

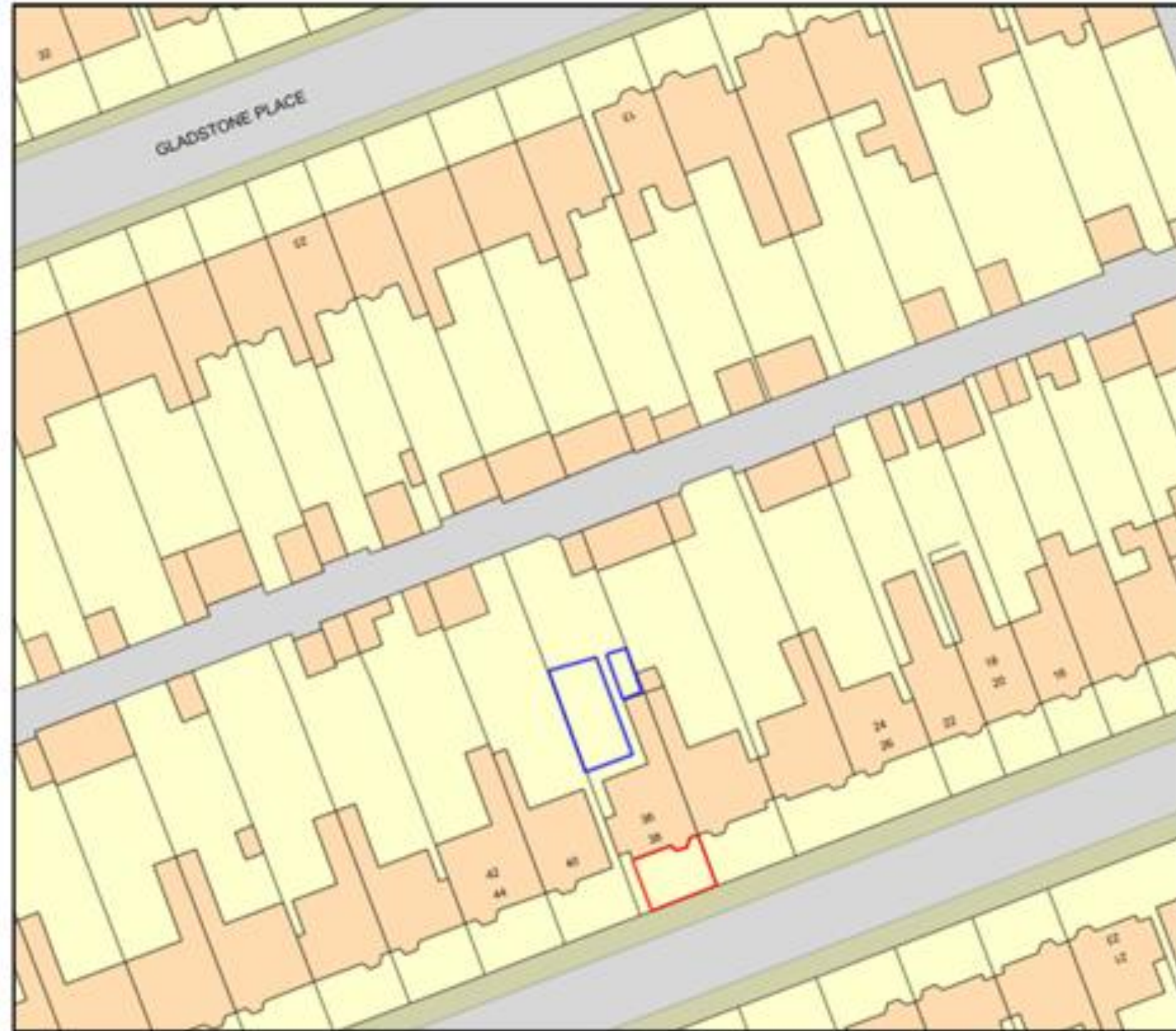
# Local Review Body (LRB)

## 1 December 2025

250433/DPP – 36 Devonshire Road  
Installation of fence to front (retrospective)

Lucy Greene, Planning Advisor

## 36 Devonshire Road



Location Plan



and side panel

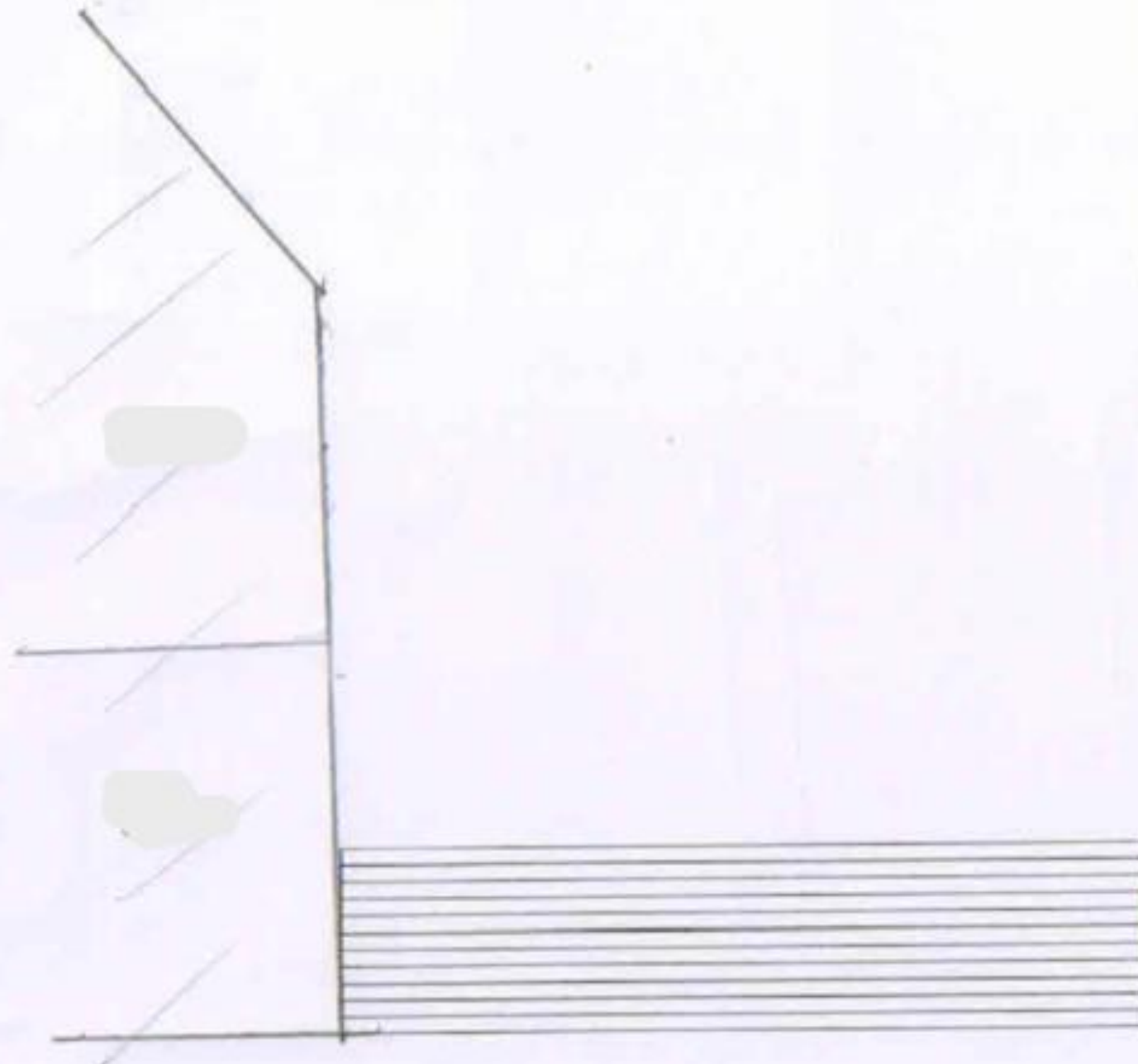






Fence shown in grey. Wooden slated (11 x 15cm deep planks); painted grey. Height: 1.70 metres. Width of of wood: 0.02m. Dimensions, including distance from boundary, shown.

Scale 1:100. Wooden slated fence, gaps of 1cm between boards, painted grey. Dimensions: 7.06m x 1.70m



WEST ELEVATION

## **REASON FOR DECISION**

The fence is of an excessive height and alien design and materials for the context of the application site and the surrounding area. This adversely disrupts the regular and extensive rhythm of largely low boundary treatments in stone, metal railing or planted hedging that has been established on the street and which makes a significant contribution to its historic character and distinctive sense of place.

The development therefore fails to preserve the character and appearance of the surrounding area, contrary to Policy 16 (Quality Homes) of National Planning Framework 4 (NPF4) and Policy H1 (Residential Areas) of the Aberdeen Local Development Plan 2023 (ALDP). The proposed works are also be contrary to the relevant guidance set out in the Householder Development Guide Aberdeen Planning Guidance.

The fence harms the distinctiveness of the surrounding area and is therefore contrary to Policies 14 (Design Quality and Place) of NPF4 and D1 (Quality Placemaking) of the ALDP. The works would also fail to preserve the character and appearance of the conservation area, contrary to Historic Environment Policy for Scotland, Policy 7 (Historic Assets and Places) of NPF4 and Policy D6 (Historic Environment) of the ALDP.

# National Planning Framework 4

Policy 1 (Tackling the Climate and Nature Crises)

Policy 2 (Climate Mitigation and Adaption)

Policy 7 (Historic Assets and Places)

Policy 14 (Design, Quality and Place)

Policy 16 (Quality Homes)

## Local Development Plan 2023

Policy D1 (Quality Placemaking)

Policy D6 (Historic Environment)

Policy H1 (Residential Areas)

APG : [Householder Design Guide](#)

[Albyn Place and Rubislaw Conservation Area Character Appraisal and Management Plan](#)

Equality Act 2010

Historic Environment Policy for Scotland

[Managing Change in the Historic Environment: Boundaries](#)

# 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 7

## Historic assets and places

### Policy Principles

#### **Policy Intent:**

To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

#### **Policy Outcomes:**

- The historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change.
- Redundant or neglected historic buildings are brought back into sustainable and productive uses.
- Recognise the social, environmental and economic value of the historic environment, to our economy and cultural identity.

- d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:
  - i. architectural and historic character of the area;
  - ii. existing density, built form and layout; and
  - iii. context and siting, quality of design and suitable materials.
- e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.



# National Planning Framework 4

## Policy 16 – Quality Homes

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

## Design

### Six Qualities of Successful Places (Policy 14, Annex D NPF4)

1. Healthy: Supporting the prioritisation of women's safety & improving physical and mental health
2. Pleasant: Supporting attractive natural and built spaces, designing for: social interactions, protection, variety and quality of recreation space, connecting with nature and enjoyment of outdoor spaces
3. Connected: Supporting well connected networks that make moving around easy and reduce car dependency
4. Distinctive: Supporting attention to detail of local architectural styles and natural
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
6. Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can meet the changing needs and accommodate different uses over time



# Policies – LDP 2023

## Policy H1 - Residential Areas

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

- 1 does not constitute over development;
- 2 does not have an unacceptable impact on the character and amenity of the surrounding area;
- 3 does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010; and
- 4 complies with Supplementary Guidance.

# Policies – LDP 2023

## Policy D6 – Historic Environment

Development must protect, preserve and enhance Aberdeen's historic environment, including its historic fabric.

There will be a presumption in favour of the retention and appropriate reuse of historic environment, historic assets, and heritage assets that contribute positively to Aberdeen's character.

Appropriate developments, including new features and fixings, must be designed to respect the character, appearance and setting of the historic environment and protect the special architectural or historic interest of listed buildings, conservation areas and historic gardens and designed landscapes. Stone cleaning will only be supported if in line with local and national guidance.



# Householder Design Guide

## **Fences, Walls and Other Boundary Enclosures**

- In all instances, the scale and form of boundary enclosures should be appropriate to their context and should not detract from the street scene as a result of inappropriate visual impact.
- Proposals for boundary enclosures will not be permitted where they would result in an unacceptable impact upon the amenity of neighbouring dwellings.

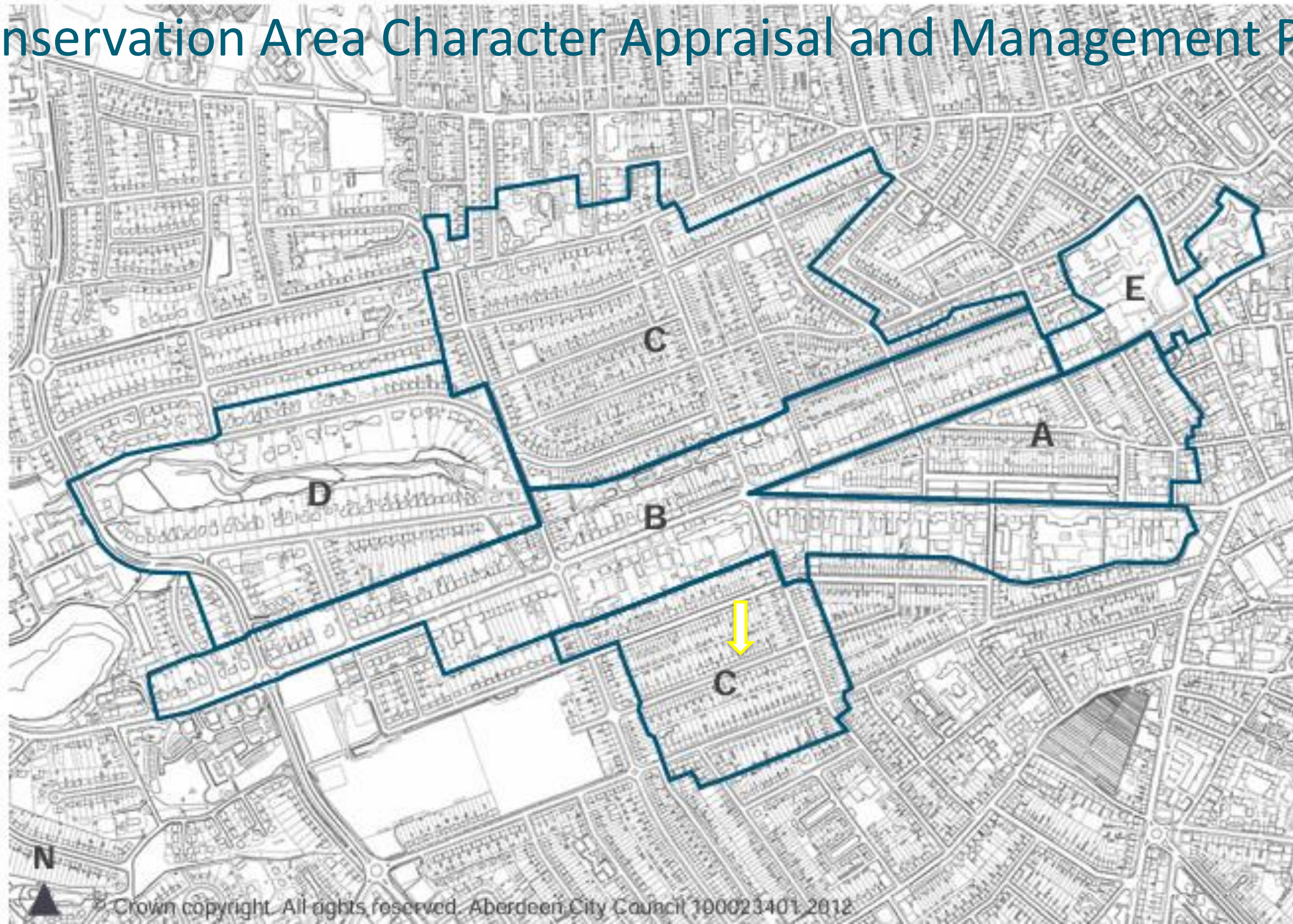
# HES Managing Change Guidance: Boundaries

## Key Issues

1. Walls, fences and other boundary treatments form important elements in defining the character of historic buildings, conservation areas and designed landscapes. Listed building consent is required for any works affecting the character of a listed building and planning permission may be required in a conservation area.
2. Age, design, materials, and associated features are amongst the factors that contribute to the interest of historic boundaries.
3. In planning works to historic boundaries it is important to understand and protect their key characteristics.
4. Walls often use local building materials or local traditions. New work should seek to maintain this wherever possible.



# Conservation Area Character Appraisal and Management Plan





# Conservation Area Character Appraisal and Management Plan

## 1.2 Summary of significance

Albyn Place/Rubislaw was one of the first Conservation Areas designated in Aberdeen. The area was built to show the prosperity and wealth of the city and of those who had its commissioned buildings. It embraces the Victorian development of the city, providing good examples of planned streetscapes; formal gardens and residential developments. The area is characterised by wide tree lined streets, which follow a linear and grid pattern. The majority are accompanied by low granite front garden walls and back lanes that provide access to the rear of buildings. There is a mixture of public formal space and private informal space.

Alongside the grandiose developments and distinctive semi-detached and detached villas, there are rows of simpler yet substantial terraced developments. To the north, south and west sit terraces; semi-detached and detached residential dwellings of granite and slate, most of which are two storeys and sit back off linear streets. To the east there is a concentration of business, commercial and educational facilities which occupy substantial granite buildings close to the city centre.

**C | north and south of Queen's Road, but east of Rubislaw Den.** This area comprises the most northerly part of the Conservation Area to the north of King's Gate. To the east it runs to the western most boundary wall of the Grammar School. To the south the boundary runs along character area B, with the western boundary being Forest Road. The area comprises a linear, grid like streetscape which is residential, and mostly consists of semi-detached and terraced properties. The streets are wide and tree lined, and there are a number of back lanes in the area. The house style is on the majority plain; however there are a number of distinctive buildings in certain areas.

The southern section of Character area 3 runs from Queen's Lane South in the north to Ashley Lane in the South. The eastern edge runs along the back lane of St. Swithin Street while the western edge sits on Union Grove Lane. The character area comprises mostly semi-detached and terraced properties, set back from the wide tree lined pavements behind low granite walls. The buildings are on the whole plain yet substantial in form. The area is mostly residential, yet there is a collection of small retail premises at the southern section of St. Swithin Street. The character area runs slightly downhill from north to south.



# Evaluation

- Primacy of Development Plan – NPF4 and LDP 2023
- 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 area

How would the extension would affect character and amenity of the conservation area property ?

**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