal seeks to introduce a new surface water soakaway within the garden to accommodate water run off caused by the new extension. This would be acceptable and there are no concerns with drainage within the site and the proposal would comply with Policy 22 of NPF4 and Policy NE4 of the ALDP 2023.

### **Tackling the Climate and Nature Crises, Climate Mitigation and Biodiversity**

Policy 1 (Tackling the Climate and Nature Crises) of NPF4 requires planning authorities when considering all development proposals to give significant weight to encouraging, promoting and facilitating development that addresses the global climate emergency and nature crisis. Similarly, Policy 2 (Climate Mitigation and Adaptation) of NPF4 encourages, promotes and facilitates development that minimises emissions and adapts to the current and future impacts of climate change. Policy 3 (Biodiversity) seeks the enhancement of biodiversity.

Due to the nature of the development, comprising a change of use of a small section of green belt land confined to a farm track and an addition to the residential property, it is sufficiently small scale and does not offer the opportunity to address the global climate emergency and nature crisis, minimise emission or to enhance biodiversity.

### **ADMINISTRATIVE MATTERS**

None

### **DECISION**

Refuse

### **REASON FOR DECISION**

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.