

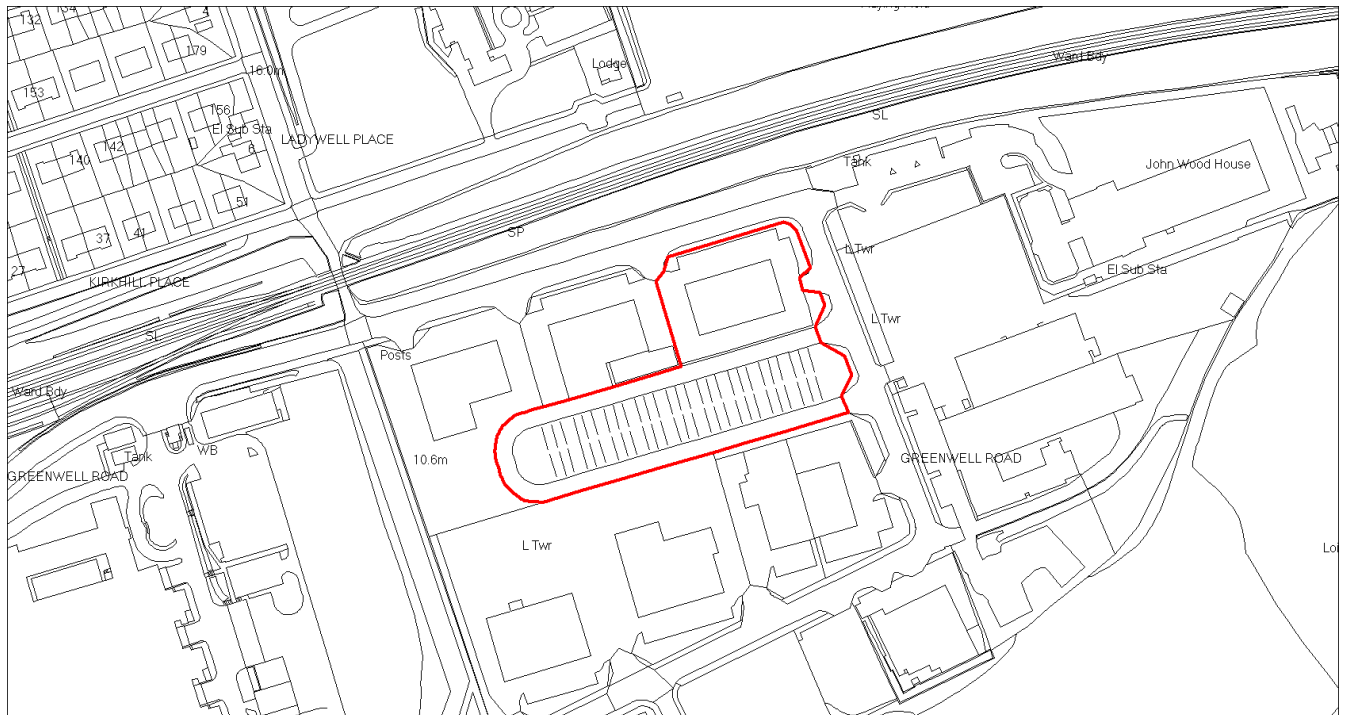
UNIT 4A-4B, SITE 48 GREENWELL ROAD,  
EAST TULLOS IND ESTATE

ERECTION OF WORKSHOP EXTENSION AND  
RECLADDNG WORKS TO EXISTING  
BUILDING.

For: Drilltech Services (North Sea) Ltd

Application Type : Detailed Planning Permission  
Application Ref. : P121270  
Application Date: 11/10/2012  
Officer: Jennifer Chalmers  
Ward : Kincorth/Loirston (N Cooney/C Mccaig/A  
Finlayson)

Advert :  
Advertised on:  
Committee Date: 13<sup>th</sup> June 2013  
Community Council : No response  
received



**RECOMMENDATION:**

**Approved subject to conditions**

## **DESCRIPTION**

The site is located to the south and west of Greenwell Road and occupies a site area of 10850sqm. The existing building occupies the north part of the site whilst the yard area extends to the south of the site. There are 3 accesses into the site with one on the north side and 2 on the eastern side of the site.

The existing building has single storey offices on the north elevation which is then attached to the main workshop area to the rear.

## **PROPOSAL**

Detailed planning permission is sought to erect a workshop extension and to reclad the existing building.

The proposed workshop extension would cover the full length of the south elevation and wrap around onto the western elevation, would extend to approximately 562sqm and the height being approximately 1500mm lower than the ridge of the existing building.

The proposed recladding of the existing building would involve the removal of the profiled metal clad outer skin which would be replaced with new HPS200 coated steel coloured in Hamlet (silver). The walls of the office block would be over coated with K-Rend Silicone WP render and coloured in grey and white, whilst the existing profiled metal clad fascia would be removed from the office block and replaced with Alucobond panels with metallic silver finish to match entrance porch detail.

The existing glazed screens to the existing entrance porch would be taken down and re-erected with the door opening being removed from the western elevation and re-instated in the eastern elevation.

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

The application has been referred to the Sub-committee because the site is owned by Aberdeen City Council. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

## **CONSULTATIONS**

**Roads Project Team** – No objection provided conditions attached relating to pedestrian demarcation and cycle storage.

**Environmental Health** – No observations

**Enterprise, Planning & Infrastructure (Flooding)** – No observations

**Community Council** – No observations received

## **REPRESENTATIONS**

One letter of representation has been received. The letter relates to the following matter –

- That Aberdeen City Council were landlords to the site and that building works should not proceed without prior consent from Asset Management.

## **PLANNING POLICY**

### **Aberdeen Local Development Plan**

#### Policy BI1 (Business and Industrial Land)

Aberdeen City Council will support the development of the business and industrial land allocations set out in this Plan. Industrial and business uses (Class 4 Business, Class 5 General Industrial and Class 6 Storage and Distribution) in these areas, including already developed land, shall be retained. The expansion of existing concerns and development of new business and industrial uses will be permitted in principle within areas zoned for this purpose.

#### Policy D1 (Architecture and Placemaking)

To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

The level of detail required will be appropriate to the scale and sensitivity of the site. The full scope will be agreed prior to commencement.

## **EVALUATION**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any 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 principle of the extension is in accordance with Policy BI1 of the Aberdeen Local Development Plan as the proposal involves the expansion of an existing concern.

The proposed extension to the warehouse would be designed with due consideration for its context in that the siting of the structure would be to the rear and side of the existing building, the scale and massing would be subservient to the existing building, and the colour and materials would match the existing building. The proposed extension would be approximately 1500mm lower than the ridge of the existing building and would only extend 10m from the existing building line. It is therefore considered that the proposal accords with Policy D1 of the Aberdeen Local Plan.

In relation to the recladding of the existing building, the proposed materials and colours would be in keeping with an industrial building and therefore it is considered that the proposal accords with Policy D1.

Overall, it is considered that the proposal to erect a workshop extension and to reclad the existing building would accord with Policy BI1 (Business and Industrial Land) and Policy D1 (Architecture and Placemaking) of the Aberdeen Local Development Plan as the proposal is for the expansion of an existing concern and that the scale, massing and siting of the extension would be subservient to the existing building and that the colour and materials would blend in with the existing building.

## **RECOMMENDATION**

### **Approved subject to conditions**

#### **REASONS FOR RECOMMENDATION**

That the proposed erection of a workshop extension and recladding works to existing building would accord with Policy BI1 (Business and Industrial Land) and Policy D1 (Architecture and Placemaking) of the Aberdeen Local Development Plan as the proposal is for the expansion of an existing concern and that the scale, massing and siting of the extension would be subservient to the existing building and that the colour and materials would blend in with the existing building.

## **CONDITIONS**

### **it is recommended that approval is granted subject to the following conditions:-**

(1) that the development hereby approved shall not be occupied unless the car parking areas hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with drawing No. 13 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval - in the interests of public safety and the free flow of traffic.

(2) That no development shall take place unless the long stay cycle parking shown on drawing 01 rec C and motorcycle parking facilities as shown on drawing no. 13 or other such drawing as approved for the purpose in writing by the planning authority for this purpose have been provided - in the interests of encouraging more sustainable modes of travel.

(3) That no development shall take place unless details of the short stay cycle stands as shown in drawing no 13, or other such drawing as approved in writing by the planning authority for this purpose, has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with the said scheme - in the interests of encouraging more sustainable modes of travel.

(4) that the development hereby approved shall not be occupied unless a scheme showing pedestrian demarcation leading from the car parking spaces within the rear yard area to the rear access door within the proposed extension hereby granted planning permission has been submitted and approved in writing by the planning authority - in the interests of public safety.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.