

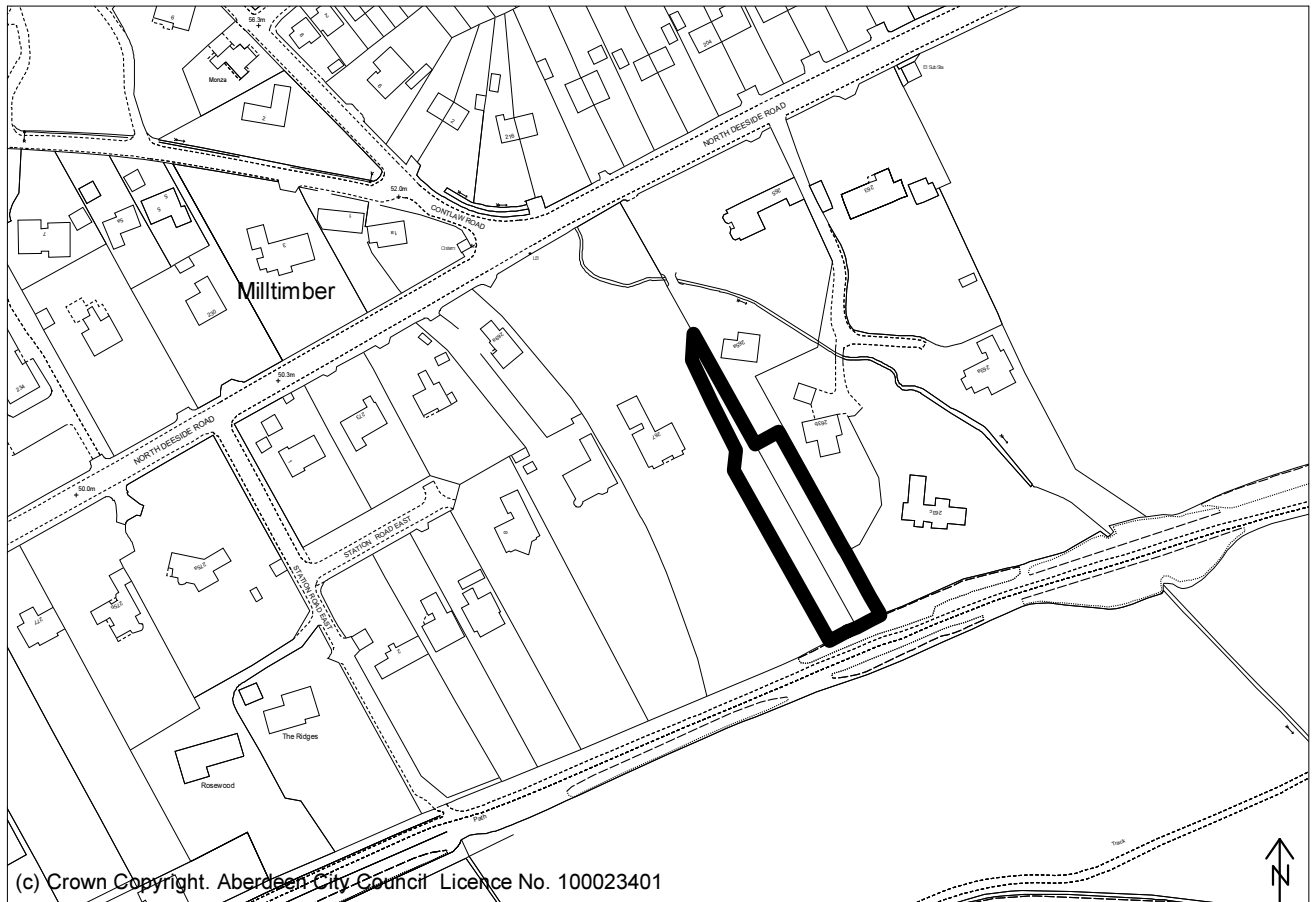
265B/267 NORTH DEESIDE ROAD,
MILLTIMBER

CONSTRUCTION OF NEW ONE AND A
HALF STOREY DETACHED DWELLING
HOUSE, INCLUDING FORMATION OF
VEHICULAR ACCESS FROM DRIVEWAY
TO NORTH OF NO.265(B),
CONSTRUCTION OF A DOUBLE GARAGE
AND ASSOCIATED
LANDSCAPING/BOUNDARY TREATMENT

For: Mr Dean Walker

Application Ref. : P120033
Application Date : 10/01/2012
Officer : Gavin Evans
Ward: Lower Deeside (M Boulton/A
Malone/M Malik)

Advert : Full Notify not poss.
(neighbours)
Advertised on : 01/02/2012
Committee Date : 19 July 2012
Community Council : Comments



RECOMMENDATION: Refuse

DESCRIPTION

The application site is located on the southern side of North Deeside Road, Milltimber, with the 'donor' properties fronting onto North Deeside Road at its junction with Contlaw Road. To the south of the properties concerned is the disused Deeside railway line, now a popular public footpath known as the Deeside Way. The site, which extends to approximately 2000sqm/0.2ha, encompasses grounds currently within the respective residential curtilages of numbers 265A and 267 North Deeside Road. Access to the site would be taken via an extension to the existing driveway serving number 265A.

The surrounding area to the north, east and west is predominantly residential in character. To the south, beyond the public footpath (Deeside Way) that runs parallel to the southern site boundary, the land towards the River Dee is in agricultural use.

The main body of the application site, which is to be used to accommodate the proposed dwelling, double garage and garden grounds, measures some 79m long and 21m wide, with a further narrow section of ground at the northern end of the site used to provide access via an extended length of driveway. The ground to be utilised to form the driveway extension measures around 47m in length by 8m in width, tapering to a point at its northern end where it would connect to the existing driveway of 265A. The existing dwellings of 265A and 267 North Deeside Road are set back from North Deeside Road by some 65m, while the new dwelling would be approximately 110m from that road frontage.

The entire application site is within a wider area covered by a Tree Preservation Order (TPO), which requires that no tree works be carried out without the express consent of the planning authority. Due to the presence of trees on the site, the Council's Arboricultural Planner was consulted for his views on the likely impact of the works on protected trees. This consultation is detailed further below.

HISTORY

Application A6/1699, submitted in August 2006, sought outline consent for the erection of a new dwellinghouse in a site to the east of the existing dwelling at 267 North Deeside Road. That application was refused by the Planning Committee, in accordance with officer recommendation, in August 2007, on the grounds of its adverse impact on protected trees and residential amenity by way of over-development. A subsequent appeal was dismissed by a Scottish Government Reporter in January 2008.

PROPOSAL

This application seeks detailed planning permission for the construction of a detached 1 ½ storey dwellinghouse and associated freestanding double garage, along with works necessary to access the site via an extension to the existing driveway serving number 265A North Deeside Road. The application site is formed from parts of both 267 and 265A North Deeside Road, with each of those properties donating a length of rear garden ground along their mutual boundary.

As noted previously, access would be taken via an extension to an existing driveway, with no new access point formed onto North Deeside Road. The

extended part of the driveway would be constructed using a porous surface to aid drainage.

The dwelling itself would be sited some 110m from North Deeside Road, with its associated double garage positioned in front of the house in the north-eastern corner of the main site (i.e. not including driveway). An area of porous hard surfacing would be located immediately to the fore of the dwelling, with the vast majority of useable garden space located to the rear/south.

The 1 ½ storey house would be constructed with a pitched roof, its main gables facing east and west. The main body of the house would be finished in an off-white render, with the roof formed in Spanish slate. A centrally positioned feature gable on the northern (front) elevation would be finished in cedar cladding panels and extensively glazed. To the rear, a further gable would project from the western end of the southern elevation, featuring floor-to ceiling glazing to allow light into a double-height living room space.

With site levels falling gradually from north to south, a random rubble base course would be more prominent to the rear, where a level patio space would be formed adjacent to the rear of the house, featuring a frameless glass balustrade and steps down to generous gardens beyond. The rear garden would measure roughly 55m from those steps to its southern extremity.

REASON FOR REFERRAL TO SUB-COMMITTEE

This application has been the subject of an objection from the Cults, Bielside and Milltimber Community Council, the local community group for this area. Under the city Council's current scheme of delegation, any application attracting objection from the local community council must appear before members.

CONSULTATIONS

ROADS SECTION – No objection to the proposal

ENVIRONMENTAL HEALTH – No observations

COMMUNITY COUNCIL –As noted above, Cults, Bielside and Milltimber Community Council has submitted an objection to the proposed development. The grounds of objection can be summarised as follows;

- The size and position of the dwelling would be inconsistent with the character of the area, and detrimental to the amenity of that area.
- The plot would be unusually long and narrow, and would not be consistent with its surroundings.
- The position of the proposed dwelling is not consistent with the traditional building line, increasing its prominence when viewed from the popular Deeside Way route.
- There would be resultant loss of 10 protected trees.
- Attention is drawn to the previous attempts to incorporate new residential development in this location – these and subsequent appeals have been rejected by Aberdeen City Council and the Scottish Government respectively. The Cults, Bielside and Milltimber Community Council urges the Council to resist an unwelcome precedent which would fragment curtilages through over-development.

REPRESENTATIONS

This application has attracted 2 letters of objection. These letters raise the following issues;

- Highlights confusion caused by applicants' use of 265B to describe site – 265B would be the number given to any 'new' site created from parts of numbers 265A and 267 North Deeside Road.
- New dwelling would be uncharacteristically squeezed into its site compared to existing dwellings which are afforded substantial grounds all around them. As a result, the new dwelling would be closer to neighbouring dwellings than is expected in this context.
- Considers that this proposal, in terms of its siting and loss of trees, is similar to that which was previously rejected by officers, members and the Scottish Government's Reporter.
- Questions need for this type of development when land for 550 homes has been identified little more than half a mile away at Oldfold.
- Proposal to build new dwelling close to an existing home and replace those trees to be felled on a two-for-one basis would result in huge loss of light to 263B North Deeside Road (immediately to the east of proposed dwelling).
- Works involving building up of ground levels to the front of the site would increase the overall height of the proposed dwelling above existing ground level.
- Surrounding area is characterised by its peace, tranquillity and countryside setting – the confined nature of the proposed development would be detrimental to the ambience and enjoyment of the area.
- Construction of numbers 263 A, B and C significantly altered building line – this proposal would exacerbate that situation and compound mistakes of the past.
- Potential root damage to trees in addition to those trees removed to accommodate development
- Loss of sunlight to 263B and 263C to the east
- Proposed replacement trees appear to be out of character for the area
- Adverse impact on outlook from 263B and 265A
- Queries consistency with 0.8ha requirement set out in previous Local Plan
- Accuracy of the agent's supporting statement is questioned
- Potential loss of privacy to 263B and 265A
- The proposal would not accord with Scottish Planning Policy (SPP) in relation to its siting, design, materials.

PLANNING POLICY

Scottish Planning Policy (SPP)

SPP indicates that infill sites within existing settlements can often make a useful contribution to the supply of housing land. It further states that proposals for infill sites should respect the scale, form and density of the surroundings and enhance the character and amenity of the community. The Individual and cumulative effects of infill development should be sustainable in relation to social, economic, transport and other relevant physical infrastructure and should not lead to over development.

Aberdeen Local Development Plan

Policy D1: Architecture and Placemaking – States that to ensure high standards of design, new development must be designed with due consideration for its context, and should make a positive contribution to its setting. This policy applies not only to the external appearance of a development, but also to its siting in relation to existing buildings and the relationship between buildings and their surrounding spaces.

Policy D2: Design and Amenity

This policy outlines a series of criteria for new residential development, with the aim of ensuring an acceptable level of amenity for residents of new development and those residents of existing adjacent dwellings. These relate to such issues as privacy, the incorporation of both a street frontage and a private frontage, access to gardens/balconies/other amenity areas, restricting the over-dominance of car parking etc.

Policy D6: Landscape

Development will not be acceptable unless it avoids... significantly adversely affecting landscape character and elements which contribute to, or provide, a distinct sense of place which points to being either in or around Aberdeen or a particular part of it.

Policy H1: Residential Areas

Within existing residential areas, proposals for new residential development will be acceptable in principle, provided it;

- does not constitute over-development;
- does not have an unacceptable impact on the character or amenity of the surrounding area;
- complies with supplementary guidance on curtilage splits (entitled '*The sub-division and redevelopment of residential curtilages*')

Policy NE5: Trees and Woodlands

States that there is a presumption against all activities and development that will result in the loss of, or damage to, established trees and woodlands that contribute significantly to nature conservation, landscape character or local amenity, including ancient and semi-natural woodland which is irreplaceable.

Appropriate measure should be taken for the protection and long-term management of existing trees and new planting both during and after construction. Native trees and woodlands should be planted in new development.

Policy R7: Low and Zero Carbon Buildings

All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below the level set by 2007 building standards.

Other Material Considerations

The Council's supplementary planning guidance documents relating to 'The Sub-division and Redevelopment of Residential Curtilages' and 'Low and Zero Carbon Buildings' are of relevance to the assessment of this application.

Supplementary Planning Guidance: *'The Sub-division and Re-development of Residential Curtilages'*

This proposal involves the sub-division of two existing residential curtilages in order to form an entirely new plot for the construction of a dwellinghouse. In assessing the acceptability of a proposal, regard will be given to the relationship between the proposed house and existing dwellings, the general character and amenity of the area, privacy, amenity space, sunlight and daylight, density and pattern of development, trees and garden ground in a wider sense, and pedestrian / vehicular safety and car parking. It is also appropriate to be mindful of the potential for proposals of a certain nature to set a precedent for further sub-division of residential curtilages, as this too is a material planning consideration.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that, in making a determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the Plan, so far as material to the application, unless material considerations indicate otherwise.

The application site lies within an area zoned for residential purposes in the Aberdeen Local Development Plan (ALDP). Within such areas, the principle of further residential development will be accepted, provided those criteria set out in policy H1 can be satisfied. In assessing whether a proposal represents over-development, the planning authority must take into account not simply the relative area of land developed within the confines of an application site, but also how that proportion relates to comparable sites across a wider area. In this instance the area of the site developed is not at issue, as the site would retain substantial garden grounds to its rear. Furthermore, these grounds are so extensive that the proposed development would be broadly comparable with neighbouring sites. Taking this into account, it is considered that the proposal does not represent over-development in this sense.

Policy H1 also requires that new development does not result in an unacceptable impact on the character or amenity of the surrounding area. The area surrounding the application site is characterised by large detached residential properties, set within generous long curtilages, stretching back from North Deeside Road. It is understood that there has been significant change in the formerly very regular arrangement of properties over time. The earliest properties were set in plots which stretched from North Deeside Road to the edge of the Deeside Way (the former Deeside Railway line). Over time, a series of 'curtilage splits' has gradually eroded the size of the respective curtilages and somewhat altered the character of the area. The positioning of 263 and 265 towards the front of their sites afforded sufficient space to accommodate a further four dwellings to the south, accessed via a single shared driveway. While previously there was no formal building line, three distinct sections could be perceived along this stretch of North Deeside Road. Firstly, numbers 263 and 265, which sit forward in their plots, with expansive grounds to the rear. Second, numbers 267 and 269, which are more recessed within their plots, sitting around their mid-points when considered lengthwise. Thirdly was the later addition of 7no dwellings in two distinct rows, with numbers 271 and 273 North Deeside Road alongside number 1 Station Road East and then, to the south and accessed via

an offshoot of Station Road East, numbers 2, 4, 6 and 8 Station Road East. The curtilage splits at 263, 265 and 269, and the subsequent new dwellings, have detracted from the previously formal arrangement of buildings, and have arguably detracted from the character of the area as a result. In this regard, it is considered that the proposed development risks repeating this unsatisfactory arrangement. The plot of 265A, which is itself a result of a curtilage split, is an irregular shape, with much of its grounds contained in an uncharacteristically narrow rear garden, which is approximately 12m wide and 100m long. This rear garden would be further sub-divided to form the proposed new house plot, with the result that 265A's new plot would be significantly reduced. Some 25m of the rear garden would be retained, but from that point on, the majority of its width would be incorporated within the new site, with only a 75m long, 2m wide access path retained in order to provide access to the Deeside Way. This represents a somewhat contrived arrangement of space, which seeks to work around the constraints of the site by retaining a level of grounds for each property which would be acceptable if considered in isolation and with no regard for their context. It is acknowledged that the new dwelling would have a spacious rear garden, and that its lack of any material street frontage is not so dissimilar from the original properties at 267 and 269, which sit back within their plots and are largely screened from view on North Deeside Road by the presence of existing trees. Nevertheless, it is considered that the proposed development would take its lead less from the original arrangement of buildings and spaces than from the more recent and less-well considered additions.

The proposed development would not result in the loss of valuable or valued areas of open space as defined in the Aberdeen Open Space Audit 2010.

Policy H1 further requires that development within residential areas shall comply with the Council's Supplementary Guidance relating to the sub-division of residential curtilages. This document states that, as a general guideline, 18m should separate the windows of existing and proposed habitable rooms (i.e. lounges, bedrooms, dining rooms etc). 267A and 267 are both in excess of 25m from the new dwelling, so would satisfy this requirement. Number 263B, to the east, sits almost alongside the proposed dwelling, and the absence of any glazing in the eastern face of the new dwelling would avoid any impact on privacy arising from the proximity of windows to habitable rooms.

The relevant Supplementary Guidance further states that residential development should have a public face to the street and a private face to an enclosed garden or court. The proposed dwelling would fail to present a traditional street frontage, being sited somewhat behind numbers 265A and 267, though it is noted that 263A, 263B and 263 each fail to present such a frontage, and in fact the original properties at 267 and 269 were always sited some 65 or more from North Deeside Road, behind extensive tree cover, with the result that these properties made no material contribution to the streetscape along this section of North Deeside Road.

The proposed development would benefit from garden grounds of a length far in excess of the minimum levels stated in the Council's Supplementary Guidance. Similarly, the revised plots of 265A and 267 would retain ample garden ground when considered in the context of the stated minimum standards.

Given the distances to respective neighbouring properties, it is not considered that there would be any significant adverse loss of daylight to any of those adjacent properties. It is noted that the proximity of the proposed dwelling to number 263B is uncharacteristic in the immediate context, however any impact on daylight as a result would be negligible. It is considered that the proposed dwelling would be well oriented to make the most of the opportunities offered for views and sunlight. As regards design and materials, it is acknowledged that there is some variety in the design and materials of adjacent buildings, particularly given the mix of traditional detached granite buildings and more recent additions. The proposed dwelling is considered to represent a high quality contemporary building, which utilises appropriate materials, scale and proportions. The absence of any notable street frontage is such that the building would not be read alongside more traditional granite buildings from the public realm. In this respect, there is perhaps more flexibility in the design and materials of the building, as there is less potential for it to stand out from its context due to the somewhat concealed nature of the site.

As regards density, pattern and scale of development, it is considered that, setting aside the instances of curtilage splitting in the immediate area, this proposal fails to respect the original identity of its context, and the applicant seeks to justify it on the basis of previous additions, which themselves were somewhat out of character when considered in relation to their surroundings. The access arrangements involve the extension of an existing driveway, resulting in a distance of some 105m from North Deeside Road to the parking area in front of the dwellinghouse. This, allied to the siting of the dwelling to the rear of existing buildings, its substantial reduction in the rear garden of 265A, and the relative 'tight-fit' of the property when considered widthways, contributes to an overall sense that the scheme is tailored to make the best of a site which is fundamentally not well-suited to incorporate a new dwelling. The existence of previous curtilage splits to the rear of 263 and 265 has encouraged this development, but nonetheless this proposal is of a type which cannot be supported having had due regard for the guidelines set out in the Council's Supplementary Guidance on the 'Sub-division and Redevelopment of Residential Curtilages'.

Policy D1 of the ALDP requires that new development demonstrate due consideration for its context and make a positive contribution to its setting. Taking into account the matters set out above, it is considered that this proposal fails to demonstrate due consideration for its context as a result of its inappropriate siting and uncharacteristic nature relative to its location. As a result, it is concluded that the development would also fail to make a positive contribution to its setting, and instead would further erode the setting of this area.

The terms of policy D2 (design and amenity) are largely replicated in the Council's Supplementary Guidance on the Sub-division and Redevelopment of Residential Curtilages. As previously mentioned, there is not considered to be any significant impact on privacy as a result of the proposed development, and it is noted that the two adjacent original properties at 267 and 269 do not present any material street frontage. An appropriate private face is presented to extensive rear garden grounds.

As regards Policy D6 (landscape), it is concluded that the woodland setting which contributes to a sense of place in the surrounding area would not be adversely

affected by the proposed development, with appropriate replacement planting and specialised means of construction sufficient to ensure that the landscape character of the site and the wider area is retained.

12 protected trees would be removed as part of the development. Of these 12, 5 would be removed as a result of poor health. The remainder to be removed are small, younger trees. The proposed driveway represents the biggest threat to those trees to be retained, though the use of a 'no-dig' construction method would ensure that there is no damage to the root systems of the retained trees. The Council's Arboricultural Planner states that the finished driveway surface should be porous to allow for the infiltration of water to the soil below. Furthermore, the driveway should be constructed in advance of other works in order to minimise risk of damage to protected trees. The Council's Arboricultural Planner notes the presence of trees to the south and west of the proposed dwelling. Concern is raised that the shading caused by these trees may lead to pressure for their removal in future. In the event that the application is approved, it is recommended that conditions be attached to any consent to address the following matters; implementation of landscaping scheme; tree protection measures during construction; prohibition of further tree works during construction without express permission of the planning authority; prohibition of materials storage within root protection areas; and the incorporation of a 'no-dig' construction method for the driveway, in accordance with Arboricultural Practice Note 12, *'Through the Trees to Development'*.

As noted by the council's Arboricultural Planner, several of those trees to be removed to accommodate the development are immature and could be readily replaced. Furthermore, the contribution made to landscape character and amenity is largely localised as a result of the distance between the application site and the public road. It is considered that appropriate construction methods, tree protection measures and replacement planting will be sufficient to ensure there is no significant adverse impact on landscape character or amenity as a result of the development.

No details pertaining to the incorporation of Low and Zero Carbon (LZC) Equipment in the proposed development have been provided by the applicant at this stage. Should members resolve to grant planning permission for this development, it will be necessary to attach a relevant condition to ensure submission of details proposals for the incorporation of such equipment and to ensure implementation of any scheme in due course.

Community Council Comments

The comments made by the Cults, Milltimber and Bielside Community Council can be addressed as follows;

The size and position of the dwelling would be inconsistent with the character of the area, and detrimental to the amenity of that area

Though the size of the proposed dwelling is not of particular concern, it is agreed that its position would be inconsistent with the character of the area and potentially damaging to the amenity or that area through the further erosion of its character.

The plot would be unusually long and narrow, and would not be consistent with its surroundings.

This is agreed.

The position of the proposed dwelling is not consistent with the traditional building line, increasing its prominence when viewed from the popular Deeside Way route.

While potentially visible from the Deeside Way, it is not considered that the proposed dwelling would be unduly prominent. There is no formal building line as such in this context, though it is acknowledged that the siting of the building would be inconsistent with its surroundings.

There would be resultant loss of 10 protected trees.

It is acknowledged that there would be some tree loss resulting from the proposal. However, protected status does not necessarily denote the value of a particular specimen. The comments made by the Council's Arboricultural Planner highlight that many of those to be removed are either in poor health warranting their removal, or otherwise are immature and can be readily replaced through an appropriate scheme of landscaping.

Attention is drawn to the previous attempts to incorporate new residential development in this location – these and subsequent appeals have been rejected by Aberdeen City Council and the Scottish Government respectively.

The refusal of a broadly comparable development is a material consideration, though its weight is diminished as a result of the altered policy context. The past refusal on a similar site does not preclude assessment against the most recent development plan.

The Cults, Bielside and Milltimber Community Council urges the Council to resist an unwelcome precedent which would fragment curtilages through over-development.

It is acknowledged that approval of this development proposal would risk setting an unwelcome precedent and undermining the guidance contained within the 'Sub-division and Redevelopment of Residential Curtilages' Supplementary Guidance, which was recently updated with the adoption of the Aberdeen Local Development Plan.

Representations

The matters raised through submission of representations can be addressed as follows;

Highlights confusion caused by applicants' use of 265B to describe site – 265B would be the number given to any 'new' site created from parts of numbers 265A and 267 North Deeside Road.

It is considered that there was sufficient information contained within the site address, description and plan contained on the notice issued to neighbours to adequately identify the application site.

New dwelling would be uncharacteristically squeezed into its site compared to existing dwellings which are afforded substantial grounds all around them. As a result, the new dwelling would be closer to neighbouring dwellings than is expected in this context.

This matter is addressed separately in the evaluation section of this report.

Considers that this proposal, in terms of its siting and loss of trees, is similar to that which was previously rejected by officers, members and the Scottish Government's Reporter.

This previous refusal and unsuccessful appeal do not preclude assessment of the proposal submitted against the development plan.

Questions need for this type of development when land for 550 homes has been identified little more than half a mile away at Oldfold.

There will be instances where infill sites and curtilage splits can make a modest but valuable contribution to provision of housing in the City. The two are not mutually exclusive, and each type of housing is of value.

Proposal to build new dwelling close to an existing home and replace those trees to be felled on a two-for-one basis would result in huge loss of light to 263B North Deeside Road (immediately to the east of proposed dwelling).

It is considered that any resultant loss of daylight is overstated. Replacement planting will take time to become established and is desirable to maintain the woodland setting of the respective sites.

Works involving building up of ground levels to the front of the site would increase the overall height of the proposed dwelling above existing ground level.

Some revisions have been made to the original scheme to incorporate more cutting into the slope than infilling, thereby reducing the overall height by 1m.

Surrounding area is characterised by its peace, tranquillity and countryside setting – the confined nature of the proposed development would be detrimental to the ambience and enjoyment of the area.

This has been detailed further in the evaluation section, above.

Construction of numbers 263 A, B and C significantly altered building line – this proposal would exacerbate that situation and compound mistakes of the past.

Though there was no regular, formal building line previously, development to the rear of 263 fundamentally altered the relationship between buildings and their surrounding spaces in the immediate area.

Potential root damage to trees in addition to those trees removed to accommodate development

This may be addressed through use of a 'no-dig' construction method, controlled via an appropriate condition should members see fit to approve the application.

Loss of sunlight to 263B and 263C to the east

While there may be a degree of shadow cast on these properties, the relative distances involved are sufficient to mitigate this to an acceptable level.

Proposed replacement trees appear to be out of character for the area

Replacement planting proposals have been scrutinised by the Council's Arboricultural Planner, who has voiced no objection to the species proposed.

Adverse impact on outlook from 263B and 265A

While there would be a degree of change in the outlook from these properties, there is no right to a 'view' enshrined in planning legislation. The presence of the proposed building is not considered to be at such close quarters as to represent

a direct threat to amenity by virtue of overbearing appearance or loss of generally open aspect.

Queries consistency with 0.8ha requirement set out in previous Local Plan

This requirement relates to an outdated Local Plan, and is no longer of relevance to the planning authority's assessment.

Accuracy of the agent's supporting statement is questioned

There may be some minor inaccuracies contained in the supporting statement, however there is no statutory requirement for such a statement and the applicant has had this prepared of their own volition. Assessment remains based on the planning merits of the proposal.

Potential loss of privacy to 263B and 265A

As detailed previously, it is not considered that there would be any significantly adverse impact on privacy as a result of the proposal, with all parties retaining an appropriate degree of privacy for a residential setting.

The proposal would not accord with Scottish Planning Policy (SPP) in relation to its siting, design, materials.

No specific part of SPP is cited, though para78 states that the siting and design of new housing should take account of its setting, the surrounding landscape, topography, character, appearance etc.

Taking into account the matters addressed above it is concluded that, while the design and appearance of the dwelling itself may be acceptable in isolation, the requirement to design and site a proposal with due regard for its context demonstrates that this proposal relates to a site which fundamentally does not lend itself to accommodating a new dwellinghouse. The proposal would not accord with the Council's Supplementary Guidance in relation to the Sub-division and Redevelopment of Residential Curtilages and, as a result, would not accord with policy H1 (residential areas). The proposed scheme is considered to fail to demonstrate due regard for its context and result in an adverse impact on the character of the area, contrary to policies D1 and H1 of the ALDP. Though independently satisfying the requirements of policies D2 (design and amenity), D6 (landscape) and NE5 (trees and woodlands), the shortcomings of the proposal are considered to warrant its refusal. It is therefore recommended that members resolve to refuse the application. Should members resolve to approve the application, it is recommended that conditions be attached in relation to the following matters; Drainage of surface water; implementation of car parking; use of no-dig technique in construction of driveway; construction of driveway in advance of other works to minimise damage to root systems; requirement for submission of a detailed scheme of landscaping; implementation of said scheme of landscaping; implementation of tree protection measures; requirement that any further necessary tree works are not undertaken without the express approval of the planning authority; prohibition of storage of materials within tree root protection areas; detailed schedule of finishing materials; submission of details of LZC equipment and subsequent implementation of equipment in accordance with those details; and details of boundary treatments.

RECOMMENDATION

Refuse

REASONS FOR RECOMMENDATION

1. The proposed development, by way of its inappropriate siting and relationship with its surroundings, fails to demonstrate due regard for its context and the general settlement pattern of the surrounding area. It is considered that the proposal would be contrary to paragraph 82 of SPP, policies D1 (architecture and placemaking), and H1 (residential areas) of the Aberdeen Local Development Plan, and the City Council's supplementary planning guidance on the 'Sub-division and Re-development of Residential Curtilages'.
2. The proposed development, if approved, would risk further eroding the character of this area and setting an undesirable precedent for speculative development in areas characterised by detached dwellings located within large plots, leading to a cumulative erosion of character and amenity.

Dr Margaret Bochel

Head of Planning and Sustainable Development.