



APPLICATION REF NO. 170755/DPP

Planning and Sustainable Development
Communities, Housing and Infrastructure
Business Hub 4, Marischal College, Broad Street
Aberdeen, AB10 1AB

Tel: 03000 200 292 Email: pi@aberdeencity.gov.uk

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

All Design (Scotland) Limited
Unit 22, James Gregory Centre
Campus 2, Aberdeen Innovation Park
Balgownie Drive
Aberdeen
AB22 8GU

on behalf of **Mr Kamil Sujka**

With reference to your application validly received on 28 June 2017 for the following development:-

**Erection of 1.5 storey extension to side, front porch, and dormers to front and rear
at Pomona, 38 Cameron Street**

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **REFUSE PLANNING PERMISSION** for the said development in accordance with the particulars given in the application form and the following plans and documents:

<u>Drawing Number</u>	<u>Drawing Type</u>
AD1082/01 REV B	Location Plan
AD 1082 / 03 REV C	Multiple Floor Plans (Proposed)
AD 1082 / 04 REV C	Multiple Elevations (Proposed)

REASON FOR DECISION

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

The proposal would be incongruous in terms of design and scale to the original dwelling and the surrounding area. The proposed porch would be substantial in terms

of massing and, in contravention to the Supplementary Guidance: 'The Householder Development Guide', would not incorporate a substantial proportion of glazing. There are negligible examples of front porches in the surrounding area and this proposal would set an unwelcome precedent for similar development in the area. The proposed dormers would fail to comply with this Supplementary Guidance as they would not have glazing to the extremities and would be less than the advised minimum of 600mm from the ridge of the dwelling. Due to the incompatible design of the porch and, in particular, the front dormer, the proposal would not be architecturally compatible in terms of design and scale in the context of the original building and the surrounding area. The proposed dormer on the rear elevation would have two windows to habitable rooms which would directly overlook the rear garden ground of 11 Gordon Place, which would significantly adversely affect the level of privacy, and therefore the level of amenity afforded to this property. The proposal would therefore adversely affect the character and amenity of the surrounding area. The proposal would therefore fail to comply with the principles of Policies D1 - Quality Placemaking by Design and H1 - Residential Areas of the Aberdeen Local Development Plan; and the Supplementary Guidance: 'The Householder Development Guide'. There are no material planning considerations which would indicate other than the refusal of planning permission in this instance.

Date of Signing 6 September 2017



Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL, AS AGREED WITH APPLICANT (S32A of 1997 Act)

None.

RIGHT OF APPEAL THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision of the planning authority –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any 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 www.eplanning.scot.

Notices of review submitted by post should be sent to Planning and Sustainable Development (address at the top of this decision notice).

SERVICE OF PURCHASE NOTICE WHERE INTERESTS ARE AFFECTED BY A PLANNING DECISION

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development that 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.