



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

THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Refusal of Planning Permission

Taylor Architecture and Building Consult
22 Bacchante Way
Kingseat
Newmachar
AB21 0AX

on behalf of **Mr Michael Wilson**

With reference to your application validly received on 23 September 2015 for Planning Permission under the above mentioned Act for the following development, viz:-

ERECTION OF 1.5 STOREY EXTENSION TO SIDE AND REAR OF EXISTING DWELLINGHOUSE, FORMATION OF NEW VEHICULAR ACCESS AND RETROSPECTIVE CHANGE OF USE OF AGRICULTURAL LAND TO PRIVATE GARDEN GROUND
at **Foggie Cottage, Baillieswells Road, Bieldside**

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:-

EX101 Rev A, EX100 Rev A, PP100 Rev A, PP001 Rev A, PP002 Rev A,

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

The change of use of the previously agricultural land that has been incorporated into the curtilage of the existing dwelling is contrary to Policy NE2 (Green Belt) of the Aberdeen Local Development Plan as its is not within the boundary of the existing activity and the approval of such a change of use could set an undesirable precedent for further such developments in the future, which could lead to the incremental erosion of the Green Belt.

PETE LEONARD
DIRECTOR

Continuation

The proposed extensions are not considered to relate well to, or be designed with due consideration for, the existing single storey cottage to which they would adjoin. The extensions combined would have a significantly larger footprint than the original building, with higher roof ridge heights and a siting that would serve to visually dominate and overwhelm the cottage. Furthermore, the design and materials of the proposed western extension would not be sympathetic to the character of the original building and its traditional rural vernacular. As such the proposals are considered to be contrary to Policies NE2 (Green Belt) and D1 (Architecture and Placemaking) of the Aberdeen Local Development Plan and the relevant supplementary guidance as contained within the Householder Development Guide. The proposals are also considered to be contrary to the relevant corresponding policies of the Proposed Aberdeen Local Development Plan.

The plans, drawings and documents that are the subject of this decision notice are numbered as follows:- EX101 Rev A, EX100 Rev A, PP100 Rev A, PP001 Rev A, PP002 Rev A,

Date of Signing 27 November 2015

Daniel Lewis

Development Management Manager

Enc.

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

PETE LEONARD
DIRECTOR

