

## NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

Use **BLOCK CAPITALS** if completing in manuscript

**Applicant(s)**

Name MR & MRS. A. MacDonald.

Address Argyle House  
School Rd,  
Cults.

Postcode AB15 9LR.

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

**Agent (if any)**

Name MRA Architects.

Address The Studio  
Station Sq.  
Aberdeen.

Postcode AB34 5HX.

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

Mark this box to confirm all contact should be through this representative:  Yes  No

\* Do you agree to correspondence regarding your review being sent by e-mail?  Yes  No

Planning authority Aberdeen City.

Planning authority's application reference number P14036.9 (# P130235)

Site address As Argyle House above.

Description of proposed development Demolition of existing out building & ex. garage & const. of new studio & garage.

Date of application 24.02.14 Date of decision (if any) 12.05.14

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

**Nature of application**

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

**Reasons for seeking review**

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

**Review procedure**

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary.

The case officer refused to take notice of previous planning advice from main planning app. (P111489), refused to attend site meetings & took over 3 months to produce a decision which was then rushed out without due consideration.

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- 1. Can the site be viewed entirely from public land? Yes  No
- 2. Is it possible for the site to be accessed safely, and without barriers to entry? Yes  No

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Part of the app. site is within the walled garden of Kyle Ho. & access to the garden is therefore reqd.

**Statement**

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

See attached statement, letters, emails & Docs.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes  No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

N/A

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

this is all set out in the appeal papers -

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

[Redacted signature]

Date

6/AUG/14

MRA ARCHITECTS - AGENT

**Notice of Review of Planning Refusals**

**P130235 & P 140369**

for

**Studio & Replacement Double Garage**

at

**Argyle House, School Road, Cults**

for

**Mr & Mrs A MacDonald**

Job 1011

6 August 2014

## **Appeal Statement for Argyle House - Studio, School Road, Cults**

### **Planning**

On 25 Nov. 2011 we were granted full planning consent for the restoration and extension of Argyle House on ref. P111489. This work is now complete.

A subsequent & separate planning application was then lodged to demolish the existing wash house and double garage and to replace this with a new double garage and studio with attached greenhouse ref. P130235

### **Background**

As part of the discussions for app. P111489 with the planning service we requested that the existing access to Argyle House be moved to the corner of School Road & South Avenue as this was considered to be more appropriate and a safer access.

After extensive discussions with the planning case officer Ms. Sheila Robertson and the city roads engineer Mr Kamran Syed this proposal was rejected.

However, in a letter from Ms Robertson & Mr Syed dated 26 Oct & 25 Oct respectively it was suggested that if the proposed access was to be moved 15m west along South Drive that this would be acceptable. As this proposal, at that time, would have involved a major re-construction of the client's garden this offer was not followed up, the original access was retained & the alternative was not perused.

### **Studio Planning Applications P130235 & P 140369**

On 18 Feb. 2013 we made a full detailed application to demolish & re-build an existing wash house & double garage & to replace this with a new double garage and artist's studio under ref. P130235

Ms Sally Wood was the new planning case officer. Ms Wood made it abundantly clear that she did not approve of the application or the proposals. In particular Ms Wood would not accept the agreement of Ms Robertson & Mr Syed to move the access 15m to the west.

After extensive discussions with Ms. Wood we proposed the following changes to the design to accord with Ms. Woods requests of her emailed letter dated 27 March 2013;

### **Studio**

1. We reduced the eaves height to be 300mm below that of the adjoining building
2. We altered the window fenestration to match that of the original windows
3. We reduced the height of the altered/existing garden wall to accommodate the new lean-to greenhouse, by 800mm
4. We the additional walling required for the new greenhouse was to be in granite reclaimed granite from the demolished wash house
5. We altered the design of the roof to reflect the planners concerns & remove the gable onto South Avenue & re-located this to the east elevation within the garden to reflect the design of the original wash house
6. We deleted the use of Seaton brick but we retained the lime harling for three reasons;

- a. There is insufficient reclaimed granite from the demolished wash house to build the extra walling for the lean too greenhouse & the street elevation of the proposed new building
  - b. Argyle House has just been re-harled in wet dash lime harling and we want this building to have the same finish
  - c. We feel that a lime harled building will sit more comfortable adjacent to the existing house to the west.
7. Argyle House has an existing double garage onto South Avenue & this establishes a precedent
  8. A house, of the calibre of Argyle House, requires a double garage
  9. Ms Wood suggested re-locating the garage to another part of the garden but this was not possible without removing a substantial number of mature broad leaf trees, all of which were covered by TPO's.
  10. We considered the wide double door proposed to South Avenue was the only practical & safely way to enter and exit the garage. To remove this in preference for two single doors does not leave sufficient room to manoeuvre a vehicle safely into & out of the garage without the risk of damage to the vehicle
  11. We do not consider that any adverse comments from Aberdeen City Roads would be relevant or enforceable as South Avenue is a **private non-adopted road**
  12. South Avenue and many of the surrounding lanes have numerous examples of double garage doors as we propose – see pic.

Despite these compromise proposal and several other changes we made to the design Ms Wood refused to compromise on any of her demands.

The app. was refused on 27 June 2013

On 24 Feb 2014 a revised app. was lodged taking further account of the reasons for refusal under ref. P140369.

This too was refused on 12 May 2014

We made several requests of Ms Wood to meet and discuss the application with her either on site or in her office. All requests were either refused or ignored.

When we lodged the amended planning app. (P140369) we provided the evidence of the previous discussions with Ms Robertson referred to above regarding the re-location of the of the access 15m to the west along South Drive.

We received an email from Ms Wood on 2 April 2014 demanding the removal of drawings 1101/28A, 48 & 49 from the app. as she considered these to not relevant to the current app. However, it transpired in a subsequent telephone call with our principal Mr Rasmussen that Ms. Wood admitted that she had not properly studied the drawings or even reading the attached letter of 25 February 2014. It is not only unacceptable for a planning officer to taken over 2 months to reply to our letter but the manner in which Ms Wood dealt with application was, in our opinion, most un-professional and un-acceptable behaviour from a public official.

Ms Wood was singularly reluctant to compromise on the design and access requirements despite ample evidence that this was acceptable to her predecessor Ms Robertson & that there were already many building of this type in the locality.

When Ms Wood intimated that she would recommend refusal of this 2<sup>nd</sup> application in an email dated 8 May 2014. We emailed immediately back on the 9 May 2014 requesting that a decision to refuse was deferred for a site meeting.

Ms Wood again ignored this request & refused the application within 2 working days, in what we considered to be a very hasty decision.

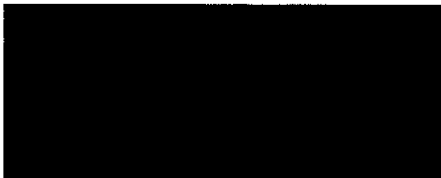
It is our considered opinion that Ms Wood did not deal with this application in a fair or professional manner, ignored the decisions & recommendations of Ms Robertson & Mr Sayed relating to the new access & refused to compromise in any way over the design. There were numerous examples of delays & lost drawings on the administration of this application. We also suggest that to take over three months to deal with this application, given that this was a simple amendment to a previous application on the same site was excessive. We believe that Ms Wood refused to application in order to accord with the Scottish Government's requirements not to delay the determination of applications in a timeous manner.

In Ms Wood's email to our clients dated 12 May 2014 she states;

"..... (the architect should) have sought pre-application advice. This advice was not sought & a 2<sup>nd</sup> application submitted. "

This is a most inappropriate statement, firstly no offer of a pre application consultation was ever offered and secondly we took very careful note of the reasons for refusal of the 1<sup>st</sup> application & had acknowledged all of these in the 2<sup>nd</sup> application.

We therefore, ask the review panel to approve this application.



**Michael Rasmussen Associates Chartered Architects**



## Appendix 01

### Documents attached;

#### 1<sup>st</sup> Planning Application Ref. P111489

- 1 26 Oct '11 Letter from Ms Robertson planning officer Mr Syed (planning & roads officers) agreeing to moving the access 15m to the west along South Drive + drawing
- 2 27 March '13 Letter from Ms Wood requesting changes to design of studio
- 3 29 March '13 Response to item 2 with examples of similar building in the locality
- 4 9 April '13 Request for feedback as there had been no response from Ms Wood
- 5 9 April '13 Ms Wood forwards response from roads
- 6 12 April '13 Reply to item 5 & requesting a site meeting. No response from Ms Wood no offer of a site meeting
- 7 9 May '13 Agreeing to amend application
- 8 13 June '13 Request for feedback as there had been no response from Ms Wood
- 9 27 June '13 Application refused without any further contact

#### 2<sup>nd</sup> Planning Application P140369

- 10 25 Feb. '14 Letter with 2<sup>nd</sup> planning application
- 11 2 April '14 Ms Wood requests the withdrawal of all drawings referring to the previously agreed alternative access
- 12 2 April '14 Letter confirming (reluctantly) the withdrawal of drgs. 1101/28A, 48 & 49
- 13 14 April '14 Request for feedback as there had been no response from Ms Wood
- 14 7 May '14 Confirmation that greenhouse was built under permitted development guidelines
- 15 8 May '14 Ms Wood intimating refusal
- 16 9 May '14 Request not to refuse until a site meeting arranged – request refused
- 17 12 May '14 Application refused

18 12 May '14 Email to client explain reasons for refusal

## Appendix 02

### Drawings Attached

#### 1<sup>st</sup> Planning Application ref. P111489

- 1 1101/03 Survey drawing of existing wash house & double garage 1:100
- 2 1101/04 1<sup>st</sup> planning drawing 1:100
- 3 1101/73 Site & location plan 1:200 & 1:1250
- 4 1101/69 Revised CAD design for studio & garage

#### 2<sup>nd</sup> Planning Application Ref. P140369

- 5 1101/73D Revised site & location plan 1:200 & 1:1250
- 6 1101/69C Revised CAD design for studio & garage
- 7 1101/28A Alternative accesses agreed with Ms Robertson
- 8 1101/48 Corner access agreed with Ms Robertson
- 9 1101/49 Access moved 15m to west on South Drive agreed with Ms Robertson

Our Ref. SIR/P111489 [ZEF]  
Your Ref.  
Contact Sheila Robertson  
Email pi@aberdeencity.gov.uk  
Direct Dial 01224 522224  
Direct Fax 01224 636181



# ABERDEEN CITY COUNCIL

26/10/2011

Michael Rasmussen Associates  
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Station Square  
Aboyne  
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AB34 5HX

Planning & Sustainable  
Development  
**Enterprise, Planning &  
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Aberdeen City Council  
Business Hub 4  
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Tel 01224 523470  
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Minicom 01224 522381  
DX 529452, Aberdeen 9  
www.aberdeencity.gov.uk

Dear Sir/Madam

**Argyle House, 2 School Road, Cults**  
**Proposed alterations, garden room extension, balcony, new/replacement**  
**dormer windows, driveway/parking area and electric gates**  
**Application Ref P111489**

Please find attached a copy of the comments received from our Roads Service regarding the formation of a new access as part of the above application for planning permission,

As you will note, an objection has been raised to the close proximity of the new access to a road junction, its location is deemed to constitute a road safety hazard. I discussed this issue with your client last week during my site visit in anticipation of such an objection being raised. In view of the requirement for a new access to be 15 metres distant from a road junction, your client may wish to consider retaining the existing access or relocating the proposed access to the northern boundary abutting South Avenue.

I would be grateful if you would discuss this issue with your client with a view to submitting amended plans for the new access that would address the issues raised.

GORDON McINTOSH  
DIRECTOR



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Yours faithfully

**Sheila Robertson**  
Planning Technician

GORDON McINTOSH  
DIRECTOR

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# MEMO



ABERDEEN  
CITY COUNCIL

To	Sheila Robertson Planning & Infrastructure	Date	25/10/2011
		Your Ref.	P111489 (ZLF)
		Our Ref.	TR/KS/1/51/2
From	Kamran Syed		
Email	<a href="mailto:Kasyed@aberdeencity.gov.uk">Kasyed@aberdeencity.gov.uk</a>		
Dial	01224 523426		
Fax			

Roads Projects  
**Enterprise, Planning & Infrastructure**  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen AB10 1AB

**Planning Application no. P111489**  
**Argyle House, 2 School Road, Cults**  
**Proposed alterations, garden room extension, balcony, new/replacement dormer windows, driveway/parking area and electric gates**

I have considered the above planning application and have the following observations:

## 1 Parking

- 1.1 I note that the applicant plans to alter the existing dwelling and form a new driveway at the front of the property.
- 1.2 I am satisfied that the development has provided the adequate parking at the proposed site.

## 2 Access

- 2.1 I note that the applicant plans to reinstate the existing access from the School Road and form a new vehicular access to the proposed driveway.
- 2.2 The proposed access is too close to the School Road/South Avenue junction. According to Aberdeen City Council (ACC) Roads policy a driveway should not generally be closer than 15m to a junction so that the vehicles turning the corner are not suddenly confronted by a vehicles manoeuvring in front of them. The proposed access may result in a road safety issue and the risk of conflict between moving vehicles can be increased substantially. The applicant should consider relocation of the proposed access.

## Conclusion

A revise drawing showing an alternative access proposal should be submitted before I am able to give my further comments on this application.

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Gordon McIntosh  
Corporate Director

**KAMRAN SYED**  
Engineering Officer (Development and Traffic)



## Mike Rasmussen

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**From:** Sheila Robertson <SHROBERTSON@aberdeencity.gov.uk>  
**Sent:** 24 April 2012 12:03  
**Subject:** Re: Argyle House, 2 School Road

Hi Craig

I dont have any written comments from Roads to pass to you, however our discussions centred particularly on the position of the proposed access in terms of proximity from the road junction, which was deemed to be satisfactory. In order to improve road visibility the entrance to the driveway should be set back approximately 1 metre from the heel of the lane. The width of the access should be approximately 3 metres in width, and the walls to either side of the access should be no more than 1 metre in height to both sides of the access for distance of 1.5 metres,

I trust this information will be of use to you. Any further enquiries please get back to me

Regards

Sheila Robertson  
Planning and Sustainable Development  
**Enterprise, Planning & Infrastructure**  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
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**Mike Rasmussen**

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**Sent:** 27 October 2011 09:22  
**Subject:** Re: Proposed new access at Argyle House, 2 School Road  
**Attachments:** 1101 09C Planning - Site .jpeg; Untitled attachment 00016.htm

Good Morning Sheila,

Thank you for the letter regarding the driveway access at the above project.

I have discussed this with our client and they would prefer to re-locate the proposed new access on the North boundary as indicated on the attached drawing.

However before we re-submit the drawing we would like to run it past the roads engineer to receive any further comments on the new location, height of gate posts etc.

The alternative solution would be to keep the existing access however this is not our clients preferred option as they wish to screen their property from the new apartments which are currently being constructed adjacent to their current access.

Can you also confirm that the proposed application would receive approval once the driveway and access solution is approved?

Kind Regards,  
Craig

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Our Ref. SWO/P130235  
Your Ref.  
Contact Sally Wood  
Email pi@aberdeencity.gov.uk  
Direct Dial 01224 522197  
Direct Fax 01224 523180



**ABERDEEN**  
CITY COUNCIL

27/03/2013

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Dear Sir/Madam

**The Coach House, 2 School Road, Cults**  
**Demolish existing outbuilding and form replacement dwelling house and**  
**greenhouse and potting shed**  
**Application Ref P130235**

I refer to the planning application submitted in connection with the above, and our telephone conversation of the 26<sup>th</sup> March.

It is understood that the proposal is for a house which is intended to be used in conjunction with the main house as an annex to provide overspill accommodation for family or friends of the owners of the house at 2 School Road when visiting. This is particularly important to clarify, because as submitted the proposal is unacceptable as a stand alone independent house; primarily due to the lack of amenity space, and the provision of other ancillary features, such as a potting shed, greenhouse and garage, which are understood to be facilities for the main house. On the basis that the proposal is an annex, then I proceed with the following comments, and the application will be considered as such, unless you indicate otherwise within 21 days from the date of this letter.

The site currently consists of a building which appears historically to have been part of the adjoining house which is in the neighbouring title. The existing building has domestic properties, and is of granite with a natural slate roof covering. A number of openings exist on the northern side, the elevation facing South Avenue. The existing

GORDON McINTOSH  
DIRECTOR

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building appears subservient to that of the adjacent house, being lower in height and smaller in scale. The existing building is also articulated in three parts, with the incorporation of a central chimney which divides the element of the building with an upper floor, and a further lower single storey garage/storage building. The design is more akin to a craft/cottage type style of architecture. It is noted that the garage is more of a storage facility given its limited internal dimensions, and is certainly small to be considered a garage facility.

The proposal is to demolish the existing building, and to erect a replacement residential unit. The replacement building is slightly smaller in overall length than the existing, discounting the greenhouse and potting shed, but it is of full two storeys in height, being the same height as the existing dwelling, with a gable incorporated in its design. It is noted that the external materials are render, with brick surround on all openings, with a slate roof.

There are a number of concerns with the proposed design. Any new proposal should be in-keeping with the existing streetscape, and take into consideration the attached dwelling. The building should replicate a similar scale and mass to South Avenue as the current building, reading as a subservient element to the attached house. The proposal to raise the height of the roof to match the existing house provides a building which is just one single large mass, of which design does not appear sympathetic to the original house. The current break in height, with different ridge and eaves height, is a more suitable design consideration. Furthermore, the introduction of a gable on to the South Avenue is not in-keeping within the streetscene, and conflicts with the original dwelling. It is considered that an attempt has been made to incorporate a dormer to match.

You are strongly advised to amend the design so that the ridge and eaves height of the new dwelling is 300mm or lower than the adjoining house, in addition the gable to South Avenue is omitted from the design.

We have consulted the Roads Project Team, but have yet to receive its observations. However, it is likely that a proposal for a garage off South Avenue, with garage door opening into the lane, would be unacceptable due to the limited visibility splays, and it being directly opposite a vehicular access into the medical centre. It may be worth considering omitting any garaging within the proposed new building, which would free up additional space for accommodation, and therefore allow a redesign without the need to go to full two storeys in height for its entire length. A garage could be accommodated closer to the main house, which would also be closer to the vehicular access as permitted under planning application 111489 should your clients wish to have a garage.

Buildings should be designed so that they have an active frontage within the streetscene. The omission of the gable towards South Avenue, and a reduction in the ridge and eaves height, should be accompanied with appropriate openings, which are akin to the existing, windows with similar astragals and dormers to match. Openings could be kept relatively simple, but are considered would be an appropriate design consideration than a large single garage door six metres in length as submitted. Should the garage be omitted from the scheme then this would enable a step change within the overall length of the building, similar to the existing, which would provide improved articulation of the building, breaking up the massing as more of the accommodation could be provided on the ground floor level. This would also

improve accessibility as more of the key accommodation would be provided on the ground floor level (kitchen, bedroom and shower facility).

The Council has a policy that seeks to retain granite building, even outwith Conservation Areas. Consideration should be given to incorporate granite within the new building, particular in the public elevation. Whilst there is no objection in principle to the use of render within the walls of the house, the use of Seaton Brick on all the surrounds is not considered appropriate, as it is introducing a material not prevalent within the locality.

Finally, as part of the proposal it is noted that the boundary wall would be raised by an additional 1.6 metres. The boundary wall is a prevalent feature on South Avenue, and its current height ties in with the adjacent boundary walls. New development, as aforementioned, should be in-keeping. A change in the wall height by 1.6 metres, would increase the height of the wall to 3.8 metres in height, which is judged to be out of keeping and provide a deadening affect to the lane. The height of the wall should be retained as existing to be in-keeping with the walls which exist adjacent. However, it is acknowledged that it could be increased in height to some degree if so desired, but this should be the absolute minimal increase. The pitch of the roof of both the greenhouse and potting shed could be amended accordingly should your client wish to nestle the buildings behind the wall. In principle though there is no reason why a greenhouse and potting shed could not be built abutting or just in front of the wall, and appear slightly higher than the wall. It is considered that revisions can be incorporated which retains the wall at the existing height, or with a minimal increase.

It is acknowledged that this will be of some disappointment, but would advise that in principle a dwelling as an annex tied to the main house is acceptable, but there are revisions/amendments required to change the current design proposal. Omitting the garaging would not only improve any road safety concerns, but would also allow more flexibility in providing the level of accommodation sought. Reducing the height would mean the building was more in-keeping, as would the removal of the gable facing onto South Avenue. There are no strong over-riding objections to the retention of a gable facing into the site (to the south) in principle, but as suggested above, the presentation onto South Avenue, and its relationship with the existing house attached are such that the building should remain subservient.

I look forward to hearing from you within 21 days from the date of this letter. If you would like to discuss the matter then please do not hesitate to contact me on the details provided.

Yours faithfully

**Sally Wood**  
Planner

GORDON McINTOSH  
DIRECTOR

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## Mike Rasmussen

---

**From:** Mike Rasmussen  
**Sent:** 29 March 2013 14:45  
**To:** 'SalWood@aberdeencity.gov.uk'  
**Cc:**  
**Subject:** FW: Application ref. P130235  
**Attachments:** Ex. wash house & adj back house harled.JPG; Harled back house 01.JPG; Harled back house 02 & double garage.JPG; Ex window style to be retained in new building.JPG; South Av. double garage nearby.JPG; New lime harling Argyle House.JPG; Wash House & Back House to west.JPG; Wash House gable etc..JPG; Proposed change to Studio roof.PDF

Dear Ms. Wood

### Application ref. P130235

Further to your E-Letter of 27/03/13 may we comment as follows.

#### Status

1. The present building was the wash house & drying loft for Argyle house & is contemporary with the house circa. 1845. At a later date (probably around the 1950's) a garage was added
2. We can confirm that this application is for ancillary accommodation to the main Argyle House
3. Mrs. MacDonald is an artist & the room on the 1<sup>st</sup> floor has a dual use. It will principally be her painting studio but also doubles as a sitting room/dining area & kitchen for guests.
4. Our clients have no plans to let this building
5. We can confirm that the studio would most certainly not be sold as this would detract from the overall amenity of Argyle House.

#### Background & Design Philosophy

6. The design of the replacement building has been conceived to reflect the current and not the former or historic street-scape. Several of the "Back Houses" in the Cults area and on South Avenue have been altered and extended on a similar basis to that proposed in the current application (see attached pictures)
7. The current design has therefore, been conceived to harmonise with the existing, altered "Back House" immediately to the west. We opted to harmonise our eaves height, roof pitch, wall finish, slated roof and window fenestration with this building. We therefore, maintain that this interlinks these two buildings in an appropriate manner for the overall street scape
8. The current "triptych" massing of the existing wash house, garage & a wall divided in two by the wash house boiler chimney occurred randomly, over time and has no architectural merit or relevance to the street scape as seen today
9. The internal dimensions and heights of the existing wash house building render this building completely unsuitable for conversion. The restricted heights in particular do not meet the minimum requirements as set out in the Scottish Building Regulations. Demolition & re-development is therefore, the only option.
10. We maintain that the proposed building is therefore, in keeping with the overall streetscape of South Avenue & the surrounding area, taken as a whole

#### Proposed Amendments

That said we have discussed your comments with our client and we propose the following compromise solution:

11. We would prefer to maintain the eaves height as designed to match the adjacent building but, if necessary, we would consider reducing this height by 300mm
12. We will revert to a window fenestration that reflects the current multi pane windows which we agree will be more in keeping with surrounding buildings – see pics.
13. We will reduce the height of the existing garden wall, which must be raised to accommodate the lean-to greenhouse, by 800mm

14. We will construct the additional walling for the green house in granite using reclaimed granite from the demolished wash house
15. We propose to amend the design of the roof to reflect your concerns & remove the gable onto South Avenue & re-locate this to the east elevation within the garden (see attached draft sketch) which reflects the design of the old wash house
16. We will drop the use of Seaton brick but we wish to retain the lime harling for three reasons:
  - a. There is insufficient reclaimed granite from the demolished wash house to build the extra walling for the lean too greenhouse & the street elevation of the proposed new building
  - b. Argyle House has just been re-harled in wet dash lime harling and we want this building to have the same finish
  - c. We feel that a lime harled building will sit more comfortable adjacent to the existing house to the west.

#### Garage

We are not willing however, to alter the design or location of the garage for the following reason;

17. Argyle House has an existing garage onto South Avenue & this establishes a precedent – see pic
18. A house, of the calibre of Argyle House, requires a double garage and there is no alternative suitable site within the garden for one, without removing a substantial number of mature broad leaf trees. As we believe there are TPO's on these trees this would not be acceptable to the Council or our clients
19. Due to the narrowness of South Avenue a wide double door is the only practical way to safely enter and exit the garage – as at present. To remove this in preference for two single doors does not leave sufficient room to manoeuvre a vehicle safely into & out of the garage without the risk of damage to the vehicle
20. We do not consider that any adverse comments from Aberdeen City Roads would be relevant or enforceable as South Avenue is a private non-adopted road
21. South Avenue and many of the surrounding lanes have numerous examples of double garage doors as we propose – see pic.

If our revised compromise proposals 9 – 14 above are acceptable please let us know & we will email revised drawings by return.

Regards

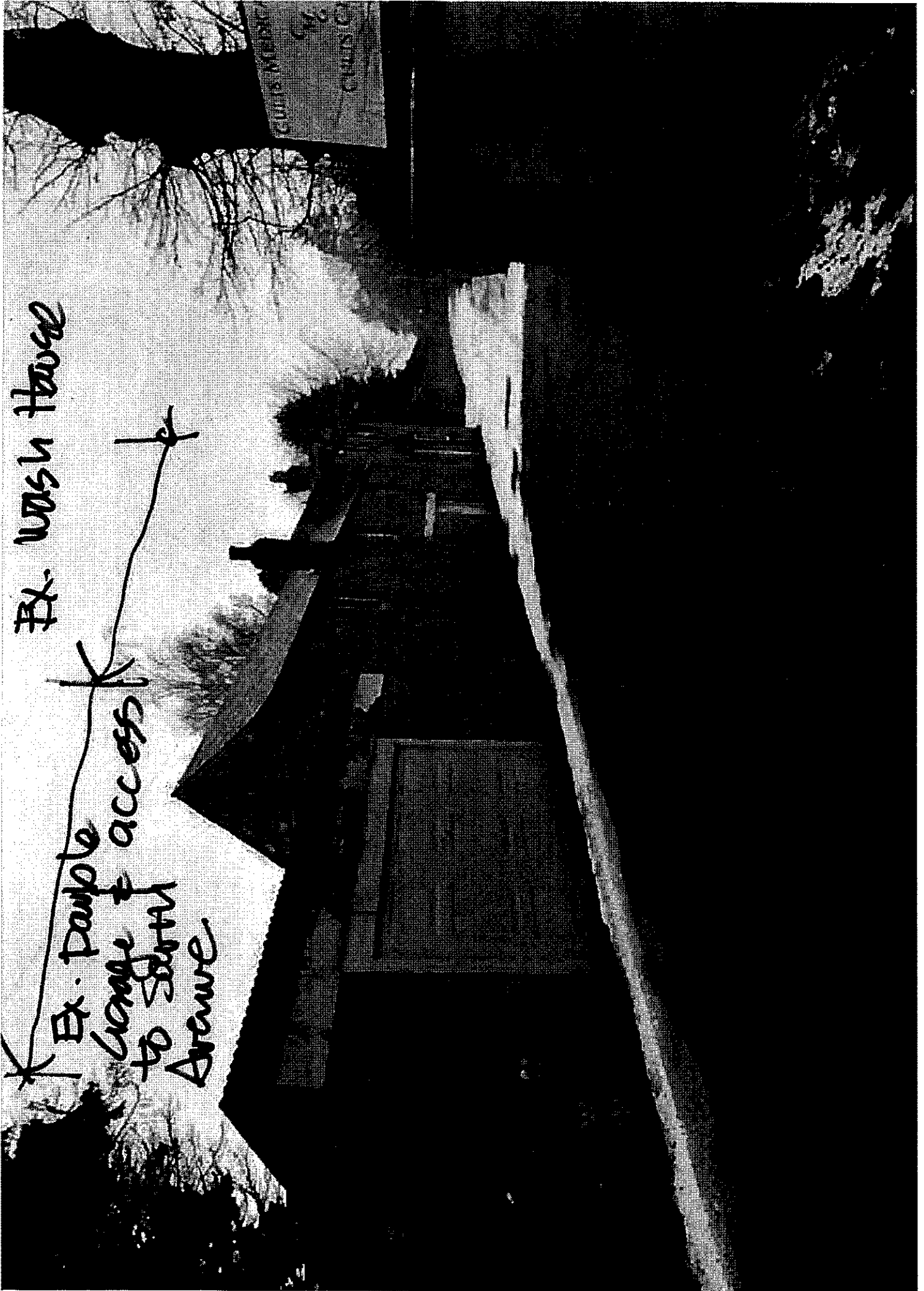
Michael Rasmussen - Architect

Michael Rasmussen DA FRIAS RIBA  
Director  
Michael Rasmussen Associates - Chartered Architects  
The Studio  
Station Square  
Aboyne  
Aberdeenshire  
AB34 5HX

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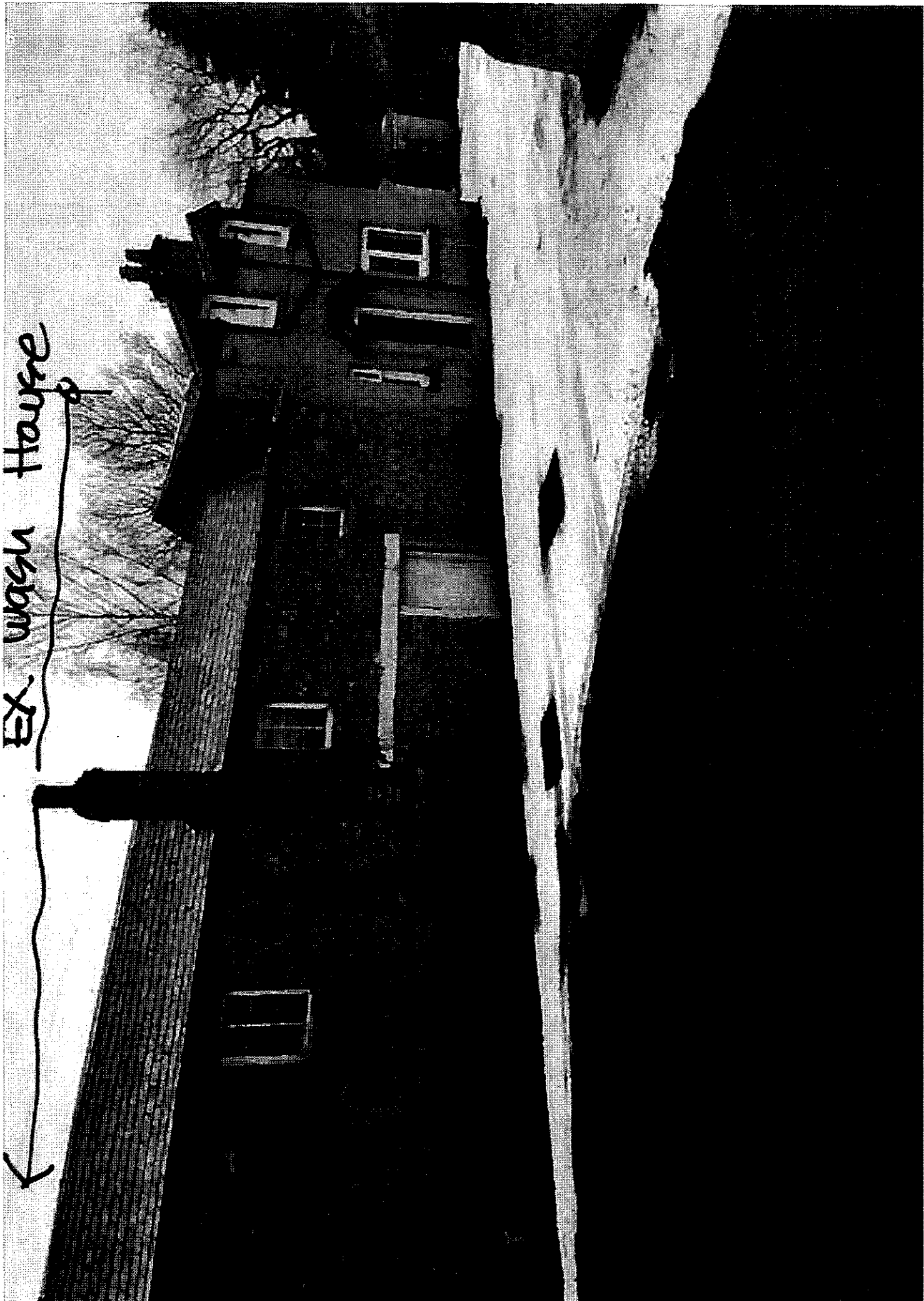
Page 196



Ex. Wash House

Ex. Purple Garage & access to South Avenue

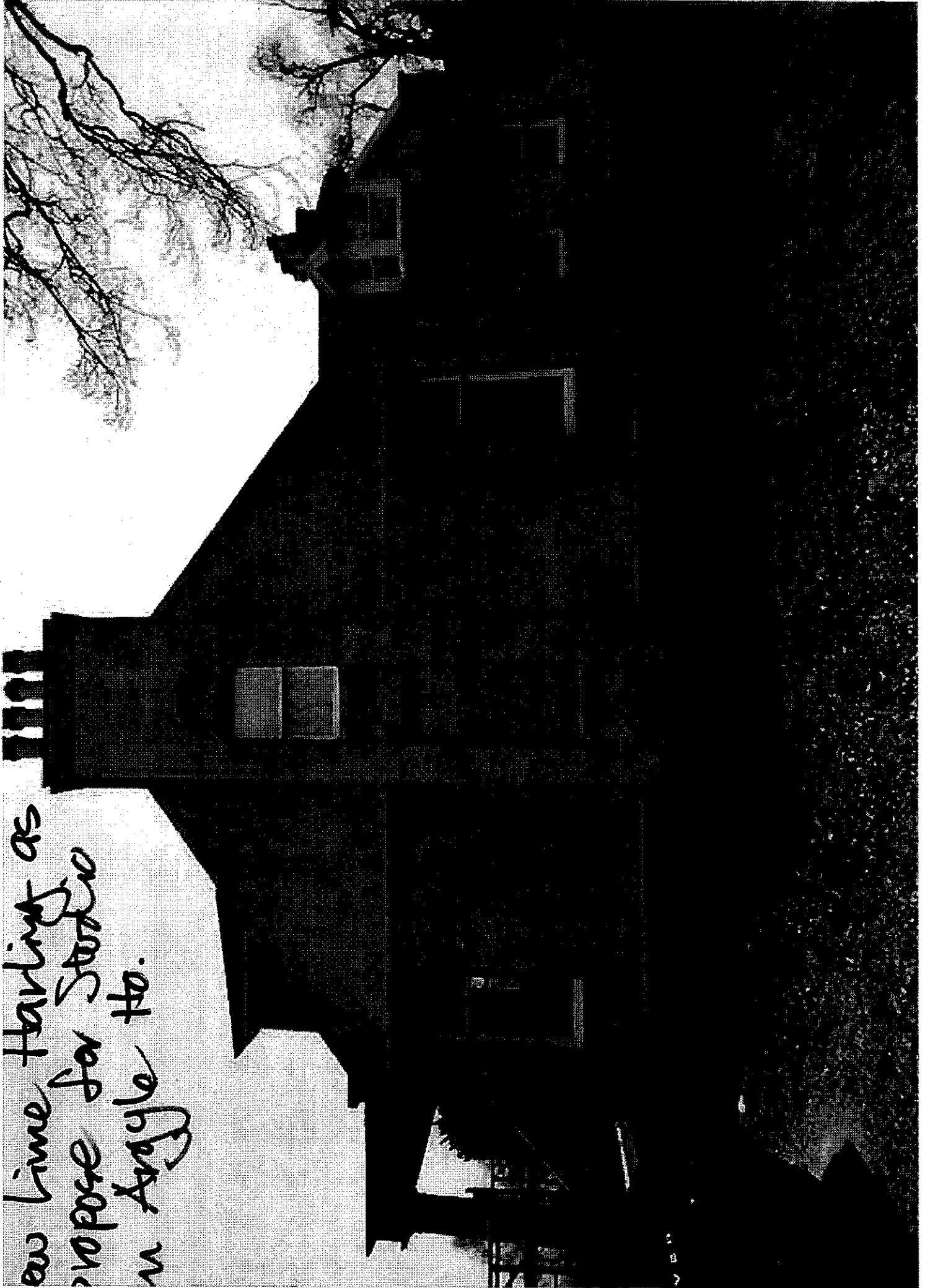
COURT HOUSE



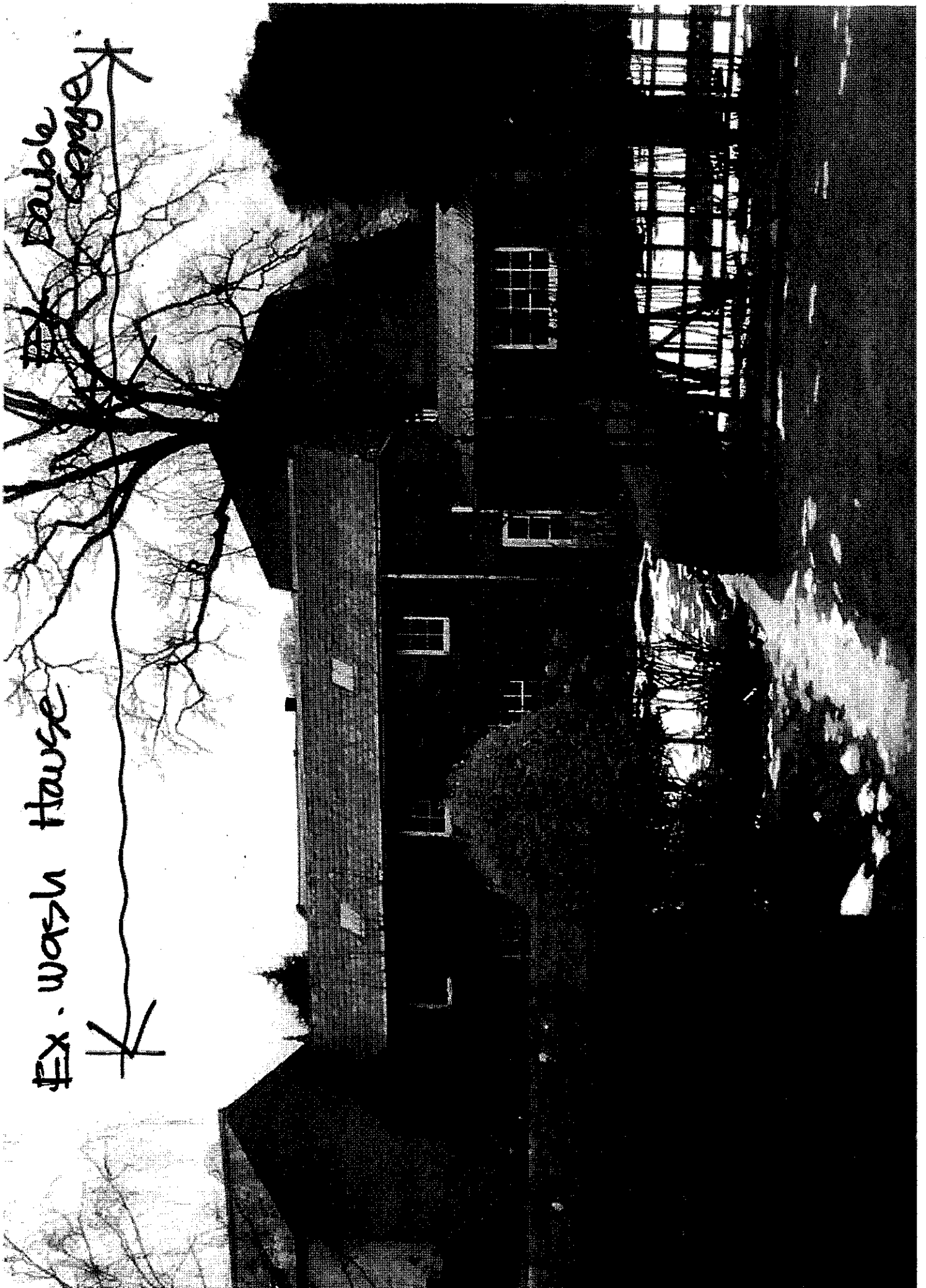
EX Wash House







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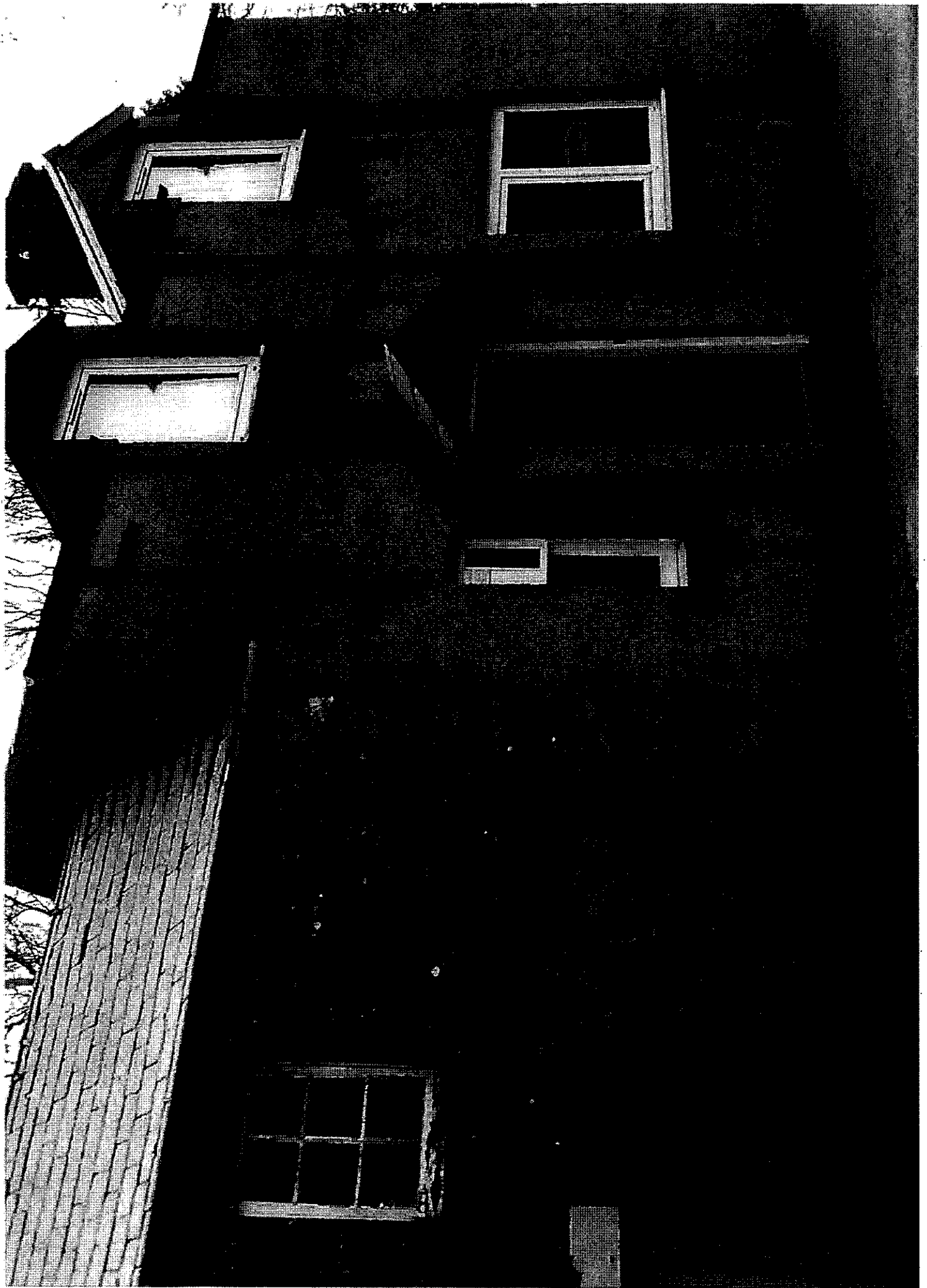


Ex. wash house



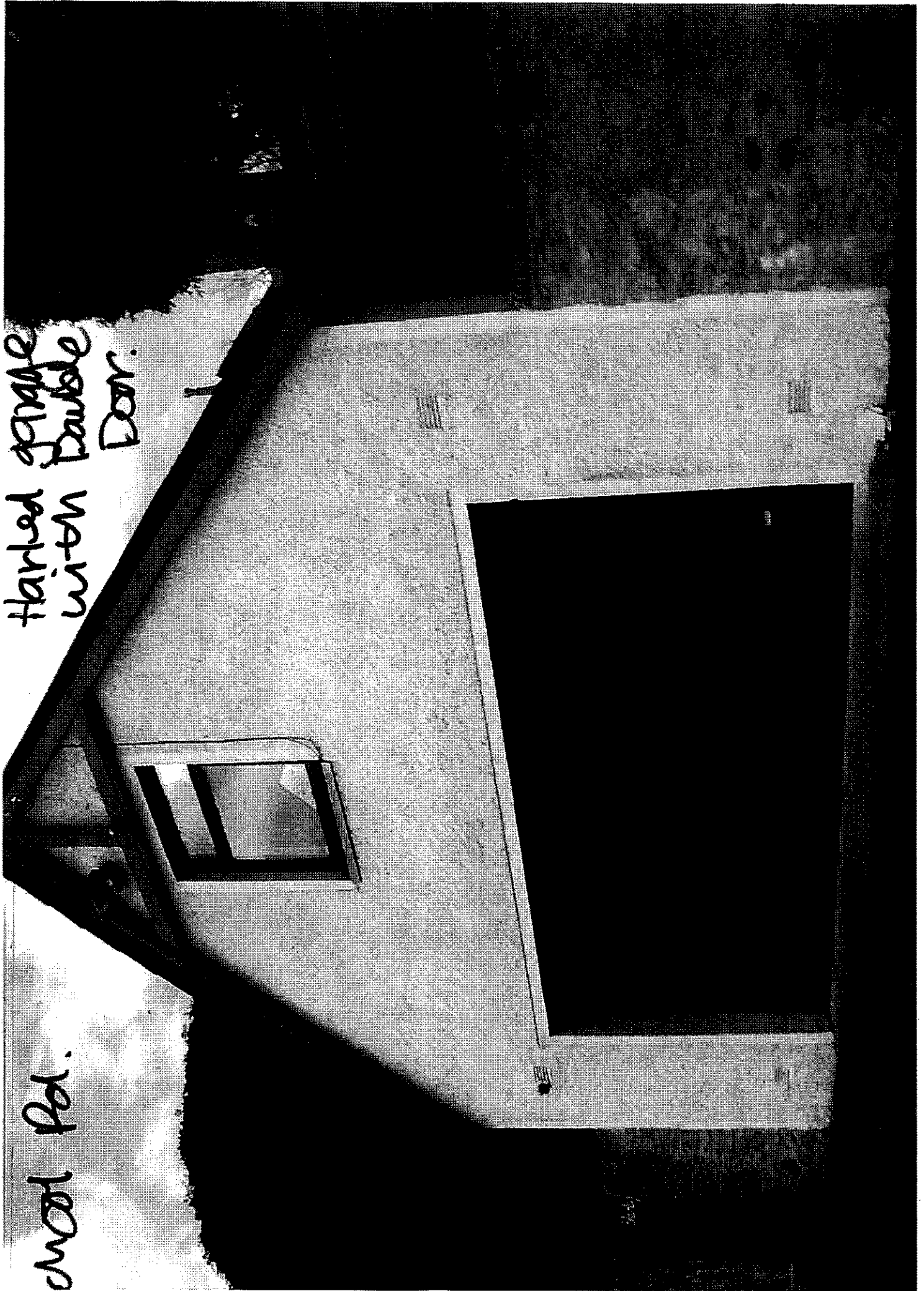
Double Garage





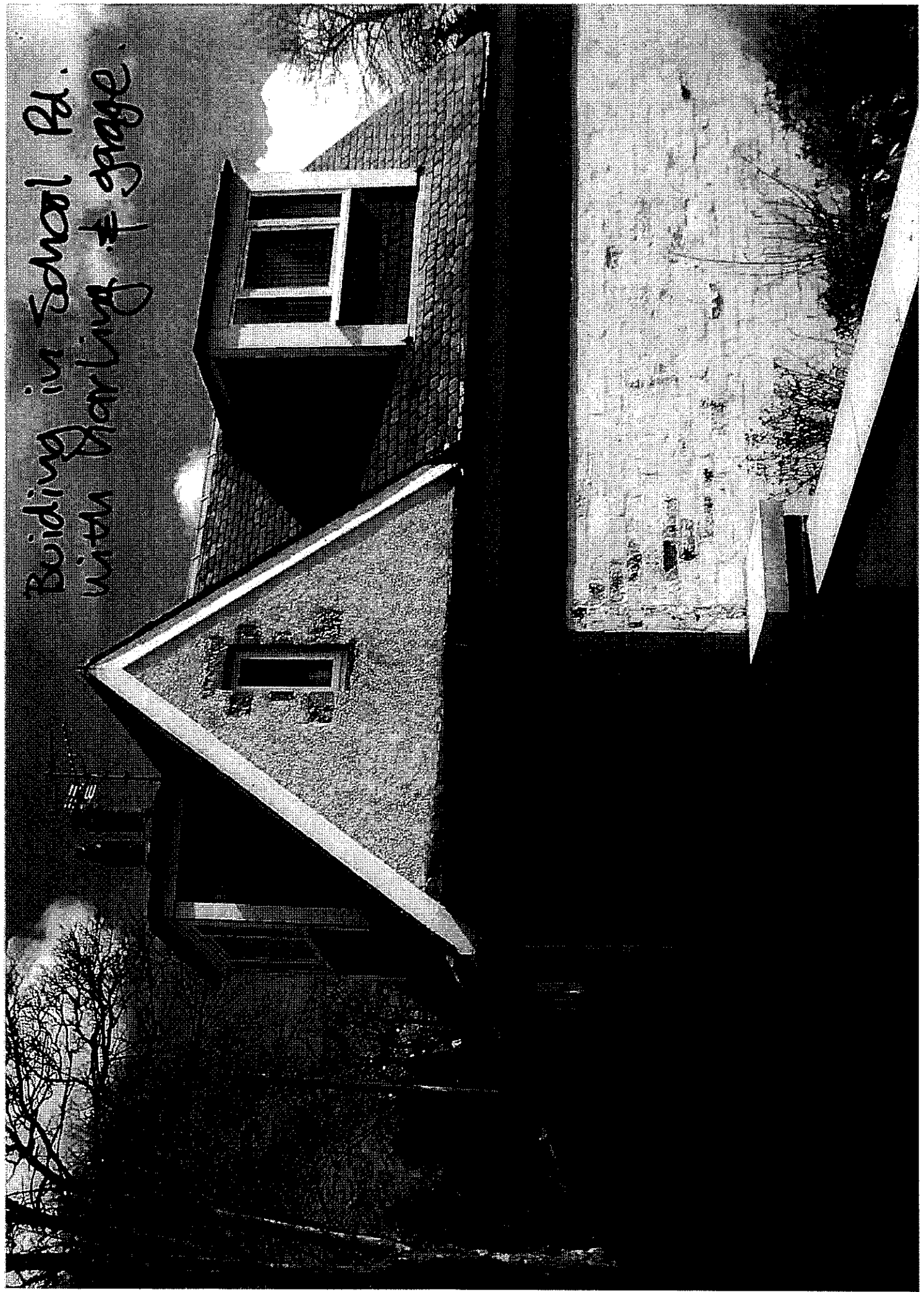
Harled garage  
with double  
Door.

wood floor.





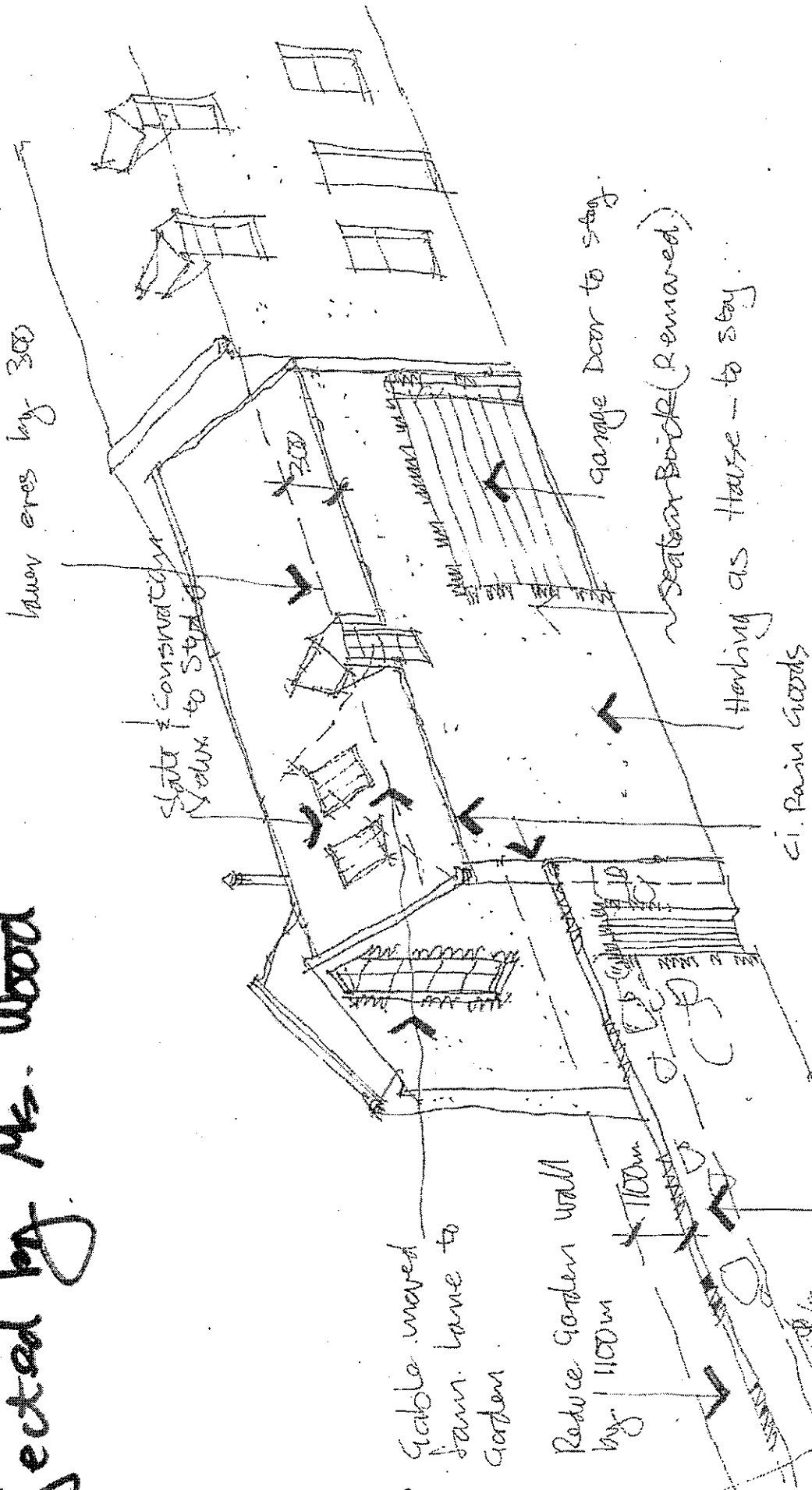
Building in School Rd.  
with Darling & Jage.





Double Garage Next Door.

# Proposed Amendments ejected by Ms. Wood



I suggest these  
drawings - I think  
is implied / Mild

extra garden wall in  
quite re-used form  
demolished wash house.

## Mike Rasmussen

---

**From:** Mike Rasmussen  
**Sent:** 09 April 2013 09:43  
**To:** 'SalWood@aberdeencity.gov.uk'  
**Subject:** Argyle House P130235

**Importance:** High

Dear Ms Wood

I sent you an email with questions on the 29<sup>th</sup> of last month re. changes to the above. Have you had a look at this yet & may I have a reply – my client is getting anxious.

Regards

Mike Rasmussen

Michael Rasmussen DA FRIAS RIBA  
Director  
Michael Rasmussen Associates - Chartered Architects  
The Studio  
Station Square  
Aboyne  
Aberdeenshire  
AB34 5HX

Web: [www.rasarc.com](http://www.rasarc.com)



# MEMO



**ABERDEEN**  
CITY COUNCIL

To	Sally Wood Planning & Infrastructure	Date	09/04/2013
		Your Ref.	P130235 (ZLF)
		Our Ref.	TR/IH/1/51/2
From	Roads Projects		
Email	<a href="mailto:IHamilton@aberdeencity.gov.uk">IHamilton@aberdeencity.gov.uk</a>		
Dial	01224 522752		
Fax			

Roads Projects  
**Enterprise, Planning & Infrastructure**  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen AB10 1AB

**Planning application no. P130235**  
**The Coach House, 2 School Road, Cults**  
**Demolish existing outbuilding and form replacement dwelling house and greenhouse and potting shed**

I have considered the above planning application and have the following observations:

## 1.0 Introduction

1.1 I note that the applicant wishes to demolish the existing building and construct a new flat incorporating a garage.

## 2.0 Parking

2.1 In accordance with the Councils parking guidance for residential developments, two parking spaces should be provided for a three bedroom flat. I note that two parking spaces are provided within the property and accept this.

## 3.0 Site Access

3.1 The site will take access onto South Avenue. I will ask that a visibility splay of 2.4m x 25m in the horizontal plane be shown. Within the vertical plane the visibility splay extends from a point 1.05m above the carriageway at the driveway access, to a point 0.26m above the carriageway at either end of the horizontal plane. Within this space there should be no obstruction. Within the visibility splay, the boundary wall must not exceed 1m in height. I would ask that a detailed drawing be provided showing this.

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Gordon McIntosh  
Corporate Director

**4.0 Conclusion**

- 4.1 There are outstanding issues in relation to this application. On receipt of the further information requested I will be in a position to provide additional comment.

**Iain Hamilton**  
Engineer (Developments and Traffic)

## Mike Rasmussen

---

**From:** Mike Rasmussen  
**Sent:** 12 April 2013 15:24  
**To:** 'Sally Wood'  
**Cc:** Craig Allison; 'jomacdonald@mac.com'; 'alex.macdonald@spdltd.com'  
**Subject:** RE: Argyle House P130235  
**Attachments:** IAH00709.doc  
  
**Importance:** High

Dear Ms Wood

Thank you for your comments below but we do not agree with them.

We have consulted Messrs Barton Willmore, eminent planning consultants from Edinburgh & their view differs markedly from yours & your roads colleagues.

Before taking this matter further may I refer you to the following approval granted on 6 March 2013 <http://planning.aberdeencity.gov.uk/docs/planningdocuments.asp?appnumber=130018>. This is an identical situation to our clients in which the City Roads Dept. raised no adverse comments for a double garage in a situation no different from ours. Neither did they seek any sightlines etc. In addition this was for access onto an adopted road which will carry a much higher requirement to comply with road safety legislation.

Our application is for access onto a private, un-adopted lane of much lower status. Our lane is 5.3m wide & the 130018 consent was onto a lane only 4.55m wide. The inconsistencies here are too great to ignore.

I am sure that you will agree the importance of continuity in decision making. Before taking this matter further I would like to offer you & your colleagues in roads, the opportunity to re-consider your advice in light of the 130018 approval. In the event that we receive a refusal to our application as a consequence of our inability to achieve the sight lines set by the City Roads Dept. we will have no hesitation in sifting the 130018 approval as precedence for an appeal & we will be seeking substantial compensation for our client as a consequence. I am sorry to be so blunt about this but I am sure you will agree that consistency & even handedness is everything in panning. We cannot have one rule for one applicant and a different rule for another - you trust you can appreciate this.

Please come back to me by return as my client is pressing me for a decision on this application. May I also ask you to address the other design changes we have proposed, e.g. the wall head heights, the removal of the gable to the lane etc.

I am happy to convene a site meeting if this will be of assistance to you & your roads colleagues. As you can see I am copying this email to my client who no doubt will also wish to speak to you on this matter.

Regards

Michael Rasmussen - Architect

---

**From:** Sally Wood [<mailto:SalWood@aberdeencity.gov.uk>]  
**Sent:** 09 April 2013 10:00  
**To:** Mike Rasmussen  
**Subject:** Re: Argyle House P130235

Good Morning Mr Rasmussen,

I have had the opportunity to look at the drawings attached to your e-mail of the 29th, which I received 1st April, owing to the office being closed.

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I am waiting comments from the Roads Project Team, which I was assured I would have received yesterday, and I will chase them again. I am aware that they will be asking for visibility splays which may affect the current proposal. I did mention in my earlier correspondence that I was waiting the comments from the Roads Project Team. It is regrettable that I am not in receipt of these. Once I am in receipt of those comments, I will respond more fully. In the meantime I will ask roads again for their comments.

I hope this updates you as to the current situation.

Regards

Sally.

Sally Wood  
Planner (Development Management)  
Planning and Sustainable Development  
Enterprise Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Telephone Number 01224 522197  
Facsimile 01224 523180

We are committed to improving the quality of the service we provide and would like to know your views on the service you have received.

By clicking on <http://www.aberdeencity.gov.uk/customerfeedback> selecting Development Management (Planning Applications Team) and filling out the online feedback form, you will be helping us learn what we need to do better.

>>> Mike Rasmussen <[mike@rasarc.com](mailto:mike@rasarc.com)> 09 April 2013 09:43 >>>

Dear Ms Wood

I sent you an email with questions on the 29<sup>th</sup> of last month re: changes to the above. Have you had a look at this yet & may I have a reply – my client is getting anxious.

Regards

Mike Rasmussen

Michael Rasmussen DA FRIAS RIBA  
Director  
Michael Rasmussen Associates - Chartered Architects  
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Station Square  
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Aberdeenshire  
AB34 5HX

Web: [www.rasarc.com](http://www.rasarc.com)

Page 210

## Mike Rasmussen

---

**From:** Mike Rasmussen  
**Sent:** 09 May 2013 17:54  
**To:** 'Sally Wood'  
**Subject:** RE: P130235 - 2 School Road, Cults - planning advert fee

Dear Ms Wood

I will chase up my clients for this in the morning – my apologies for the delay.

I wanted to let you know that we have appointed planning consultants, Messrs. Barton Willmore & Pirs. of Edinburgh, to assist us with this application & we met them on site on Tuesday to review the project. Barton Willmore will be contacting you in due course regarding what we consider to be the impractical demands of the roads engineer whose role here is only advisory & not statutory as the lane is a private un-adopted road.

We have agreed to all of your requests for changes to the design;

- on the height of the building,
- the design of the windows,
- the use of granite on the lane elevation
- & the re-design of the roof /gable.

We believe that it is reasonable to expect an element of compromise to come forward from the planning service in this case & we will look forward to a full review of this application with you & Barton Willmore in due course. We would suggest a site meeting at a mutually agreeable time.

Regards

Michael Rasmussen – Architect

---

**From:** Sally Wood [<mailto:SalWood@aberdeencity.gov.uk>]  
**Sent:** 09 May 2013 17:11  
**To:** Craig Allison  
**Cc:** Mike Rasmussen  
**Subject:** P130235 - 2 School Road, Cults - planning advert fee

Dear Sirs,

I refer to my correspondence of the 8th March 2013, which contained the acknowledgement letter for the planning application P130235 - 2 School Road, Cults.

We do not appear to have received the sum of £60.00 which was requested in that letter to cover the cost of the advertisement. In terms of Regulation 20 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, it was found necessary for the Council to advertise the application in the local press for a period of 14 days because it was not possible for the planning authority to carry out notification of all neighbours because there are no premises situated on neighbouring land to which notification can be sent.

Please arrange for the fee to be sent within 14 days from the date of this correspondence. We are unable to proceed to determination until all the fees due are paid.

Regards,

Page 2/1

We are always trying to improve the quality of customer service that we provide and would like to know your views on the service you have received to help us learn what we need to do better. We would very much appreciate you taking a few moments to fill in our short feedback form by clicking on <http://www.aberdeencity.gov.uk/customerfeedback> and selecting Development Management (Planning Applications Team). Many thanks in advance.

Sally Wood  
Planner (Development Management)

Planning & Sustainable Development | Enterprise Planning & Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB.

Telephone Number 01224 522197  
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Page 212.

## Mike Rasmussen

---

**From:** Mike Rasmussen  
**Sent:** 13 June 2013 10:14  
**To:** 'SalWood@aberdeencity.gov.uk'  
**Cc:**  
**Subject:** P130235 Argyle House New garage & Studio  
**Attachments:** P130235 - 2 School Road Cults - Barton Willmore Response  
**Importance:** High

Dear Ms Wood

May I enquire on the progress of the above planning application? Our clients planning consultants Messrs. Barton Willmore sent a response to you on 30 May & I am wondering if you have had an opportunity to consider this information. In case you did not receive the email from Barton Willmore I attach another copy. Our clients are now anxious for this application to be determined. We look forward to hearing from you.

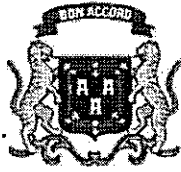
Regards

Michael Rasmussen

Michael Rasmussen DA FRIAS RIBA  
Director  
Michael Rasmussen Associates - Chartered Architects  
The Studio  
Station Square  
Aboyne  
Aberdeenshire  
AB34 5HX

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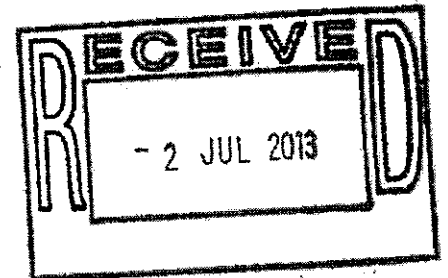
**ABERDEEN**  
CITY COUNCIL

PLANNING & SUSTAINABLE DEVELOPMENT  
Business Hub 4, Marischal College, Broad Street,  
ABERDEEN. AB10 1AB

**THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

**Refusal of Planning Permission**

Michael Rasmussen Associates  
The Studio  
Station Square  
Aboyne  
Aberdeenshire  
AB34 5HX



on behalf of **Mr Alex MacDonald**

With reference to your application validly received on 21 February 2013 for Planning Permission under the above mentioned Act for the following development, viz:-

**DEMOLISH EXISTING OUTBUILDING AND FORM REPLACEMENT DWELLING HOUSE AND GREENHOUSE AND POTTING SHED**  
at The Coach House, 2 School Road, Cults

the Council in exercise of their powers under the above mentioned Act hereby REFUSE Planning Permission for the said development as specified in the application form and the plan(s) and documents docketed as relative thereto and numbered as follows:-

1101/03;  
1101/69;  
1101/73.

The reasons on which the Council has based this decision are as follows:-

The proposed development would constitute a road safety and pedestrian safety hazard by virtue of the creation of a new access without the requisite visibility splays. The proposal is therefore contrary to Scottish Planning Policy; Designing Streets; and Planning Policy H1 [Residential Areas] of the Aberdeen Local Development Plan. Furthermore, it is contrary to Supplementary Guidance on The Sub-division and Redevelopment of Residential Curtilages which requires a safe and convenient pedestrian and vehicular access from the dwelling to the public road and pavement and, that the vehicular access from the public street must provide safe sightlines for pedestrians and the driver of the vehicle.

GORDON McINTOSH  
DIRECTOR



**NB. EXTREMELY IMPORTANT INFORMATION RELATED TO THIS REFUSAL OF PLANNING APPROVAL**

The applicant has the right to have the decision to refuse the application reviewed by the planning authority and further details are given in Form 2 attached below.

SCHEDULE 6

Regulation 28

Notice to accompany refusal etc.

Form 2

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

**Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions**

If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Planning & Sustainable Development, Enterprise, Planning and Infrastructure, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carry out of any development which has been or would be permitted, the owner of the land may service on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

GORDON McINTOSH  
DIRECTOR

Page 215

MR/SG/1101B

25<sup>th</sup> February 2014

The Studio, Station Square, Aboyne  
AB24 5LV Scotland

181 794 (0) 1000000000  
Email: info@rasarc.com Web: www.rasarc.com

Application Support Team

**Att. Ms. Sally Wood**

Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Dear Ms. Wood

**Demolish existing outbuilding and erection of replacement building to create a residential annex within the curtilage of Argyle House, School Road, Cults, AB15 9LR and greenhouse  
Re-Submission following refusal of App. Ref. P130235**

This is a re-application following the refusal of the above previous application. In the application we have addressed the main objections of the original application which were;

- 1 The eaves height was too high
- 2 The design of the roof did not replicate the scale and proportions of the original building
- 3 The windows did not follow the style of the original building
- 4 The materials were not considered appropriate
- 5 The garden wall was to be raised to allow the greenhouse and potting shed to be built
- 6 The access directly into the garage off the private un-adopted lane was not considered acceptable

**Point 5**

Please note that the green house is not part of the application as it is considered as permitted development. As it is now re-design as a free standing structure this means that we no longer need to increase the height of the existing garden wall, nor do we need to remove the existing hedging.

**Point 6**

When the Council was processing the planning application for the restoration and extension of Argyle house, consent ref.P111489, we originally applied to move the main access to the property from its present location on School Lane/Road to the corner of School Road and South Avenue. After extensive discussions with the case

Page 216

Michael Rasmussen, DA  
director

officer Ms. Sheila Robertson and the Roads Department it was clear that the proposed access at the junction was not acceptable. However, in discussions with Ms. Robertson and Roads, an alternative was proposed by the Council to move the access 15m to the west as shown on Drgs. 1101/28A, 48 & 49. This however, option was not perused at that time as the clients decided to retain the present access.

As part of our current re-designing of the annex we have now adopted the Council's proposal to adopt this alternative access, as the preferred access to the new garage annex. This proposal is re-enforced as it is also in the same position as the existing garage doors.

We trust therefore that the Council will accept this as the access to the new garage within the ancillary accommodation.

We therefore, lodge the following documents in support of the application as follows:

- 4 copies of the following drawings
- 1101/03 Existing Building
- 1101/73C Proposed Site Plan & Location Plan
- 1101/69C Proposed Plans and Elevations
- 1 copy of the planning forms
- 1101/28A, 48 & 49 Alternative access drgs. (1 copy)
- Planning officer's letter re. access dated 26/10/11 (1 copy)
- Road's officers report to planning dated 25/10/11 (1 copy)
- There is no planning fee as this is a re-application with 12 months of a refusal

Please acknowledge receipt of this application.

We trust this is satisfactory for your requirements and look forward to hearing from you in the near future. Should you have any queries relating to this application, please do not hesitate to contact this office, where we will endeavor to provide assistance.

Yours Sincerely

Michael Rasmussen – Architect

Enc  
Cc Mr. & Mrs. A MacDonald

**Mike Rasmussen**

---

**From:** Mike Rasmussen  
**Sent:** 02 April 2014 11:22  
**To:** 'Sally Wood'  
**Subject:** RE: P140369 Argyle House, 2 School Road, Cults  
**Attachments:** Planning letterout 02 further Revised Planning Application 2014 -.doc  
  
**Importance:** High

Dear Sally

Please see attached a revised planning app. covering letter that should clarify the situation. As you require 4 copies of each drg. these are in today post.

Regards

Mike Rasmussen

---

**From:** Sally Wood [<mailto:SalWood@aberdeencity.gov.uk>]  
**Sent:** 02 April 2014 11:15  
**To:** Mike Rasmussen  
**Cc:** Garry Bisset  
**Subject:** P140369 Argyle House, 2 School Road, Cults

Good Morning,

Thank you for returning my call this morning.

In order to be able to procedurally deal with this planning application I would require that that red line for the planning application site boundary be changed and match that of P130235. Alternatively the current application could be withdrawn, re-submitted with the wider red line and the appropriate planning fee paid. You/the applicant has either option.

It is understood that plan 48 will be either amended or withdrawn, as this shows a proposed vehicular access that does not form part of this particular application. Plan 73C will be amended in terms of the application site boundary – please outline in blue the other land that the applicant owns, similar to what was done in application P130235.

Plan 28A will be withdrawn. You made reference in our telephone call that you wish this plan to be considered as supporting information. Whilst I do fully understand your intentions from our telephone call that it was put in as supporting documentation of the current application, it unfortunately does not come across in that format, it unfortunately appears as an additional plan to consider, and I therefore would suggest that consideration is given to showing these options within a document titled such as supporting information or similar, and consider elaborating on the points that you wish to make.

If you would like to discuss this please do not hesitate to contact me. Please submit this information within 14 days from today in order that we can continue to progress with the application.

Kindest regards

Sally.

Page 218

Sally Wood  
Planner (Development Management)

Planning & Sustainable Development | Enterprise Planning & Infrastructure | Aberdeen City  
Council | Business Hub 4 | Ground Floor North |  
Marischal College | Broad Street | Aberdeen | AB10 1AB.

Telephone Number 01224 522197  
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MR/SG/1101B

2 April 2014

The Studio, Station Square, Aboyne  
Aberdeenshire, AB34 5HX, Scotland

**Att. Ms. Sally Wood**

Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Dear Ms. Wood

**Demolish existing outbuilding and erection of replacement building to create a residential annex within the curtilage of Argyle House, School Road, Cults, AB15 9LR and greenhouse**  
**Re-Submission following refusal of App. Ref. P130235**  
**Current ref. # 140369**

Further to our recent telephone conversation we confirm the following drawings form the current re-application of the above.

The following drawings and documents were submitted on 25<sup>th</sup> February 2014 and have not changed or require amendment:

- 1101/03 Existing Building
- 1101/69C Proposed Plans and Elevations
- 1 copy of the planning forms (previously lodged)
- Planning officer's letter re. access dated 26/10/11 (1 copy)
- Road's officers report to planning dated 25/10/11 (1 copy)

The following drawing has been amended

- We submit 2 copies of the amended site plan 1101/73D with the site boundaries now the same as the previous refused application P130235. Please note that part of the site boundary now runs through the eastern side of the greenhouse. As this does not require planning permission – it falls under permitted development – this should not be an issue. The greenhouse installation is complete.
- We formally withdraw drawings 1101/28A, 48 & 49, as requested by Aberdeen City Planning Service, as these seem to be causing confusion.

As the question of the access onto the lane was previously of concern we wish to make the following points;

- The current proposed access point for the siding gate is in the same location as the existing garage door.

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Michael Rasmussen, BA  
director

- The current proposed access point for the siding gate was proposed by Aberdeen City Planning Service as acceptable following discussion we had with the planning case officer Ms. Sheila Robertson in respect of a new access to Argyle House on the corner of School Road and South Avenue that formed part of planning app. 111489. Our proposal for the new corner access to Argyle House was rejected by Roads but in our discussions Ms. Robertson she proposed that if we moved the proposed new access 15m to the west, along South Avenue, away from the corner that this would be acceptable. As we are now re-applying for the studio we now wish to adopt this alternative access location as proposed by Ms. Robertson.

We trust this is satisfactory for your requirements and look forward to hearing from you in the near future. Should you have any queries relating to this application, please do not hesitate to contact this office, where we will endeavor to provide assistance.

Yours Sincerely

Michael Rasmussen – Architect  
Enc

Cc Mr. & Mrs. A MacDonald

## Mike Rasmussen

---

**From:** Mike Rasmussen  
**Sent:** 14 April 2014 11:11  
**To:** 'SalWood@aberdeencity.gov.uk'  
**Cc:**  
**Subject:** P140369  
**Attachments:** RE: P140369 Argyle House, 2 School Road, Cults

Dear Sally

I was checking on the web site to see how progress was going with this app. I may be wrong but the drawings you asked to be withdrawn seem all to be registered & the new site plan etc. do not seem to be on the web site yet. Did you receive the amended site plan & drgs. etc. I sent by letter on 2 April 2014? If not do you need me to re-send these?

May I have an update please on progress as my client is asking how things are going. Do you want to have a meeting on site - may I suggest this as it might help to clarify issues & save time in the long run.

Regards

Mike

Michael Rasmussen DA FRIAS RIBA  
Director  
Michael Rasmussen Associates - Chartered Architects  
The Studio  
Station Square  
Aboyne  
Aberdeenshire  
AB34 5HX

Web: [www.rasarc.com](http://www.rasarc.com)

Page 222



**Mike Rasmussen**

---

**From:** Mike Rasmussen  
**Sent:** 07 May 2014 10:07  
**To:** 'Sally Wood'  
**Subject:** RE: P140369  
**Attachments:** Green House.pdf

Dear Sally

The client ordered the greenhouse last year & it was well under construction by the time I submitted the present application. As far as I know the greenhouse is now complete. I was not involved with this aspect of the project & I believe that the supplier advised the client that it fell under permitted development - drgs. are attached.

How is your review of the application going? I have a meeting tomorrow with my client at 2pm on another matter & it would be good to report progress.

Regards

Mike

---

**From:** Sally Wood [<mailto:SalWood@aberdeencity.gov.uk>]  
**Sent:** 01 May 2014 15:47  
**To:** Mike Rasmussen  
**Subject:** FW: P140369

Good Afternoon,

The application includes a greenhouse, yet no plans are shown for the greenhouse. Could you please send details of the greenhouse in terms of its height to the eaves and to the ridge?

Many thanks

Sally Wood  
Planner (Development Management)

Planning & Sustainable Development | Enterprise Planning & Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB.

Telephone Number 01224 522197  
Facsimile 01224 523180

---

**From:** Craig All  
**Sent:** 14 April 2014 11:49  
**To:** Sally Wood  
**Subject:** Re: P140369

Dear Sally,

Page 223

Mike has asked me to forward the the PDF version of the revised site and location plan.

Please find the drawing attached.

Kind Regards,  
Craig

Craig Allison

Michael Rasmussen Associates - Chartered Architects  
The Studio  
Station Square  
Aboyne  
Aberdeenshire  
AB35 5HX

E  
Web: [rasarc.com](http://rasarc.com)

On 14 Apr 2014, at 11:41, Mike Rasmussen wrote:

---

**From:** Sally Wood [<mailto:SalWood@aberdeencity.gov.uk>]  
**Sent:** 14 April 2014 11:30  
**To:** Mike Rasmussen  
**Subject:** RE: P140369

Good Morning Mr Rasmussen,

I have checked with my colleagues in Application Support Team who receive and scan amended plans, and there is no record of receipt of the amended drawings.

Would you be able to send an electronic copy of them please?

In terms of a site meeting, I have already undertaken a site visit.

Regards,

Sally.

Sally Wood  
Planner (Development Management)

Planning & Sustainable Development | Enterprise Planning & Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB.

Telephone Number 01224 522197

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2



Facsimile

01224 523180

**From:** Mike Rasmussen  
**Sent:** 14 April 2014 11:11  
**To:** Sally Wood

**Subject:** P140369

Dear Sally

I was checking on the web site to see how progress was going with this app. I may be wrong but the drawings you asked to be withdrawn seem all to be registered & the new site plan etc. do not seem to be on the web site yet. Did you receive the amended site plan & drgs. etc. I sent by letter on 2 April 2014? If not do you need me to re-send these?

May I have an update please on progress as my client is asking how things are going. Do you want to have a meeting on site - may I suggest this as it might help to clarify issues & save time in the long run.

Regards

Mike

Michael Rasmussen DA FRIAS RIBA  
Director  
Michael Rasmussen Associates - Chartered Architects  
The Studio  
Station Square  
Aboyne  
Aberdeenshire  
AB34 5HX

Email: [mike@rasarc.com](mailto:mike@rasarc.com)  
Web: [www.rasarc.com](http://www.rasarc.com)

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## Mike Rasmussen

---

**From:** Sally Wood <SalWood@aberdeencity.gov.uk>  
**Sent:** 08 May 2014 17:00  
**To:** Mike Rasmussen  
**Subject:** P140369 Argyle House, 2 School Road, Cults

Good Afternoon Mike,

I have tried to return the call this afternoon, as I have now finished a draft delegated report. Unfortunately I am advised you have not returned from your site visit (by Garry Bissett, 16:40 approx.).

I am out of the office until Monday, but wanted to drop you an e-mail to say that the application at Argyle House has been carefully considered. The design of the building and the non re-use of granite are such that the proposal cannot be supported as it is not in accordance with policies contained within the Aberdeen Local Development Plan. In addition the proposed visibility splays are insufficient, and therefore pose a concern in terms of pedestrian and road safety. All these issues were previously discussed with you and considered in the assessment of the earlier application, it is therefore disappointing that the proposal has failed to address these concerns. On that basis there has been no alternative but to recommend refusal of the application. Given that pre-planning advice was offered, although not taken up, and the previous refusal, we have taken the view to determine the application as submitted.

I acknowledge that this will be of disappointment to you and your client. Your clients of course have the right to seek appeal to the Local Review Body, details of which would be attached to any decision notice. You may wish to consider this option and discuss with your client in the event that the application is refused as per the recommendation.

I apologise that I am not available tomorrow, I return to the office on Monday. Nevertheless, whilst not good news, I hope nevertheless that this correspondence updates you accordingly. Please do not hesitate to contact me by e-mail or by phone, to which I should be able to respond to on my return next week

Sally Wood  
Planner (Development Management)

Planning & Sustainable Development | Enterprise Planning & Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB.

Telephone Number 01224 522197  
Facsimile 01224 523180

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## Mike Rasmussen

---

**From:** Mike Rasmussen  
**Sent:** 09 May 2014 17:33  
**To:** 'SalWood@aberdeencity.gov.uk'  
**Cc:**  
**Subject:** RE: P140369 Argyle House, 2 School Road, Cults  
**Importance:** High

Dear Ms. Wood

I was concerned to receive your email from yesterday as I believed that we had been able to address all of your previous concerns from the 1<sup>st</sup> application. My client Mr MacDonald is presently on a business trip to Mexico & returning at the weekend. May I therefore, request that you take no action to formally refuse this application until Mr & Mrs MacDonald & I have had an opportunity to meet with you to discuss this application. I am convinced that with a meeting on site (or in your office if that is more convenient for you) & a comprehensive discussion we will find a suitable compromise solution.

Regards

Michael Rasmussen - Architect

Cc Messrs. Barton Wilmore - Planning Consultants - Edinburgh  
Mr & Mrs MacDonald

---

**From:** Sally Wood [<mailto:SalWood@aberdeencity.gov.uk>]  
**Sent:** 08 May 2014 17:00  
**To:** Mike Rasmussen  
**Subject:** P140369 Argyle House, 2 School Road, Cults

Good Afternoon Mike,

I have tried to return the call this afternoon, as I have now finished a draft delegated report. Unfortunately I am advised you have not returned from your site visit (by Garry Bissett, 16:40 approx.).

I am out of the office until Monday, but wanted to drop you an e-mail to say that the application at Argyle House has been carefully considered. The design of the building and the non re-use of granite are such that the proposal cannot be supported as it is not in accordance with policies contained within the Aberdeen Local Development Plan. In addition the proposed visibility splays are insufficient, and therefore pose a concern in terms of pedestrian and road safety. All these issues were previously discussed with you and considered in the assessment of the earlier application, it is therefore disappointing that the proposal has failed to address these concerns. On that basis there has been no alternative but to recommend refusal of the application. Given that pre-planning advice was offered, although not taken up, and the previous refusal, we have taken the view to determine the application as submitted.

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I apologise that I am not available tomorrow, I return to the office on Monday. Nevertheless, whilst not good news, I hope nevertheless that this correspondence updates you accordingly. Please do

Page 227

not hesitate to contact me by e-mail or by phone, to which I should be able to respond to on my return next week

Sally Wood  
Planner (Development Management)

Planning & Sustainable Development | Enterprise Planning & Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB.

Telephone Number 01224 522197  
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CITY COUNCIL

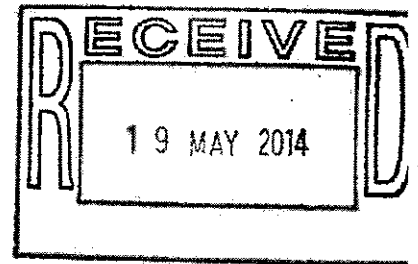
APPLICATION REF NO P140369

PLANNING & SUSTAINABLE DEVELOPMENT  
Business Hub 4, Marischal College, Broad Street,  
ABERDEEN. AB10 1AB

**THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

**Refusal of Planning Permission**

Michael Rasmussen Associates  
The Studio  
Station Square  
Aboyne  
Aberdeenshire  
AB34 5HX



on behalf of **Mr Alex MacDonald**

With reference to your application validly received on 14 March 2014 for Planning Permission under the above mentioned Act for the following development, viz:-

**DEMOLISH EXISTING OUTBUILDING AND ERECTION OF REPLACEMENT BUILDING TO CREATE A RESIDENTIAL ANNEX. (AMENDMENT TO P130235) at Argyle House, 2 School Road, Cults**

the Council in exercise of their powers under the above mentioned Act hereby REFUSE Planning Permission for the said development as specified in the application form and the plan(s) and documents docketed as relative thereto and numbered as follows:-

1101/73 REV D; 1101/69 REV C; 1101/03.

The reasons on which the Council has based this decision are as follows:-

1. The proposed development is considered unacceptable in terms of its design by virtue of its scale, mass and external materials, particularly on its public elevation onto the lane, which fails to pay respect to its setting. The proposal is therefore contrary to Scottish Planning Policy which seeks high quality design; and the following policies contained within the Aberdeen local Development Plan - D1 [Architecture and Placemaking] which seeks high standards of design to ensure that the setting of the proposed development and its design is acceptable; and H1 [Residential Areas] as the proposed new development would result in having an unacceptable impact on the character of the surrounding area.

GORDON McINTOSH  
DIRECTOR

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**NB. EXTREMELY IMPORTANT INFORMATION RELATED TO THIS REFUSAL OF  
PLANNING APPROVAL**

The applicant has the right to have the decision to refuse the application reviewed by the planning authority and further details are given in Form attached below.

Regulation 28(4)(a)

Form 1

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

*Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions*

1. If the applicant is aggrieved by the decision of the planning authority to –
  - a. refuse planning permission for the proposed development;
  - b. to refuse approval, consent or agreement required by condition imposed on a grant of planning permission;
  - c. to grant planning permission or approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at <http://eplanning.scotland.gov.uk/>.

Notices of review submitted by post should be sent to –

Planning and Sustainable Development  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in it's existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner

GORDON McINTOSH  
DIRECTOR

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## Mike Rasmussen

---

**From:** Sally Wood <SalWood@aberdeencity.gov.uk>  
**Sent:** 12 May 2014 11:23  
**To:** 'Jo Macdonald'; Mike Rasmussen  
**Cc:** Alex Macdonald  
**Subject:** RE: Planning Application P140369 Argyle House- Jo Macdonald  
**Attachments:** P140369 Argyle House, 2 School Road, Cults

Good Morning Ms Macdonald,

I refer to your e-mail sent today, and a similar e-mail from your agent which was sent on Friday, for which I have just read this morning. I have been out of the office since Thursday afternoon, but I attach the e-mail that I sent to your agent on Thursday for your information.

It is fully acknowledged that you will be disappointed by the decision to recommend the application for refusal of planning permission. However, it was noted that with the earlier application protracted discussions and negotiation were undertaken with your agent during the processing of the earlier application to negotiate suitable alternatives, including the removal of the garage, making the building appear subservient and an active frontage to the lane, and the inclusion of granite within external walls. Following the previous refusal I suggested to your agent, Mike, that pre-planning application advice should be sought. This advice was not sought and the second application was submitted. Given this background this current application has moved to recommendation. Having checked this morning the decision has already been made on the application.

In the e-mail I sent to your agent on Thursday, I advised that you may wish to appeal the decision to the Local Review Body. This may be an option you would like to consider. Alternatively you may consider a re-submission but I would strongly advise the offer of pre-planning application advice be sought.

If you wish to discuss then please do not hesitate to contact me.

Regards,

Sally Wood  
Planner (Development Management)

Planning & Sustainable Development | Enterprise Planning & Infrastructure | Aberdeen City Council |  
Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB.

Telephone Number 01224 522197  
Facsimile 01224 523180

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-----Original Message-----

**From:** Jo Macdonald [mailto:jo.macdonald@aberdeencity.gov.uk]  
**Sent:** 12 May 2014 09:19  
**To:** Sally Wood  
**Cc:** Alex Macdonald  
**Subject:** Planning Application P140369 Argyle House- Jo Macdonald

Good Morning Sally,

I tried to phone you earlier today, but you were away from your desk. I will phone again later this morning in addition to sending this email.

My husband and I were informed by our architect, Mike Rasmussen, that you were going to suggest our latest planning application is refused.

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We would really appreciate it, if before you deal with our application formally, that we could come in and see you ourselves with Mike, and discuss the issues which are of concern to you, so that we really understand what the situation is, and would hope that there would be room for us to find some kind of solution.

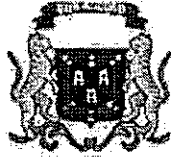
We would be grateful of such an opportunity, and would be happy to pop in asap to meet you, even if you had a spare moment this morning.

My mobile number , our home telephone number is

Regards

Jo Macdonald

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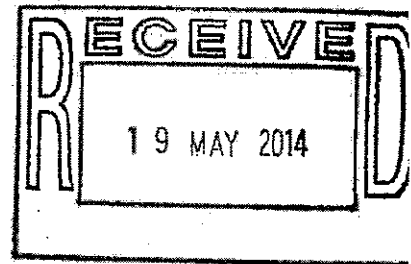
**ABERDEEN**  
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**PLANNING & SUSTAINABLE DEVELOPMENT**  
Business Hub 4, Marischal College, Broad Street,  
ABERDEEN. AB10 1AB

**THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

**Refusal of Planning Permission**

Michael Rasmussen Associates  
The Studio  
Station Square  
Aboyne  
Aberdeenshire  
AB34 5HX



on behalf of **Mr Alex MacDonald**

With reference to your application validly received on 14 March 2014 for Planning Permission under the above mentioned Act for the following development, viz:-

**DEMOLISH EXISTING OUTBUILDING AND ERECTION OF REPLACEMENT BUILDING TO CREATE A RESIDENTIAL ANNEX. (AMENDMENT TO P130235)**  
at Argyle House, 2 School Road, Cults

the Council in exercise of their powers under the above mentioned Act hereby REFUSE Planning Permission for the said development as specified in the application form and the plan(s) and documents docketed as relative thereto and numbered as follows:-

1101/73 REV D; 1101/69 REV C; 1101/03.

The reasons on which the Council has based this decision are as follows:-

1. The proposed development is considered unacceptable in terms of its design by virtue of its scale, mass and external materials, particularly on its public elevation onto the lane, which fails to pay respect to its setting. The proposal is therefore contrary to Scottish Planning Policy which seeks high quality design; and the following policies contained within the Aberdeen local Development Plan - D1 [Architecture and Placemaking] which seeks high standards of design to ensure that the setting of the proposed development and its design is acceptable; and H1 [Residential Areas] as the proposed new development would result in having an unacceptable impact on the character of the surrounding area.

GORDON McINTOSH  
DIRECTOR

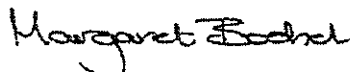
Page 234

2. The proposed non-use of granite within the replacement building is considered contrary to planning policy D4 (Aberdeen's Granite Heritage) of the Aberdeen Local Development Plan. The existing building is granite and is considered locally significant. Its loss would erode a traditional building which policies seek to retain. Whilst in principle there is no over-riding objection to a suitable designed building, it is considered that it should incorporate granite on the northern most public elevation, to appear in-keeping within the streetscene, and to comply with planning policy D4.

3. The proposed development would constitute a road safety and pedestrian safety hazard by virtue of the creation of a new access without the requisite visibility splays. The proposal is therefore contrary to Scottish Planning Policy and Planning Policies H1 [Residential Areas] and T2 [Managing the Transport Impact of Development] of the Aberdeen Local Development Plan. Furthermore, it is contrary to Supplementary Guidance on The Sub-division and Redevelopment of Residential Curtilages which requires a safe and convenient pedestrian and vehicular access from the dwelling to the public road and pavement and, that the vehicular access from the public street must provide safe sightlines for pedestrians and the driver of the vehicle.

The plans, drawings and documents that are the subject of this decision notice are numbered as follows:- 101/73 REV D; 1101/69 REV C; 1101/03.

**Date of Signing 12 May 2014**



**Dr Margaret Bochel**  
Head of Planning and Sustainable Development  
Enc.

GORDON McINTOSH  
DIRECTOR

Page 235

**NB. EXTREMELY IMPORTANT INFORMATION RELATED TO THIS REFUSAL OF  
PLANNING APPROVAL**

The applicant has the right to have the decision to refuse the application reviewed by the planning authority and further details are given in Form attached below.

Regulation 28(4)(a)

Form 1

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

*Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions*

1. If the applicant is aggrieved by the decision of the planning authority to –
  - a. refuse planning permission for the proposed development;
  - b. to refuse approval, consent or agreement required by condition imposed on a grant of planning permission;
  - c. to grant planning permission or approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at <http://eplanning.scotland.gov.uk/>.

Notices of review submitted by post should be sent to –

Planning and Sustainable Development  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in it's existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner

GORDON McINTOSH  
DIRECTOR

Page 236

of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

GORDON McINTOSH  
DIRECTOR

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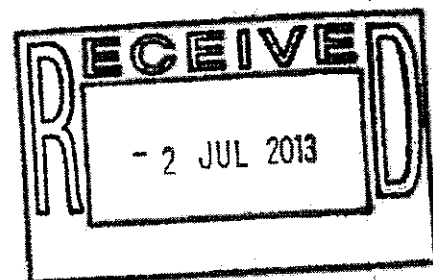
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CITY COUNCIL

PLANNING & SUSTAINABLE DEVELOPMENT  
Business Hub 4, Marischal College, Broad Street,  
ABERDEEN. AB10 1AB

**THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

**Refusal of Planning Permission**

Michael Rasmussen Associates  
The Studio  
Station Square  
Aboyne  
Aberdeenshire  
AB34 5HX



on behalf of **Mr Alex MacDonald**

With reference to your application validly received on 21 February 2013 for Planning Permission under the above mentioned Act for the following development, viz:-

**DEMOLISH EXISTING OUTBUILDING AND FORM REPLACEMENT DWELLING HOUSE AND GREENHOUSE AND POTTING SHED**  
at The Coach House, 2 School Road, Cults

the Council in exercise of their powers under the above mentioned Act hereby REFUSE Planning Permission for the said development as specified in the application form and the plan(s) and documents docketed as relative thereto and numbered as follows:-

1101/03;  
1101/69;  
1101/73.

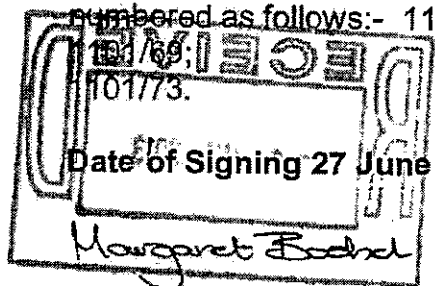
The reasons on which the Council has based this decision are as follows:-

The proposed development would constitute a road safety and pedestrian safety hazard by virtue of the creation of a new access without the requisite visibility splays. The proposal is therefore contrary to Scottish Planning Policy; Designing Streets; and Planning Policy H1 [Residential Areas] of the Aberdeen Local Development Plan. Furthermore, it is contrary to Supplementary Guidance on The Sub-division and Redevelopment of Residential Curtilages which requires a safe and convenient pedestrian and vehicular access from the dwelling to the public road and pavement and, that the vehicular access from the public street must provide safe sightlines for pedestrians and the driver of the vehicle.

GORDON McINTOSH  
DIRECTOR

The proposed development is considered unacceptable in terms of its design by virtue of its scale, mass and external materials, particularly on its public elevation onto the lane, which fails to pay respect to its setting. The proposal is therefore contrary to Scottish Planning Policy which seeks high quality design; and the following policies contained within the Aberdeen local Development Plan - D1 [Architecture and Placemaking] which seeks high standards of design to ensure that the setting of the proposed development and its design is acceptable; and H1 [Residential Areas] as the proposed new development would result in having an unacceptable impact on the character of the surrounding area.

The plans, drawings and documents that are the subject of this decision notice are numbered as follows:- 1101/03;



**Dr Margaret Bochel**  
Head of Planning and Sustainable Development  
Enc.

GORDON McINTOSH  
DIRECTOR

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**NB. EXTREMELY IMPORTANT INFORMATION RELATED TO THIS REFUSAL OF  
PLANNING APPROVAL**

The applicant has the right to have the decision to refuse the application reviewed by the planning authority and further details are given in Form 2 attached below.

SCHEDULE 6

Regulation 28

Notice to accompany refusal etc.

Form 2

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notification to be sent to applicant on refusal of planning permission or on the grant of permission  
subject to conditions

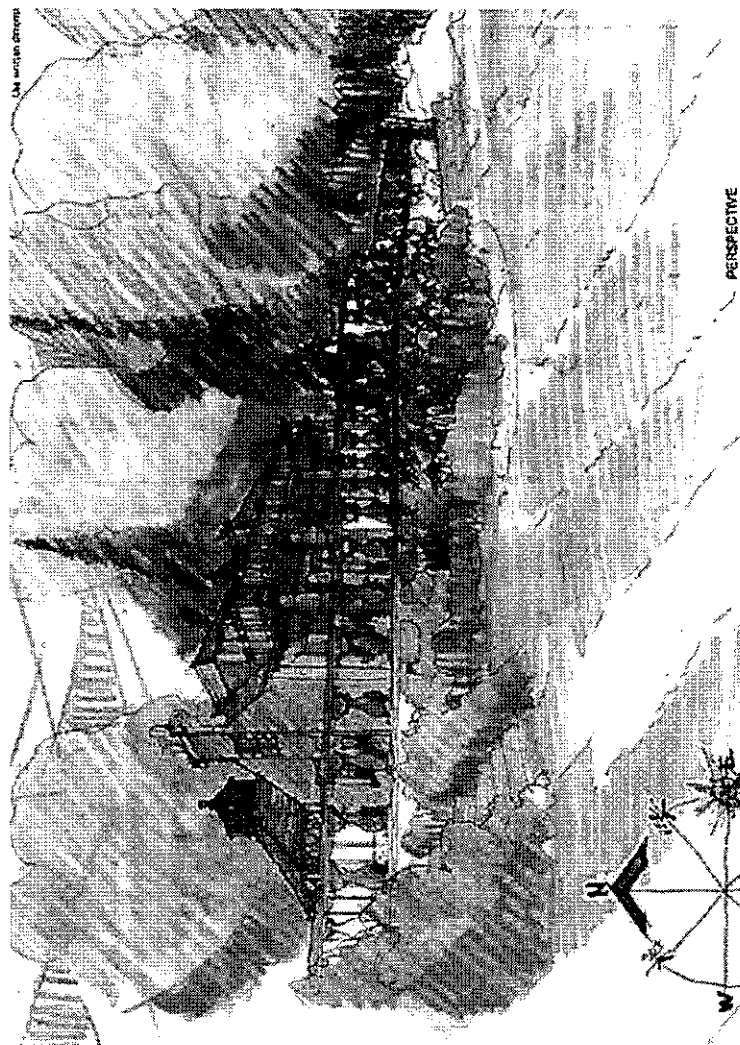
If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Planning & Sustainable Development, Enterprise, Planning and Infrastructure, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carry out of any development which has been or would be permitted, the owner of the land may service on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

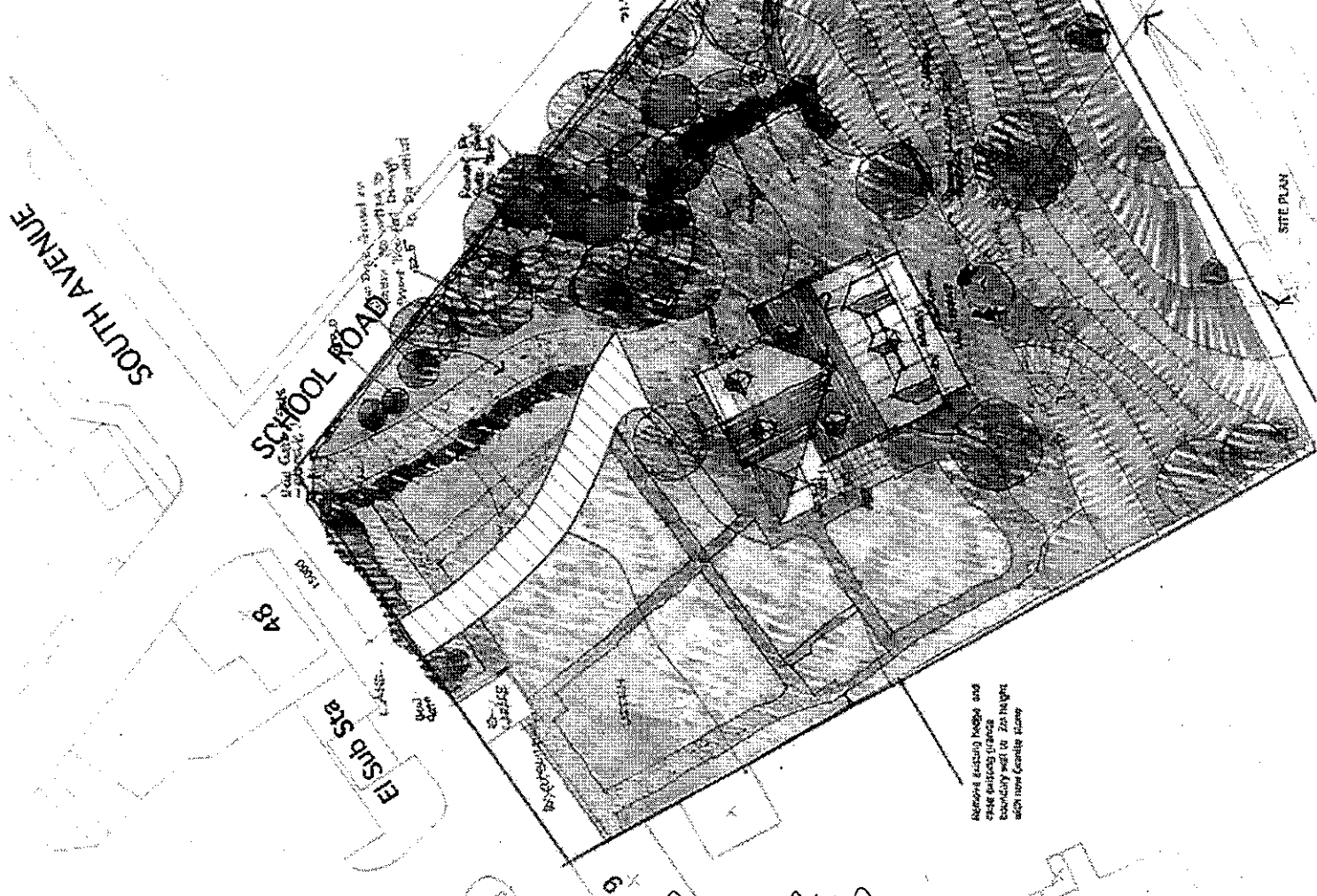
GORDON McINTOSH  
DIRECTOR

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PERSPECTIVE



Remove existing fence and  
create outdoor terrace  
boundary wall to 2m height  
with stone concrete stone

- 1. Driveway Access Aligned
- 2. Boundary wall with
- 3. Landscaping
- 4. Fencing

**MRA**

Client: Mr & Mrs Alex Macdonald  
 Plot: 400/1/1/1/1/1  
 2. 500/1/1/1/1/1  
 4/1/1  
 Planning: 5/1/1/1/1  
 Drawing: 11/1/1/1/1/1  
 Scale: 1:200  
 Date: 11/1/1/1/1  
 11/1/1/1/1/1

SITE PLAN

