

Local Review Body (LRB)

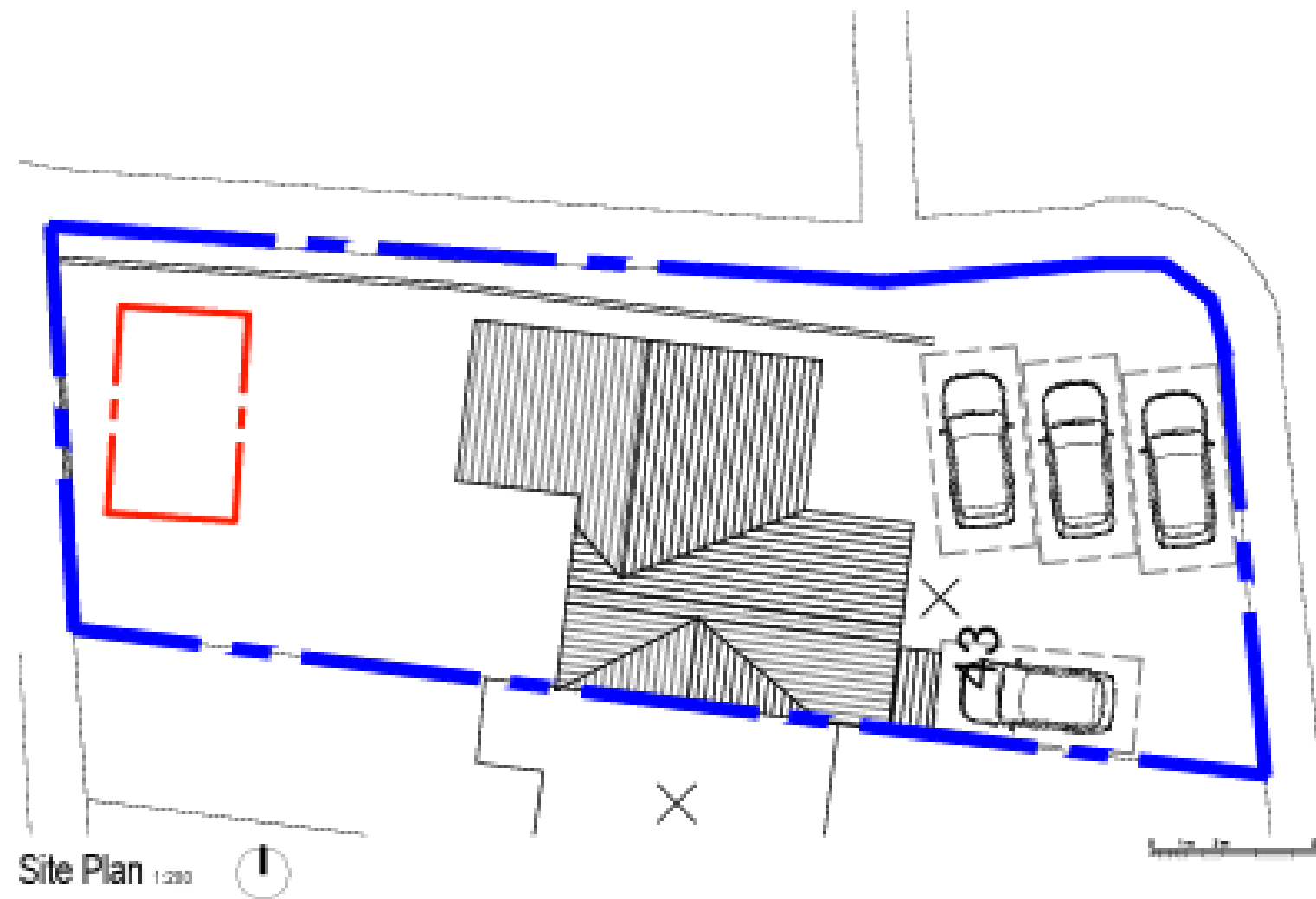
1 December 2025

250079/DPP - 43 Fairview Parade, Aberdeen

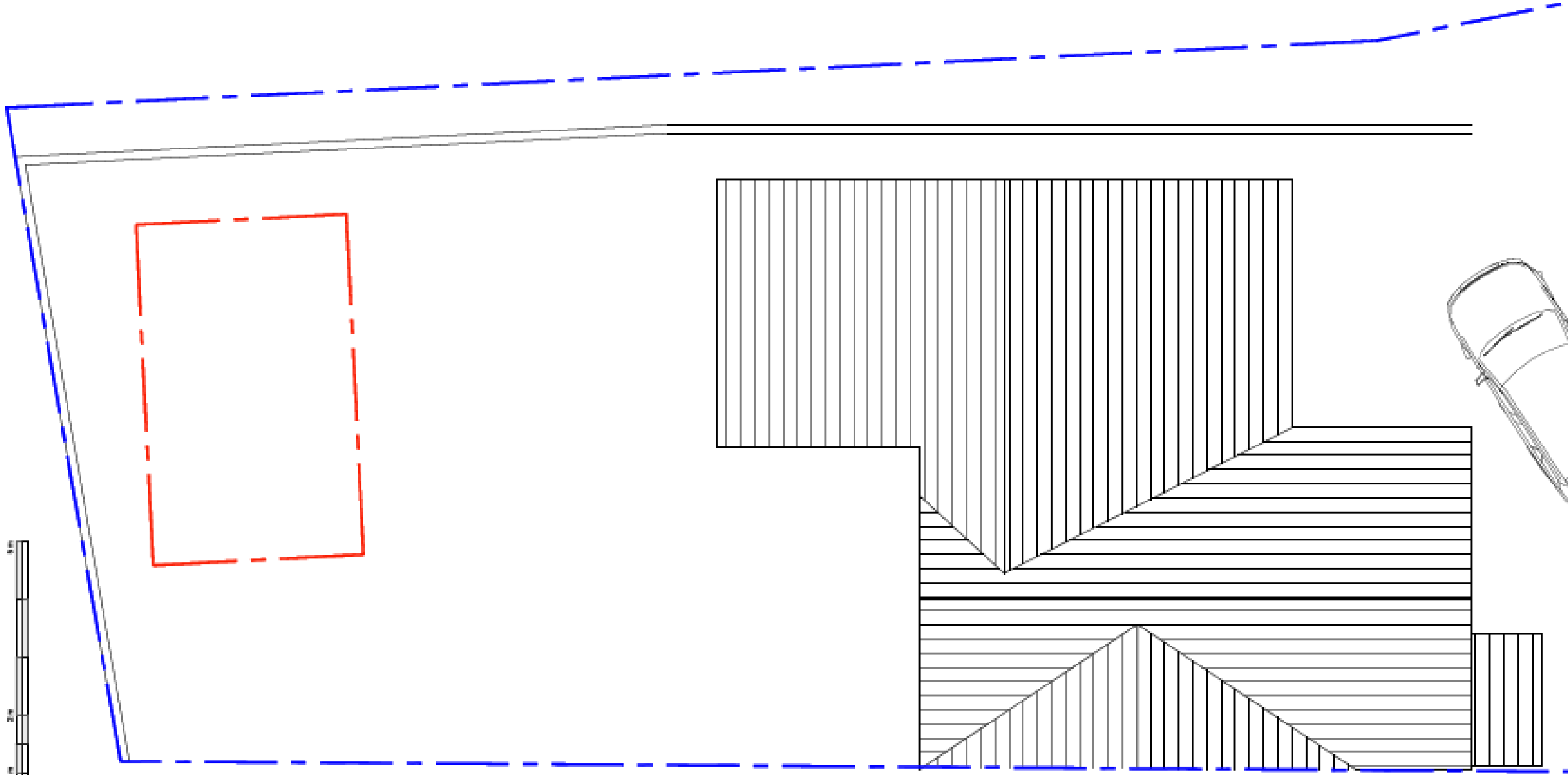
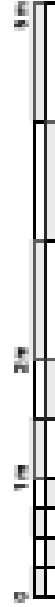
**Conditions - Change of use from domestic outbuilding to class 1A
(shops, financial professional and other services) (retrospective)**

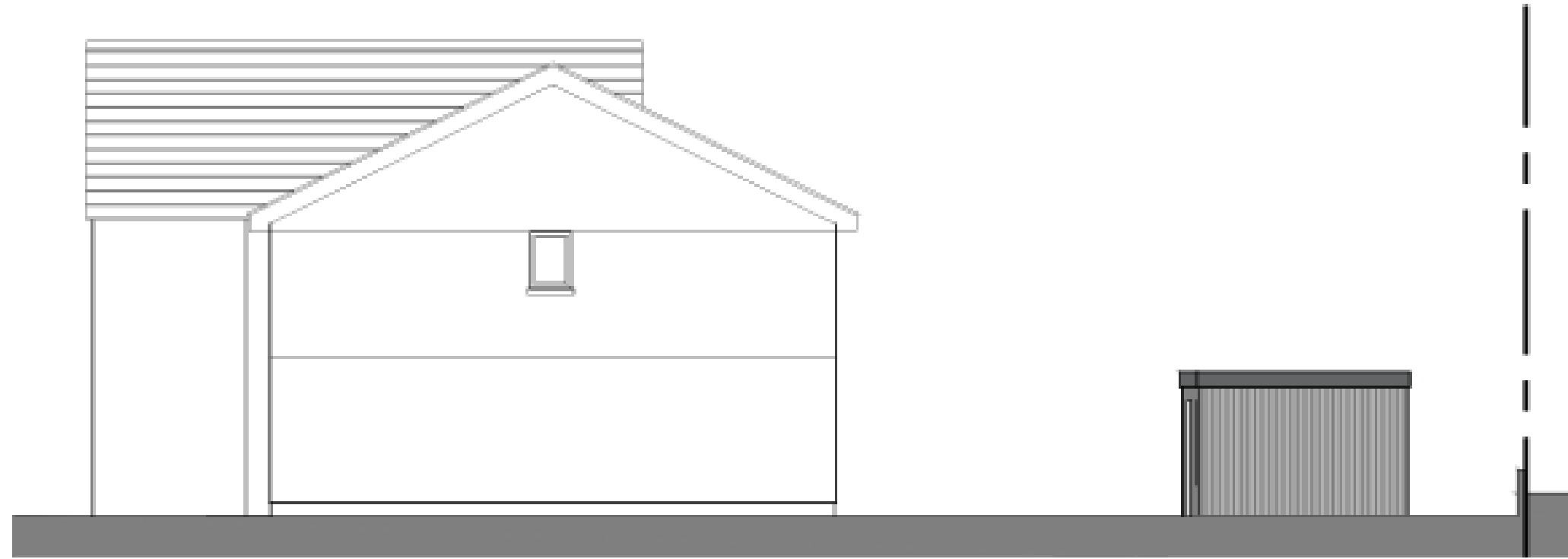
Lucy Greene, Planning Advisor

Location Plan









Proposed North Site Elevation 1:100

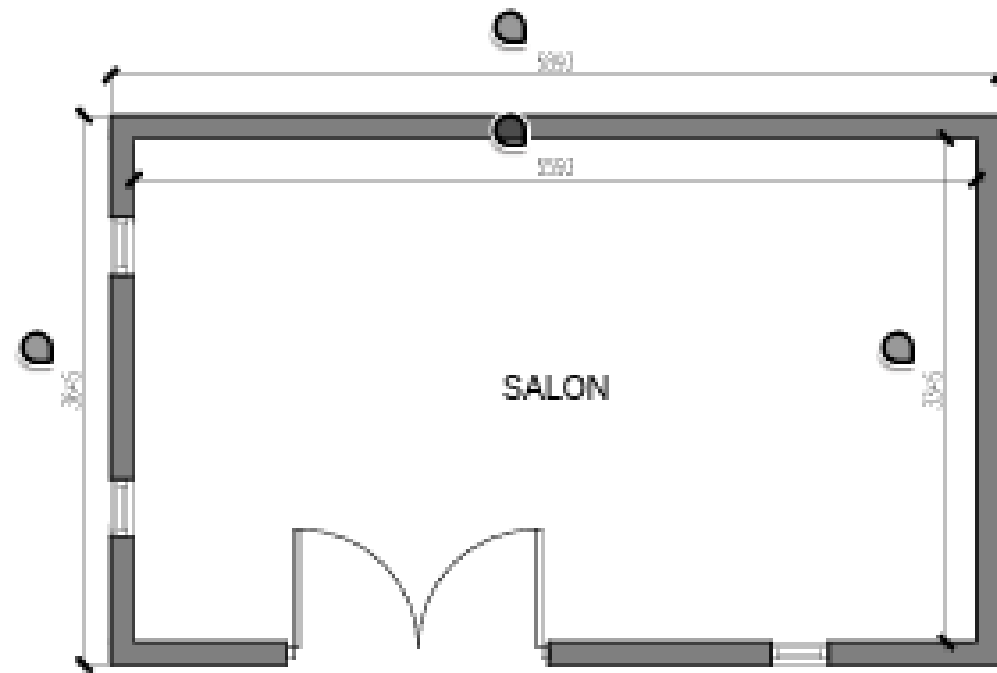


Proposed East Site Elevation 1:100

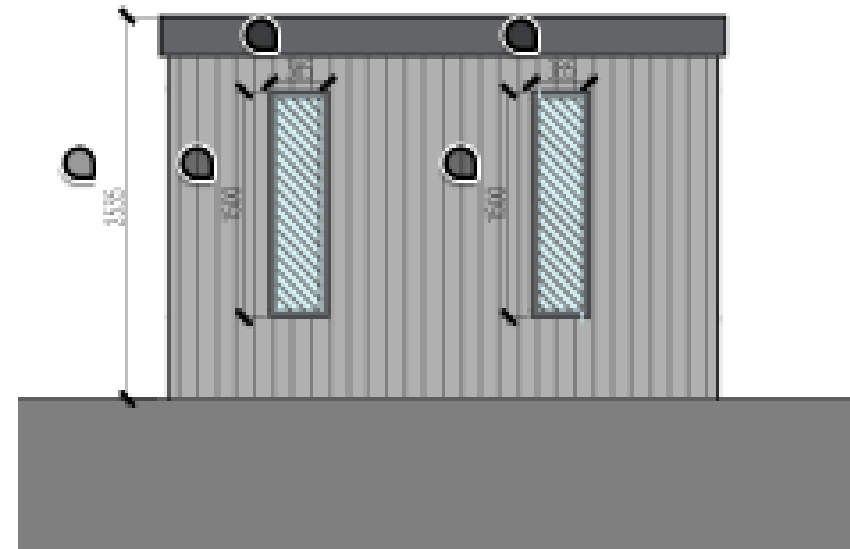


Proposed West Site Elevation 1:100

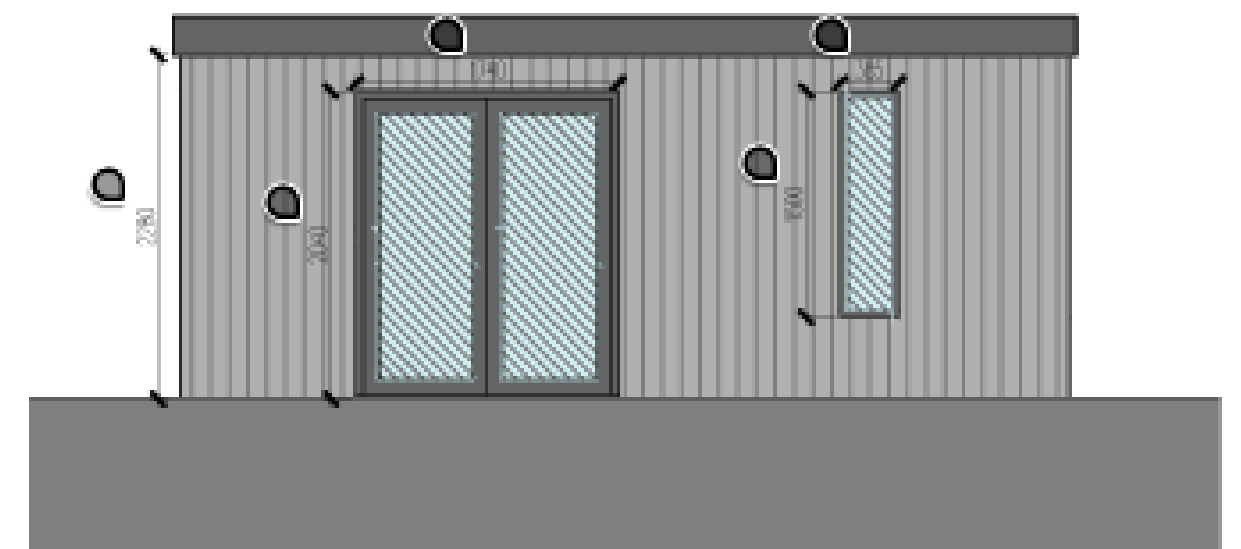




Proposed Floor Plan 1:50

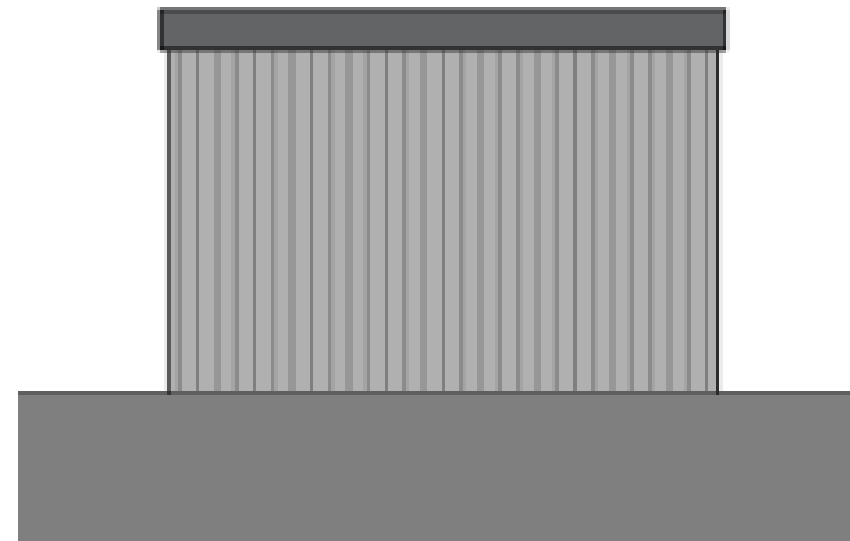


Proposed South Elevation 1:50

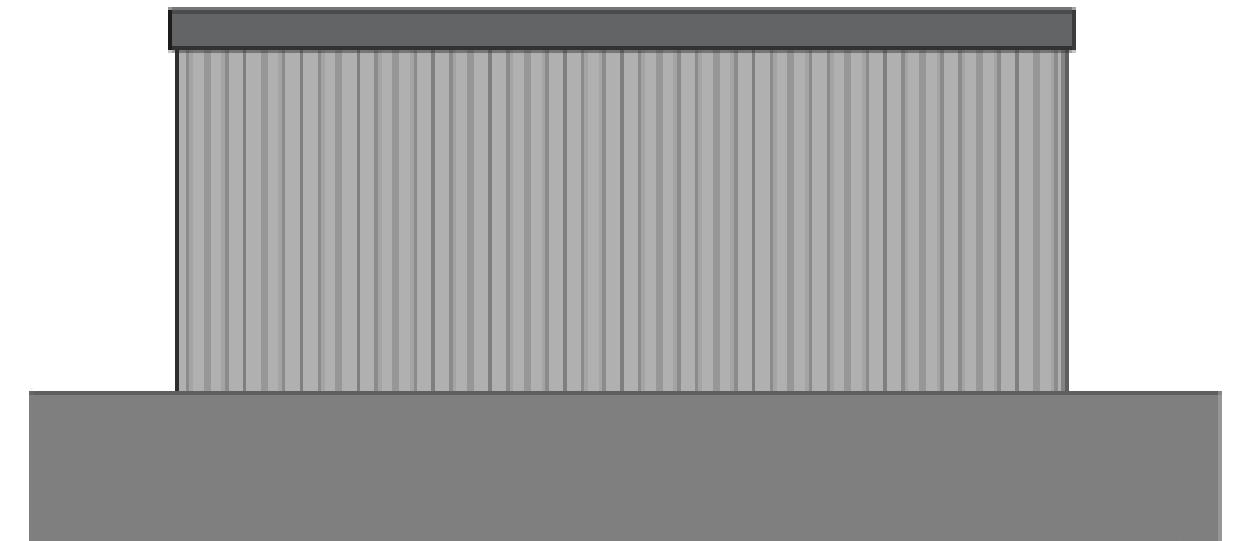


Proposed East Elevation 1:50

Wall Material:	Walls:	Timber Cladding	- Grey
Roof:	Flat Roof Membrane		- Black / Dark Grey
Windows + Doors:	uPVC Double Glazed units		- Black
Soffits + Fascias:	Timber Boards		- Dark Grey



Proposed North Elevation 1:50



Proposed West Elevation 1:50



















Reason for decision:

The use of the outbuilding as a hairdressing salon would allow for the continuation of an existing business working from a residential home. Subject to a condition limiting opening hours, in particular during the weekend, the proposal would not have a detrimental impact on the residential amenity of neighbouring properties. The proposal is thus in compliance with Policy 26 (Business and Industry) of NPF4 and Policy H1 (Residential Areas) of Aberdeen Local Development Plan 2023.

Sufficient space for parking is available on the site and in the immediate surrounding area, and there are options for bike storage. The proposal is thus compliant with Policy T3 (Parking) of Aberdeen Local Development Plan 2023.

The proposal is for a small homeworking business in an existing outbuilding, and sufficient consideration has been given to Policy 1 (Tackling the Climate and Nature Crises) and Policy 2 (Climate Mitigation and Adaptation) of NPF4.

Condition:

The use hereby approved shall not operate outwith the hours of 09:00 to 17:00 Monday, Thursday and Friday; 09:00 - 20:00 Tuesday and Wednesday; and 09:00 - 14:00 Saturday; and shall not operate on Sunday.

Reason - In order to ensure that the use would not result in undue loss of residential amenity to neighbouring properties.

Consultations

ACC - Environmental Health – No objection. The existing use of the premises as a home salon does not appear to have a detrimental impact on local amenity. Nevertheless, to protect the amenity of existing neighbours from noise, the following conditions/controls are recommended:

- The premises shall be used only as hair salon and shall not be used for any other purpose without an express grant of planning permission from the Planning Authority.
- The premises shall only be operational between 08:00 and 21:00 hours.

Roads DM: No objection

- Danestone - Pre Review 2024 Community Council – None received

Relevant Policies

LDP Policies

- H1: Residential Areas
- D1: Quality Placemaking

NPF4

Policy 1 (Tackling the Climate and Nature Crises)

Policy 2 (Climate Mitigation and Adaptation)

Policy 3 (Biodiversity)

Policy 26 (Business and Industry)

Business and Industry:

NPF4 – Policy 26

Policy Intent:

To encourage, promote and facilitate business and industry uses and to enable alternative ways of working such as home working, live-work units and micro-businesses.

Policy Outcomes:

- Recovery within the business and industry sector is sustainable and inclusive.
- Investment in the business and industrial sector contributes to community wealth building.

- b) Development proposals for home working, live-work units and micro-businesses will be supported where it is demonstrated that the scale and nature of the proposed business and building will be compatible with the surrounding area and there will be no unacceptable impacts on amenity or neighbouring uses.

NPF4 – Policy 1

Tackling the climate and nature crises

Policy Principles

Policy Intent:

To encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

Policy Outcomes:

- Zero carbon, nature positive places.

Policy 1

When considering all development proposals significant weight will be given to the global climate and nature crises.

NPF4 – Policy 2

Policy Principles

Policy Intent:

To encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

Policy Outcomes:

- Emissions from development are minimised; and
- Our places are more resilient to climate change impacts.

Policy 2

- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

NPF4 – Policy 3

Biodiversity

Policy Principles

Policy Intent:

To protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.

Policy Outcomes:

- Biodiversity is enhanced and better connected including through strengthened nature networks and nature-based solutions.

- c) Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Applications for individual householder development, or which fall within scope of (b) above, are excluded from this requirement.

Local Development Plan 2023

Policy H1 – Residential Areas

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new residential and householder development will be approved in principle if it:

1. does not constitute over-development; and
2. does not have an adverse impact to residential amenity and the character and appearance of an area; and
3. does not result in the loss of open space.

Within existing residential areas, proposals for non-residential uses will be supported if:

1. they are considered complementary to residential use; or
2. it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.

NPF4 and Local Development Plan 2023: Design

Policy D1 – Quality Placemaking

Successful places will sustain and enhance the social, economic, environmental, wellbeing and cultural attractiveness of the city. Proposals will be considered against the following six essential qualities.

- distinctive
- welcoming
- safe and pleasant
- easy to move around
- adaptable
- resource efficient

Design, quality and place

Policy 14

- a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- b) Development proposals will be supported where they are consistent with the six qualities of successful places:

5. Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience and integrating nature positive biodiversity solutions

Designing for:

- **transition to net-zero** including energy/carbon efficient solutions, retrofitting, reuse and repurposing and sharing of existing infrastructure and resources
- **climate resilience and nature recovery** including incorporating blue and green infrastructure, integrating nature positive biodiversity solutions
- **active local economy** including opportunities for local jobs and training, work spaces, enabling working from home, supporting community enterprise and third sector
- **community and local living** including access to local services and facilities, education, community growing and healthy food options, play and recreation and digital connectivity

Evaluation

- Primacy of Development Plan
- The Planning Act requires all applications to be determined in accordance with Development Plan unless material considerations indicate otherwise
- Careful assessment, each application treated on its merits

Basis for Decision

Zoning: Residential Areas (H1)

Would there be an adverse impact on residential amenity of the alteration of the condition to increase hours of operation ?

Conditions may be altered or removed.

1. Does the proposal comply with the Development Plan when considered as a whole?

2. Do other material considerations weigh for or against the proposal? Are they of sufficient weight to overcome any conflict with the Development Plan?

Decision – state clear reasons for decision