



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

PAUL WALBER
All Design (Scotland) Limited
James Gregory Centre,
Campus 2
Bridge Of Don
Aberdeen
AB22 8GU

on behalf of **Mr Gary Easdown**

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	250516/DPP
Address of Development	20 Westholme Avenue Aberdeen AB15 6AA
Description of Development	Straightening of both hipped gables, erection of two storey extension with balcony to rear, and erection of replacement garage
Date of Decision	15 August 2025

DETAILS OF ANY VARIATION MADE TO THE APPLICATION

In agreement with the applicant, the following variations were made to the application under section 32A of the 1997 act:

- Depth of rear fascia reduced.

REASON FOR DECISION

The reasons on which the Council has based this decision are as follows –

The proposed hip-to-gable extensions of the dwelling, which is sited within a long line of relatively unaltered, traditionally designed mid-20th century granite 1½ storey hip-roofed dwellings, would introduce an overwhelming and dominating scale and roof form that would contrast significantly with the prevailing character of the streetscape on Westholme Avenue. The proposed development would therefore have an adverse impact on the character and appearance of both the application dwelling and the surrounding area, and is thus contrary to Policies 14 (Design, Quality and Place) and 16 (Quality Homes) of National Planning Framework 4, Policies D1 (Quality Placemaking) and H1 (Residential Areas) of the Aberdeen Local Development Plan 2023, and the Aberdeen Planning Guidance: Householder Development Guide.



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

AD 1813 / 11 A	Site Cross Section
AD 1813 / 01 B	Location Plan
AD 1813 / BP01 B	Site Layout (Other)
AD 1813 / 04 D	Other Floor Plan (Proposed)
AD 1813 / 07 D	Roof Plan (Proposed)
AC 1813 / 08 E	Building Cross Section
AD 1813 / 06 F	Multiple Elevations (Proposed)

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.