

LOCAL REVIEW BODY

ABERDEEN, 25th January, 2010. - MINUTE OF MEETING of the LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL. Present:- Councillor Cassie, Chairperson; and Councillors Cormie and Penny.

REVIEW – SITE INSPECTION/DETERMINATION

1. **2 CREEL AVENUE, COVE – HOUSE EXTENSION.** The Local Review Body of Aberdeen City Council this day resumed consideration of the application (090377) for detailed planning permission in respect of the erection of a gable end extension to the dwellinghouse at 2 Creel Avenue, Cove and undertook an unaccompanied site inspection. On the site the planning advisor (Mr. Lewis) briefly outlined the proposal and identified the degree to which the extension would occupy the site. The members also viewed the sites at 1 Creel Avenue and 1 Creel Court, which had been identified by the applicant as involving development of a similar scale and nature to that proposed in terms of the application under review.

Having returned to the Town House and at the appointed time, the Local Review Body re-convened to determine the review. The Chairperson drew attention to the content of the report on handling, in particular the detailed evaluation provided by the case officer and the reasons identified in support of the decision to refuse the application. Councillor Cassie highlighted that part of the report where it is stated that since the proposal involved building on amenity ground, it did not comply with Policy 40 in the Aberdeen Local Plan. Councillor Cassie expressed the view that the application site was not amenity ground for the purposes of Policy 40, being garden ground belonging to the applicant. He also felt unable to support the second reason for refusal being of the view that the proposed extension would be entirely in character with the surrounding houses, a number of which had been extended in a similar manner to that now being sought by the applicant. The proposed development would also, in his opinion, have minimal impact on the streetscape and should be approved. Both Councillors Cormie and Penny having expressed similar views to that put forward by Councillor Cassie, the consensus of the Local Review Body in favour of the application was clear.

The Local Review Body resolved:-

- (i) that the decision to refuse the application (090377) for planning permission for a gable end extension at 2 Creel Avenue, Cove be overturned on the basis (one) that no conflict with Policy 40 would occur, as the site was private garden ground and not amenity open space, and (two) the extension proposed would be entirely in keeping with the visual character of the area; and

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- (ii) that the application be approved subject to such conditions (if any) as were considered necessary and appropriate by the Head of Planning and Infrastructure.

- **SCOTT CASSIE, Chairperson**.