

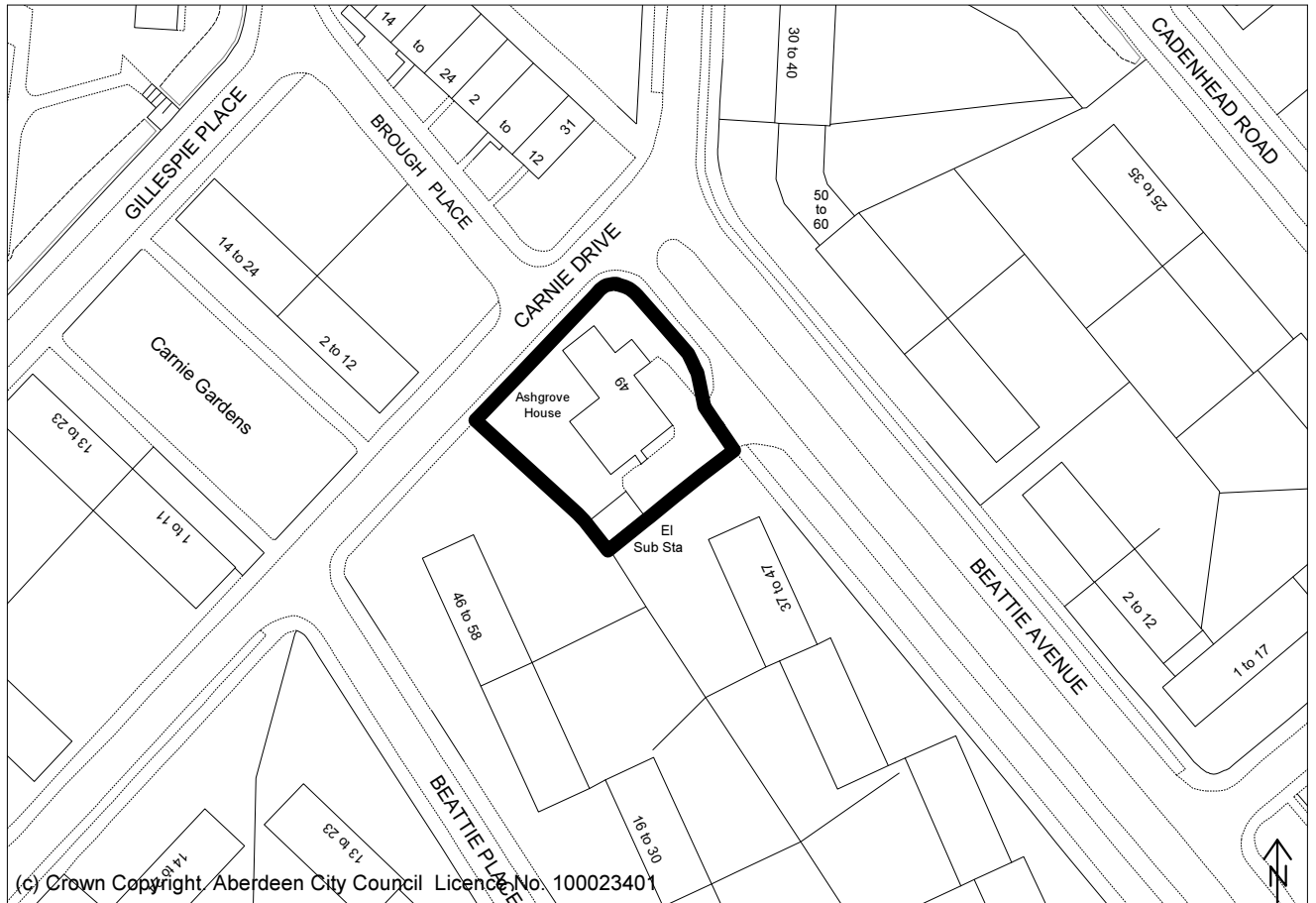
ASHGROVE HOUSE, 49 BEATTIE AVENUE, ABERDEEN

CONVERSION OF 3NO EXISTING FLATS TO CREATE 5NO SUPPORTED ONE BEDROOM FLATS AND STAFF ACCOMMODATION WITHIN EXISTING BUILDING ENVELOPE.

For: Aberdeen City Council

Application Ref. : P120434  
Application Date : 25/04/2012  
Officer : Matthew Easton  
Ward: Midsocket/Rosemount (B Cormie/J Laing/F Forsyth)

Advert : Full Notify not poss. (neighbours)  
Advertised on : 16/05/2012  
Committee Date : 14 June 2012  
Community Council : No response received



**RECOMMENDATION: Approve Unconditionally**

## **DESCRIPTION**

Ashgrove House is a traditional mid 18<sup>th</sup> century two storey detached dwellinghouse situated on the corner of Beattie Avenue and Carnie Drive. The building is category B listed.

Originally a single dwelling, at some point it was divided into three individual flats and there have been various alterations made to the building including the addition of a timber porch and additional wing.

The building is currently unoccupied and has fallen into a state of disrepair.

The surrounding area is residential in character and consists predominately of three and four storey flats. There is an electricity substation and parking for two vehicles immediate to the south of the building.

## **PROPOSAL**

It is proposed to change the use of the premises from three flats to five one bedroom flats which would operate as supported living accommodation for those with learning difficulties. Each flat would have a bedroom, kitchen / living room and a shower room.

There would be a small office and a staff bedroom located on the ground floor of the building. A member of staff would be present 24 hours a day.

This would involve internal alterations and repairs to the external envelope of the building including removal of the timber porch.

## **REASON FOR REFERRAL TO SUB-COMMITTEE**

The application has been submitted to the sub-committee as it falls outwith the Scheme of Delegation by virtue of the Council being the applicant for the application and being owners of the property.

## **CONSULTATIONS**

ROADS SECTION – No observations.

ENVIRONMENTAL HEALTH – No response received.

COMMUNITY COUNCIL – No response received.

## **REPRESENTATIONS**

None received.

## **PLANNING POLICY**

### ***Aberdeen Local Development Plan (2012)***

Policy H1 (Residential Areas) – Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new residential 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 or 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;
4. complies with Supplementary Guidance on Curtilage Splits; and
5. complies with Supplementary Guidance on House Extensions.

Within existing residential areas, proposals for non-residential uses will be refused unless:

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.

Policy T2 (Managing the Transport Impact of Development) – New developments will need to demonstrate that sufficient measures have been taken to minimise the traffic generated.

Maximum car parking standards are set out in Supplementary Guidance on Transport and Accessibility and detail the standards that different types of development should provide.

## **EVALUATION**

- The property is within an area zoned for residential use. The proposed use as flats where support is provided to residents is considered to be complementary to residential use.

It is unlikely that there would be any conflict with or nuisance caused to existing residents over and above that which would be experienced from mainstream housing, which was the previous use. The proposal complies with Policy H1.

- Two off-street parking spaces would be provided within the grounds of the property and there would appear to be ample off-street parking in the surrounding area for the level of activity which would be generated by the development. Any traffic generated by the development would be insignificant and the proposal complies with Policy T2.

- The proposed physical alterations to the exterior of the building are considered acceptable and would have no adverse impact upon the visual amenity of the neighbourhood. A separate listed building consent (111884) has been submitted which will be determined by Historic Scotland.

## **RECOMMENDATION**

**Approve Unconditionally**

## **REASONS FOR RECOMMENDATION**

The proposed change of use would have no adverse impact upon the residential amenity of surrounding properties.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.