

12 DEVANHA GARDENS WEST,
FERRYHILL

CHANGE OF USE FROM CLASS 8
(RESIDENTIAL INSTITUTIONS) TO FORM
A SINGLE DWELLINGHOUSE AND
ALTERATIONS

For: Mr Arron Finnie

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| Application Ref. | : P120781 | Advert | : |
| Application Date | : 29/05/2012 | Advertised on | : |
| Officer | : Tommy Hart | Committee Date | : 19 July 2012 |
| Ward: Torry/Ferryhill (Y Allan/A Donnelly/J Kiddie/G Dickson) | | Community Council | : No response received |



RECOMMENDATION: Approve Conditionally

DESCRIPTION

The application property is vacant and was formally a residential care home. On viewing the property from Devanha Gardens West, the property has a 2-storey section (towards the southern boundary), a single-storey section (towards the northern boundary) and a single-storey section towards the main road. There is currently off-street parking available for 2 cars in front of the property where the land is generally level. Towards the southern boundary and the west (rear) the land drops by a storey. At the rear, the property has a large balcony at first floor level. The rear garden is somewhat overgrown and unkept. The property does not match any of the close-by granite tenements in terms of design.

PROPOSAL

This application seeks permission for change of use from class 8 (residential institution) to a single dwellinghouse. Some minor alterations are proposed externally – 2 windows and 1 door to be blocked up and 1 new door opening proposed, as well as the windows and timber work being painted white and a section of the property being rendered (off-white).

REASON FOR REFERRAL TO SUB-COMMITTEE

The Council have an interest in the property as owners and therefore the application is required to be determined by the Development Management Sub-Committee.

CONSULTATIONS

ROADS SECTION – no comments received

ENVIRONMENTAL HEALTH – no comments received

COMMUNITY COUNCIL – no comments received

REPRESENTATIONS

No representations have been received.

PLANNING POLICY

The application property lies within an area designated for residential purposes in the Aberdeen Local Development Plan (policy H1). As the site lies within the Ferryhill Conservation Area, Historic Scotland's Scottish Historic Environment Policy (SHEP) is applicable.

EVALUATION

The application property lies in an area designated for residential purposes in the ALDP (policy H1). It is considered that the change of use to mainstream residential dwelling would not be at odds with the land designation and therefore there is not considered to be a conflict with the policy.

In terms of impact on the surrounding Conservation Area, the change of use itself would not have an impact. However, the proposed rendering of the front elevation, coupled with the painting of the woodwork (including windows) may have a negative impact depending on what is proposed. No details have been provided to date and it is therefore suggested that a condition is attached to ensure samples are provided for approval so that any potential impact on the character of the conservation area could be evaluated.

RECOMMENDATION

Approve Conditionally

With the following condition

1. that no development shall take place unless coloured samples of the render proposed for the development hereby approved have been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed - in the interests of visual amenity.

REASONS FOR RECOMMENDATION

The proposed change of use to mainstream residential dwelling would comply with Aberdeen Local Development Plan policy H1. There are limited exterior alterations proposed and these would not impact on the residential amenity or character of the area, provided the details of the proposed rendering are acceptable.

Dr Margaret Bochel

Head of Planning and Sustainable Development.