

## **Notice of Review – Background and statement**

**Re**

**Planning Application Ref P141844  
1 Woodburn Place, Aberdeen, AB158JS**

### **Background**

The proposed extension was originally granted Unconditional Planning Permission on the 12<sup>th</sup> April 2011 (Planning Application Ref. No. P110269). However at that time the Applicant due to changes in circumstances was unable to proceed with the works and was unable to commence during the period of validity of the Approval.

As the 3 year validity period had expired the Applicant re-applied for Planning Approval (using the exact same drawings) on the 11<sup>th</sup> December 2014 (Planning Application Ref. No. P141844) which was subsequently refused Planning Permission on the 17<sup>th</sup> July 2015.

### **Statement**

The re-application of the previously approved scheme contained no changes to the original Approved Planning Application and there has been no relevant changes to the Planning Rules during the intervening period, there is no valid reason for having refused the application.

The property is on a large corner site amongst a variety of house styles and sizes and would not constitute overdevelopment of the site.

While the extension projects beyond the notional building line of Woodburn Gardens the roadway approaching the junction with Woodburn Place diverges away from the corner and completely changes any perceived building line. Given that the house is on a corner and is relatively distant from its neighbours on Woodburn Gardens, in our view we agree with the original Approvals evaluation that the variation from the building line "is not considered to be detrimental to the street scene and amenity and character of the area".

The extension itself is in the same style as the existing house with hipped roof and dormers and sits well with the property. The dormer windows are in accordance with the planning guidance.

There are no privacy issues with regards the neighbouring properties, there being no windows on the extension overlooking or less than 18metres from any neighbouring building.

In addition there is hedging on both South & East boundaries of the site which is of such a height that the extension would hardly be visible from either Woodburn Gardens or Woodburn Place.

We are of the opinion that the proposals should be approved in accordance with the original Approval.