

**Registered Enforcement Cases - October 2014 to March 2015**

<b>ADDRESS</b>	<b>WARD</b>	<b>COMPLAINT</b>	<b>CURRENT STATUS</b>
Whitestripes Avenue Bridge of Don	1	Erection of two additional telephone equipment cabinets in proximity to telecom mast.	The erection of the equipment cabinets are a permitted development and not a breach of planning control. No further action
Quarrybrae, Tyrebagger Clinterty	1	Erection of house not in accordance with planning permission (P120579).	House not being erected in accordance with approval (P120579). Applicant has submitted new planning application (P141907) December 2014 which was approved February 2015.
103 Fairview Manor	1	Business operating from residential property	Following meeting with householder further correspondence with householder requesting additional details of business activities taking place from house.
Howes Road Newton Garage Bucksburn	1	Formation of surfaced storage area.	Letter sent to adjacent business requesting information concerning formation of storage area and advising of requirement for planning permission. Ownership of land currently trying to be determined.
Howes Road Newton Grange Bucksburn	1	Formation of surfaced storage area.	Letter sent requesting information concerning formation of storage area and advising of requirement for planning permission. Met with owner of land and he has indicated intention to submit planning application.
25 Farburn Terrace Dyce	1	Formation of a dormer window on roof of guest house.	No record of planning permission having been sought or granted for dormer. Agent has submitted retrospective planning application (P15532) and awaiting determination.
10 Cottown of Balgownie	2	Window frames and door to listed building painted bright pink	Following contact with agent for owner of property window frames and door repainted white as requested. No further action
Dubford Road	2	Formation of bus access road to development and formation of bus gate.	Details of bus gate and access road part of section 75 agreement (P120722) sent to local councillor. No action necessary at present but situation being monitored..

2 Lee Crescent North	2	Car wash business use operating from house.	After meeting with householder car washing appears to have ceased from property. No evidence of business requiring planning permission taking place.
The Parkway (IMES)	2	Erection of advertising banners.	Letter sent requesting removal of banners.
The Parkway (Imajica)	2	Erection of advertising banner	Letter sent requesting removal of banner.
The Parkway (SYOP)	2	Erection of advertising banner.	Letter sent requesting removal of banner.
The Parkway (Pmac)	2	Erection of advertising banner.	Letter sent requesting removal of banner.
The Parkway (Bilfinger Salamis)	2	Erection of recruitment banners.	Banner has been removed from site.
The Parkway (GE Oil and Gas)	2	Erection of recruitment banner.	Banner has been removed from site.
The Parkway (Fleming Buildbase)	2	Erection of advertising banners on road verge.	banners have been removed from road verge.
The Parkway (SIG Construction)	2	Erection of advertising banners.	Banners have been removed from site.
The Parkway (Carpet & Flooring)	2	Erection of advertising banners.	Banners have been removed from site.
Scotstown Road Corsehill Farm	2	Use of field for caring of dogs.	Letter sent to dog walker requesting details of activities. Following meeting with dogwalker it was considered that activities associated with dog walking did not amount to a material change of use of the land.
3 Ashwood Grange	2	Erection of a timber fence at front/side of house.	Householder has submitted a planning application (P150346) March 2015 and awaiting determination.
Links Road Bridge of Don	2	Untidy overgrown area beside overflow car park for golf club.	Letter sent to golf club concern overgrown area of land and requesting action to tidy and asked to provide landscaping in terms of the approved drawings for the overflow car park. Golf Club have cut down weeds and tidied up area.
Sheilhill Road Bridge of Don Walker Technical Resources	2	Erection of security lights.	Erection of security light on building permitted development not requiring the submission of a planning application. No further action.
1 Seaview Road	2	Removal of wall and formation of hard standing.	The formation of hard standing and removal of wall is a permitted development. No further action.
Eday Walk Summerhill (Aberdeen Curl)	3	New mobile telecom mast erected on roadside without planning permission.	Planning permission granted for new mast November 2012. Inspection confirmed that mast erected conforms with approved plans (Ref.121301) No further action.

3 Gairsay Drive Summerhill	3	Alleged that unauthorised works have been carried out to both the front & rear of the without consent.	Site inspected - no evidence of unauthorised works seen to rear of property. Shed erected behind hedge at front of flat appears to have been in-situ for some considerable time & is now immune to formal action. No further action to be taken.
23 Windford Road	3	Erection of structure/cover in front garden to cover car.	Structure has now been removed. No further action
33 Sheddocksley Road	3	Car repair business from house.	No evidence of car repairs taking place from house.
19 Auchlea Place	3	Car repairs and parking of vehicles.	Letter sent to householder requesting a meeting to clarify situation. No evidence that a material change of use requiring planning permission has taken place situation being monitored.
53 Concraig Park Kingswells	3	Alterations to front elevation with new windows installed replacing garage door.	Agent has been contacted and has indicated intention to submit planning application.
Bellfield View, Kingswood Drive Kingswells	3	Trees planted as part of landscaping scheme damaged, dead or missing at new housing development.	Stewart Milne have been asked to replace damaged and dead trees in accordance with condition attached to planning permission. Stewart Milne have indicated that damaged/dead trees will be replaced.
Cairdhilllock Kingswells	3	Infilling of land	Following correspondence with McIntosh Plant infilling of land has ceased and they have submitted a retrospective planning application P150315 for works that have taken place which is awaiting determination.
5 Greenfern Avenue	3	Formation of driveway at front of house.	No excavation or infill of ground of more than 500mm, formation of hard standing is a permitted development. Works done over 4 years ago. No further action.
2 Corndavon Terrace	4	Business use operating from house.	After meeting householder it was determined that no material change of use has occurred at property.
Cattofield Place (Malcolm Allan Housebuilders)	5	Bin/Cycle store not being built in accordance with approved plans.	Revised details of Bin/Cycle store have been submitted and have been approved as a non material variation to the planning permission.
2 A Barron Street	5	Erection of shed at rear of flatted property.	Letter sent to householder advising of requirement for planning permission.
Pittodrie Street Pittodrie Stadium	6	Planning permission P130047 for temporary office expired.	Agents for club advised of requirement to renew approval that has expired. Planning application P141568 submitted October 2014 and approved January 2015.

College Bounds Crombie Hall of Residence	6	Internal alterations to "The Bishops Table" restaurant part of listed building.	Planning contravention notice served on University requesting information on the alterations. The University have submitted a retrospective application for listed building consent P150392 and this is awaiting determination.
Don Street Old Aberdeen HillHead Centre, Keith Park	6	Alterations to floodlights around sports pitches	University have been asked if work has been done to alter floodlights recently. No alterations requiring planning permission have taken place to the floodlights.
64 Ashgrove Road	6	Siting of container units and chemical toilet on open grassed area.	Compound is of a temporary nature and used as secure storage whilst refurbishment works are taking place in adjacent flatted properties. Permitted development.
1 Belvidere Street	7	Front garden area of property in Conservation Area being used for unauthorised car parking.	Random site monitoring over 3 month period found no apparent evidence of front garden being used for unauthorised parking of cars. No further action to be taken at this time.
7 Crimon Place	7	Unauthorised satellite dish on front elevation of listed building	No response to letter issued February 2015 asking for dish to be relocated - Letter issued April 2015 advising that formal action is possible if dish is not relocated as requested.
10 Crimon Place	7	Unauthorised satellite dish on front elevation of listed building	Letter issued February 2015 asking for dish to be suitably relocated complied with. Resolved.
Jack's Brae [public car park]	7	Alleged that extensive car repairs (possibly business related) are being carried out within public car park area.	Site monitoring conducted over three month period revealed no evidence to substantiate allegations. No further action.
Richmond Walk Rosemount	7	Unauthorised window replacement to flatted properties within Conservation Area.	Window replacement carried out as part of programmed improvement works authorised by City Council. No further action to be taken.
80 Rosemount Viaduct	7	Possible unauthorised sales of 'hot food' from Class 1 (Retail) shop.	Proprietor asked to restrict hot food sales from shop premises. Premises to be randomly monitored re. compliance.
63 Summer Street (Wood Group ODL)	7	Smoking shelter erected within rear car park area without planning consent.	Letter issued to business responsible for erecting shelter Feb. 2015 asking for an application to be lodged seeking required retrospective consent. - confirmation received April 2015 that shelter is to be removed. To be monitored for compliance.

150 Union Street (Eclectic Fizz)	7	Installation of unauthorised signage within main entrance doorway.	Letter issued December 14 & Feb. 15 asking for signage to be removed - discussions currently on-going with owner re. suitable replacement signage.
208 Union Street [Starbucks]	7	Erection of timber bin store enclosure to L/Building without consent	Letter issued to shop management March 2015 asking for the removal of the timber bin store.
420-424 Union Street	7	New shopfront fascia signage erected without planning consent.	Letter to be issued to shop owners asking for fascia signage to be replaced.
13 Hadden Street The Market Arms	8	Removal of clock from listed building.	Following correspondence with agent the clock was not part of the original fittings to the listed building and appears to have been erected during a refurbishment of the premises during the nineties. No record of consent for erection of clock. No requirement to re-erect clock during latest refurbishment.
47 Constitution Street	8	Preparation taking place to demolish house without consent from planning.	Building warrant approval for demolition of building has been approved. Demolition notification application (P150060) submitted January 2015 for demolition and approved February 2015.
24-28 Belmont Street	8	Erection of extract duct and equipment at rear of property.	The erection of duct and equipment would not require planning permission and would be a permitted development. No further action.
10/11 Castle Street	8	Use of property as a solicitors office and erection of fascia sign.	Previous use of the property was as a shop and use as office requires planning permission for a change of use of the property. The reuse of an existing signboard from another building fixed over existing fascia of listed building not acceptable. Letter sent to occupier advising of planning issues.
Causewayend Former School	8	Concern about removal of boundary wall not in accordance with planning permission.	Agent contacted and has indicated that wall is not to be removed. Top of wall damaged when attached structure removed and will be repaired during development of the site. No breach of planning control.
Baillieswells Road Bielside	9	Large 'referendum banner' still on display in garage forecourt outwith time permitted for campaign adverts.	Request issued November 2014 asking for banner to be taken down complied with. Resolved.

14 Cairn Gardens Cults	9	Alleged that large outbuilding to rear of property is used for 'business related purposes' without consent.	Investigation & detailed site meeting/inspection found no evidence to support allegation of unauthorised business use operating from property. No further action to be taken.
Loirsbank Road Cults	9	Alleged unauthorised ground excavation/engineering works being carried out on site in preparation for further housing development.	Site visit established that works in progress relate to the formation of an 'agricultural access' granted approval in 2012 (Ref.111153) and do not relate to any works for further housing development on the site. No further action at this time.
Murtle Den Road Milltimber ["Brookfield"]	9	Alleged unauthorised car sales business operating from residential property.	On-site meeting held with property owner February 2015 appeared to confirm that the 'business related activities' carried out at the property are ancillary to its residential use. Letter issued April 2015 advising same, and stating that the 'business related activity' should not be intensified, & that no vehicles associated with the operation should be parked or kept within the curtilage of the property. To be monitored for compliance.
1 North Craigton Road Peterculter	9	Set out & positioning of replacement house foundations not in accordance with approved plans (Ref.131816)	Formal request for the front elevation foundations to be relocated in accordance with the approved plans complied with. Resolved.
North Deeside Road (opposite International School)	9	Non-compliance with plans re. Position of new footpath through development site (Ref.141260)	Relocation of the footpath currently being negotiated with the applicant.
North Deeside Road Cults 'Wellwood'	9	Possible unauthorised ground excavation works & ground water seeping onto adjacent car park area.	Works appear to be associated with connection of new piping to existing sewage services the extent of which does not require formal consent - land now reinstated to former condition Issue of ground water seepage onto car park area referred to Roads Section to investigate.
469 North Deeside Road Cults [Cromer Dene]	9	Breach of planning condition re. erection of tree protection measures prior to commencement of building works. (Ref.131266)	Request for approved tree protection measures to be put in place within 3 working days complied with. Resolved.
124 North Deeside Road Peterculter [former Police Station site]	9	Fencing & landscaping installed along South site boundary causing visibility issues for vehicles exiting School Road junction.	Letter issued January 2015 asking for hedge & fencing to be relocated to improve visibility for drivers stopping at junction complied with. Resolved

124 North Deeside Road Peterculter [former Police Station site]	<b>9</b>	Tall lighting columns erected within front car park area of new flats without planning consent.	Tall lighting columns to car park area included within planning approval for flatted development. Site inspection confirmed that position & height of new lights comply with approved plans (Ref.111196) No further action.
'Ronene', North Linn Steadings Peterculter	<b>9</b>	Alleged commercial car repairs operating from residential property without consent.	Investigation found no apparent evidence to substantiate allegation of unauthorised business use - No further action at this time.
Pittengullies Brae Peterculter (Bancon Development)	<b>9</b>	Foundation levels & 'finished' height of new houses to be built on site queried.	Site visit carried out November 14 found that only preliminary site excavation and re-grading works were in progress and therefore too early to establish accurate foundation/height levels. To be looked into at a later date.
19 South Avenue Cults	<b>9</b>	Breach of Condition re. submission of landscaping scheme prior to commencement of development (Ref.141049)	Letter issued March 2015 asking for detailed landscaping scheme to be submitted. - confirmation received from applicant that a landscaping plan is to be lodged in due course. To be monitored for compliance.
27 Woodlands Terrace Cults	<b>9</b>	Alleged "change of use" of residential property to serviced apartment.	Investigation revealed no apparent evidence to substantiate 'change of use' allegation. No further action at this time.
18 Anderson Drive	<b>10</b>	Replacement windows and front door screen not as approved. (Ref.131531)	Discrepancies discussed in detail with Conservation Section - window/door material & design changes not expedient to enforce - No further action to be taken.
Chattan Place (lane off)	<b>10</b>	Construction of new garage & store not in accordance with approved plans (Ref.A3/1110)	Applicant requested March 2015 to amend garage structure (reduce height) to comply with approved plans. Applicant may opt to lodge a new application seeking consent to retain structure 'as built'. Site to be monitored meantime.
16 Harlaw Road	<b>10</b>	Car-vaiting business operating from residential property without consent.	Site meeting/inspection conducted November 2014 appears to confirm that extent of car valeting activity at property is low key & ancillary to the current residential use. Owner advised that while current level of activity may be acceptable, any significant intensification may be considered to be unauthorised. No further action at this time.

Hazlehead Crescent (Hazlehead Chip Shop)	10	Breach of Condition re. pick-up of litter on land adjacent to shop premises (Ref.111106).	Condition set with approval relates to provision of litter bins/disposal within application site & not to adjacent areas of land which are outwith applicants control. Environment Services have advised complainant that local based operative will monitor & pick-up litter when encountered.
Hazlehead Crescent (Hazlehead Chip Shop)	10	External lighting & internal sign erected without planning consent.	External strip lighting not deemed to be development - proprietor asked to remove or to submit a formal application for internal neon window sign. Internal neon sign now removed. No further action.
7 Kings Gate	10	Large unauthorised summer house structure erected to rear of property without consent	Letter issued March 2015 asking for large structure to be removed.
Rosewell Gardens (Hanover Housing)	10	New additional lighting columns erected within parking area without consent.	Erection of new lighting columns to car park area requires planning permission - Hanover Housing formally asked to submit an application seeking the required consent.
7 St. Swithin Street	10	Boundary wall & garage of property in Conservation Area demolished without planning permission.	Site inspection established that works in progress relate to planning permission for demolition & extensive renovation/alteration works to the property approved in August 2014 [ Ref.140409] Works appear to be in accordance with approved plans. No further action.
39 St. Swithin Street (Café Cognito)	10	Decking & additional seating area erected on pavement area at front of premises without consent.	Letter issued to shop proprietor April 2015 asking for a formal application to be submitted seeking retrospective planning consent.
273 Union Grove	10	Flatted outbuilding allegedly used as separate residence.	Letter issued to flat owners March 2015 asking for detailed information on use of outbuildings
22 Woodburn Crescent	10	New rear extension built without planning consent.	Site visit/inspection confirmed that new rear extension complies with 'permitted development' guidelines - Building Warrant obtained - no further action to be taken.
Countesswells Road [Airyhall Community Centre]	11	Advertisement banners erected to site boundary fencing without planning consent.	Letter issued March 2015 to Community Centre asking for banners to be removed.
62 Countesswells Road	11	Screening fence erected on mutual boundary wall without planning consent.	Inspection established screening fence is not subject to formal planning consent. No further action.



Garthdee Farm Garthdee Road (Den of Pitfodels development)	11	Site excavation works encroaching into adjacent flatted properties.	Site inspection confirmed that the extensive site excavation works are confined to within the development site & do not encroach into adjacent properties. No further action.
Granville Place (lock-up garages on rear lane)	11	Alleged unauthorised business use operating from lock-up garages in rear lane.	Investigation found no apparent evidence to substantiate allegation of unauthorised business use - No further action at this time.
435 Great Western Road (Fourways Guest House)	11	Several advert signboards erected to front, side, & rear of property without consent.	Advert signboards removed from property late January 2015 - no further action to be taken.
44 Morningside Gardens	11	Large timber structure erected within rear garden area without planning consent.	Slight alteration made to height of timber structure to comply with permitted development guidelines. Resolved.
10 St. Johns Terrace	11	Replacement house construction not in accordance with approved plans (Ref.131628)	Site inspection confirmed that house construction is not in accordance with the approved plans. Letter issued to agents April 2015 asking them to confirm their intentions for resolving the issues.
Balnagask Rd/Old Church Rd Torry	12	Query re. compliance with approved plans regarding 'finished' pavement width. (Ref.090529)	Extensive building works still in progress, however, inspection appears to confirm that the pavement widths upon completion of new flats will be no less than the original. No further action required.
157 Bon Accord Street	12	Unauthorised demolition & building works to rear garden area of property in a Conservation Area.	Request for a formal application to be submitted seeking retrospective consent complied with. Application submitted December 2014 (Ref.141770) approved unconditionally February 2015. Resolved.
Flat 28a Crown Street (New Century House)	12	Window transom & mullion stonework of Cat (B) Listed Building painted over without consent.	Investigation established that window transom & mullions are made/covered in timber & have been painted white for many years. Agreed with Conservation that window should remain painted white & that no further action is necessary.
119 Kirkhill Road Torry	12	Large timber structure erected to rear of property without P.P.	Initial inspection confirmed that structure required formal consent, however, following extensive alterations, a further inspection confirmed that the structure now conforms with 'permitted development' guidelines. Resolved.

125 Oscar Road Torry	<b>12</b>	Unauthorised decking area constructed within rear garden area encroaching into adjoining property.	Letter sent March 2015 requesting the submission of a formal application seeking retrospective consent for decking. Owner has been in touch to confirm his intention to submit an application.
13 South Crown Street	<b>12</b>	Fencing/structure erected within front garden area of Listed Building without consent.	Letter issued April 2015 asking for fencing to be removed or for an application to be submitted seeking retrospective consent.
333 Union Street [Soul Bar]	12	Large unauthorised banner erected on gable wall of adjacent building.	Letter issued March 2015 asking for banner to be removed.
10d Whinhill Road Ferryhill	<b>12</b>	Windows of flat in Conservation Area painted over without consent.	Established that as windows pertaining to flat were re-painted at least 6 or 7 years ago, the owner cannot be insisted upon to paint them to match adjacent flats. No further action to be taken.
166 Cairngorm Drive Kincorth	<b>13</b>	Alleged unauthorised works carried out within rear communal garden area of flatted property.	Site visit determined that the various garden related works works/alterations carried out are not subject to planning consent. No further action.
Craigshaw Crescent West Tullos [Specialist Cars, Volkswagon]	<b>13</b>	Vehicles 'for sale' parked & displayed on road verge without consent.	Letter issued to dealership March 2015 requesting them to stop displaying & parking vehicles on road verge. To be monitored.
Craigshaw Drive West Tullos [Mercedes-Benz UK Ltd.]	<b>13</b>	Non-compliance with plans re. formation of additional car parking spaces (Ref.131746)	Letter issued March 2015 asking for compliance with approved plans & reinstatement of soft landscaping - Met with Estates Manager for Dealership early April 2015 to discuss 'planning related issues' - verbal confirmation received that the Dealership will be lodging a new application seeking consent for works carried out "as is" - Letter issued 13th April advising that formal enforcement action is likely if new application is not submitted by 8th May 2015.
Craigshaw Street West Tullos	<b>13</b>	Large steel structure extension being built without planning consent.	Extension granted planning consent August 2014 (Ref.140419) Request for alterations to be made to structure to comply with approved plans complied with. Resolved.
Wellington Road West Tullos [John Clark BMW]	<b>13</b>	Vehicles 'for sale' parked & displayed on road verge without consent.	Letter issued to dealership March 2015 requesting them to stop displaying & parking vehicles on road verge. To be monitored.