

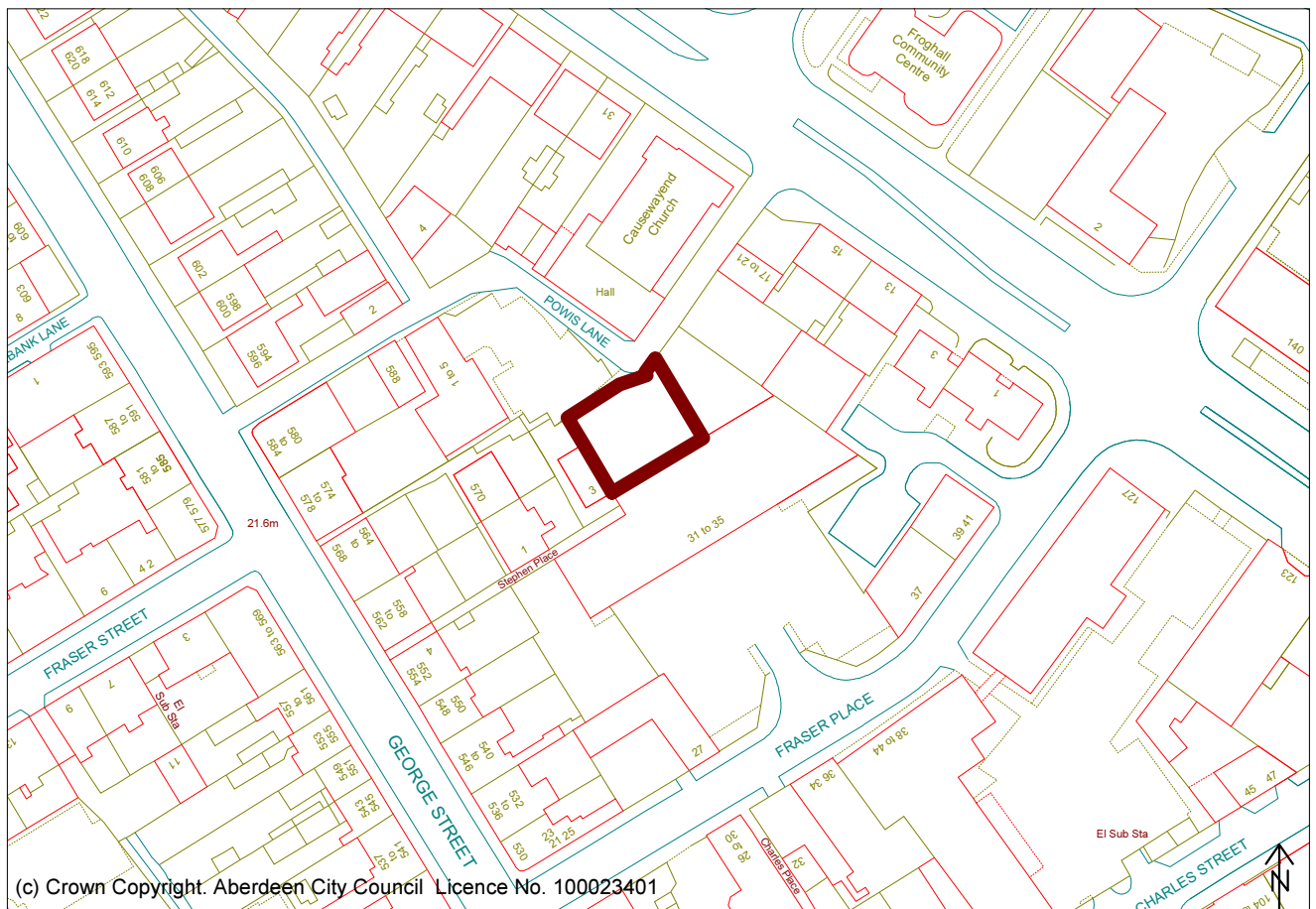
UNIT 1-2, 35 FRASER PLACE, ABERDEEN

RETROSPECTIVE APPLICATION FOR
THE EXTENSION TO REAR OF EXISTING
INDUSTRIAL UNITS (ENCLOSURE OF
EXTERNAL STORAGE AREA)

For: Crest Glazing Ltd

Application Ref. : P120163
Application Date : 03/02/2012
Officer : Robert Forbes
Ward: George Street/Harbour (J Hunter/A
May/J Stewart)

Advert : Section 34 -Proj. Pub.
Concern
Advertised on : 22/02/2012
Committee Date : 22 March 2012
Community Council : No response received



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The site comprises land to the north of existing industrial / storage units accessed from Fraser Place. Immediately to the west of the site lies a detached 1 ½ storey cottage which faces west. The eastern wall of this cottage forms the western site boundary, but it has no windows facing the site. To the north of the site lies Powis Lane where a 3 storey flatted development with associated car parking has been built. To the east of the site lies open storage yards associated with existing business premises.

The building on the site was erected in 2011 without planning permission having been sought. It is used by the applicant in association with their business / storage premises immediately to the south. The site was previously partly undeveloped and partly used as open storage.

HISTORY

No recent planning history for the application site.

Outline planning permission for the existing industrial units was originally granted in 1986. A condition was imposed restricting the floorspace of the units to 286 m² and restricting their use to “light industrial purposes only”. A condition was also imposed restricting the storage of materials in the yard space outwith the units.

Conditional planning permission was granted in 2006 for a gable extension to the applicant’s industrial premises to the south of the site for use as a store / office (ref. A6/1565). This permission has expired unimplemented. An application for change of use of that unit from storage to a fitness studio was approved in 2009 (ref. 09/1219). This has not been implemented, but remains valid. At that time, the current applicant confirmed that the premises was used by them for storage purposes.

PROPOSAL

Retrospective planning permission is sought for the erection of an extension to the north of the existing business / storage units. The extension is single storey and has a total floorspace of 326 square metres. It is accessed solely via the existing industrial / storage units to the south, although there is a pedestrian fire escape door onto Fraser Place. It has a maximum height of approximately 6m above ground level and a wallhead height of 4m. The structure is a centre apex construction supported by steel columns and beams. The upper parts and roof of the building are clad with brown profiled metal cladding. The main part of the wall along the Powis Lane elevation is built of natural granite, as this is the pre-existing boundary wall.

REASON FOR REFERRAL TO SUB-COMMITTEE

The development has been advertised as a project of public concern due to the potential conflict with neighbouring residential premises.

CONSULTATIONS

ROADS SECTION – No observations;

ENVIRONMENTAL HEALTH – No observations;

COMMUNITY COUNCIL – No response received.

REPRESENTATIONS

A letter of support has been submitted by the agent. This emphasises the importance of the development in terms of expansion of the business and employment retention and explains that the development was needed for security reasons.

PLANNING POLICY

The site lies within a mixed use area within the Adopted Aberdeen Local Development Plan (policy H2). Policies D1 (Architecture), D4 (Granite Heritage) and NE5 (Trees and Woodland) are of some relevance given that the site was formerly partly undeveloped and contained granite walls / trees / scrub.

The main priority of the Scottish Government is sustainable economic growth. SPP is relevant regarding economic development. This states that authorities should “take a flexible approach to ensure that changing circumstances can be accommodated.... Removing unnecessary planning barriers to business development and providing scope for expansion and growth is essential”. SPP regarding natural environment is also relevant to an extent.

EVALUATION

This application requires to be determined in accordance with the development plan, unless outweighed by other material considerations. The development plan consists of the Approved Structure Plan and the Adopted Local Plan. There are no policies within the former of direct relevance, and compliance with the latter is considered below.

The development has enabled the expansion of an existing local business and is therefore compliant with the objective of employment creation as expressed in SPP and Scottish Government priorities. However, in considering the sustainability of the development and its compliance with policy, there is also a need to have regard to its environmental impact and compatibility with adjacent uses.

It is noted that no noise report has been submitted in support of the planning application and no objections have been received from the Council's Environmental Health service or adjacent residents. Notwithstanding the absence of objection, it is considered that the proximity of the adjacent residential property is such that the development has potential to result in detriment to their amenity by reason of generation of noise and disturbance and conflict with policy H2 [e.g. if used for unrestricted class 5 (general industrial) purposes and if used at anti-social hours]. Conditions restricting operation hours and the potential use of the premises are therefore required in order to prevent such conflict of use and to accord with the objectives of policy.

The siting and design of the building is such that it has limited physical impact, being screened from any public place, other than Powis Lane. The incorporation of the pre-existing granite boundary walls within the development is considered worthy of commendation as an example of sustainable building design and has also resulted in the structure having an acceptable visual impact on the street. It is therefore considered to comply with policy D1 and D4. The limited loss of trees / vegetation which has resulted from implementation of the development can be mitigated by replacement planting on land under the applicant's control, in accordance with the objectives of policy NE5.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

Subject to imposition of conditions restricting the use of the extension and addressing environmental issues, the development would have no detriment to the amenity of neighbouring residential property and the wider area and would accord with the objective of sustainable economic development.

It is recommended that approval is granted with the following condition(s):

- (1) that the extension hereby approved shall not be used unless there has been submitted to and approved in writing for the purpose by the planning authority a detailed scheme of landscaping for the land under the applicant's control adjacent to the site, which scheme shall include proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting - in the interests of the amenity of the area.
- (2) that all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the approval of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.
- (3) that the extension hereby approved shall not be used outwith the hours from 7.00 am until 7.00 pm - in order to preserve the amenity of neighbouring residential premises.
- (4) That the extension hereby approved shall not be used for any purpose other than as storage or office accommodation on an ancillary / incidental basis to the principal use of the premises, without a further grant of planning permission from the planning authority - in the interests of protection of the residential amenity of adjacent premises.

Dr Margaret Bochel

Head of Planning and Sustainable Development.