

Registered Enforcement Cases - April 2017 to March 2018

ADDRESS	WARD	COMPLAINT	CURRENT STATUS
Burnside Drive Dyce	1	Erection of metal panels on pipe crossing Far Burn.	Panels to stop people walking across exposed pipe and works done by Scottish Water for safety purposes and permitted development. No further action
Dyce Drive Kirkhill Barbers	1	Erection of building/container used as barbers.	Letter sent to Kirkhill Barbers advising planning permission required for building. No response to correspondence PCN being considered.
876 Great Northern Road	1	Erection of four advertising banners.	Following letter to Pizza Hut Banners were removed from the site.
Former Blockworks Mill of Dyce Pitmedden Road	1	Use of site for storage and maintenance of plant equipment and vehicles.	Letter sent to owner/occupier of site advising of lack of planning permission for use of site and requesting use cease. Ongoing discussion with agents for owners of site. Agents have indicated intention to submit planning application for consideration by end of April 2018.
6 Princess Street, Dyce	1	Use of House for boarding dogs.	No material change of use of property has occurred. No further action required.
24 Wallacebrae Road	1	Concern raised that height of extension not in accordance with approved plans.	Following visit to site it was determined that height of rear wall is being constructed in accordance with approved plans.
Stoneywood House, Stoneywood Park	1	Removal of Shelter/structure from grounds of listed building.	Correspondence with factor/developer about removal of shelter. Planner has been in discussion with factor/developer about replacement structure.
Woodside Road Bridge of Don (SiG Insulation)	2	Erection of advertising banners.	Following correspondence banners have been removed.
Woodside Road Bridge of Don (Thistle Windows)	2	Erection of advertising banners.	Following correspondence banners have been removed.
Denmore Road Denmore Industrial Estate Topps Tiles	2	Erection of advertising banners on wall.	Following correspondence with occupier banners were removed.
9 Seaview Place	2	Relocation of fencing into landscaped amenity area.	Letter sent to householder advising of lack of planning permission, and requesting action to rectify planning breach. Various planning applications submitted and latest awaiting determination.

Perwinnies, Scotstown Road	2	Use of land as heavy plant machinery storage and maintenance with temporary office and car park.	Following correspondence with owner/occupier, planning application submitted and refused. Enforcement notice served and appeal submitted and awaiting determination.
Mundurno, Ellon Road	2	Earth works in field close to house.	Works associate with cabling for windfarm and substation at Blackdog for Scottish and Southern Electricity network and works are permitted development not requiring consent from planning.
Whitestripes Avenue Bridge of Don	2	Erection of metal fence along edge of development at Whitestripes Avenue.	Following correspondence planning application (171056/MSC) submitted August 2017 with details of fencing submitted and approved November 2017.
Sheilhill Quarry, Sheilhill Road	2	Landscaping condition not done in accordance with planning permission.	Letter sent to current owner of site requesting action to provide landscaping in accordance with approval. Owner has indicated willingness to provide landscaping.
68 Balgownie Road	2	Removal of wall and Vegetation	Wall less than 2.0 metres in height and does not require planning permission. Matter is being investigated and monitored by Building Standards.
2 Ellon Road Don View	2	Erection of timber shed at front of pub/restaurant beside parking area.	Letter to owner of restaurant/bar advising of requirement for planning permission. Section 33A Notice served requiring the submission of planning application.
11 Balgownie Road	2	Removal of small boundary wall within conservation area.	Wall removed not considered to be of importance to conservation area. Minor breach of planning control, not considered expedient to take further action.
The Core Berryhill Crescent Murcar	2	Check lack of landscaping to development.	Conditions requiring details of strategic landscaping submitted and approved. No breach of planning has taken place. No further action at this time.
Perwinnes, Scotstown Road	2	Siting and use of residential caravans.	Letter sent to owner advising of lack of consent. Enforcement action currently being considered.
Denmore Road Murcar Industrial Estate	2	Erection of large pole sign without consent.	Following correspondence with agent for owner application (171052/ADV) submitted October 2017 for pole sign and refused October 2017. Appeal against refusal submitted and sustained February 2018.

Denmore Road Newton of Murcar Industrial Estate (Home bargains)	2	Erection of new signs	Occupier has been contacted and advised of requirement Application (180081/ADV) submitted January 2018 and approved March 2018.
148 Lee Crescent North	2	Erection of extension at rear of house.	Enquiry sent in error no planning breach. No further action required.
17 Bute Way	3	Shed in front garden	Letter sent to householder advising of requirement for planning permission. Shed removed from front garden.
Wellside Circle Kingswells	3	Overgrown area of land.	It is considered that the condition of the land is such that it does not warrant any action under planning legislation.
Bethlin Mews Kingswells	3	Use of garage for commercial purposes.	Letter sent to owner requesting information concerning use and activities taking place at garage. Inspected property and materials being stored did not amount to a material change of use. Situation to be monitored.
28 Concraig Gardens Kingswells	3	Replacement windows (condition attached to housing development removing permitted development rights)	following correspondence with owner planning application (171243/DPP) submitted October 2017 and approved December 2018.
18 Swannay Square Summerhill	3	Tall fence erected to front garden area of property without consent.	Request for boundary fencing to be reduced in height complied with. No further action.
11 Castle Street	4	Alterations to the frontage of Listed building. Removal of fascia and replacement door.	Following correspondence with occupier applications (171076/DPP & 171073/LBC) submitted September 2017 and approved January 2018.
Spey Terrace	4	Untidy storage of building materials.	Building Standards have been asked to look into safety concerns. Agent has been made aware of concerns about safety issues related to storage of materials. No breach of planning control at present. No action at this time.
Granitehill Road (Hall and Tawse)	4	Erection of flue for bio mass heater for industrial unit.	Flue considered to be a permitted development not requiring the submission of a planning application.

9 Stocket Parade	4	Erection of shed in rear garden.	Initial inspection structure was not erected but discussions with owner indicated that planning had been contacted and the proposed shed was to be permitted development. On further inspection after erection of structure it was found that the shed erected is larger than what was previously discussed and now requires planning permission. Householder has indicated intention to submit planning application.
Cattofield Place (Malcolm Allan)	5	Removal and replacement of trees at development	No breach of planning Street trees removed in accordance approved landscaping scheme as within visibility splays of new exit/access to development. New trees have been planted to replace trees removed. No breach of planning control.
420 Clifton Road	5	Formation of driveway.	Letter to householder requesting details of works that may have taken place. It is considered that works are minor and not considered expedient to take further action.
475 King Street	5	Subdivision of house used as house in multiple (with planning permission) occupation, into two residences.	Owner of property has indicated intention to revert the property back to one HMO in accordance and not have the property sub divided into two separate addresses. No further action at this time.
173 Ash-Hill Drive	5	Erection of timber fence	Fence erected at rear of house and not more than 2.0 metres in height. Fence permitted development not requiring the submission of a planning application.
49 University Road	6	Replacement front window, entrance door and surround with UPVC in conservation area.	Following correspondence with owner of flat, application for Certificate of lawfulness (171373/CLE) for replacement window submitted November 2017 and approved December 2017. Revised planning application (180142/DPP) for altered replacement front door and surround submitted February 2018 and approved April 2018. Front door to be replaced in accordance with approval by July 2018.
Old Aberdeen Mission Hall St Machar Drive	6	Erection of advertising banner on wall of mission hall.	Following correspondence with Mission Hall banner has now been removed.

Fraser Noble Building, Elphinstone Road Old Aberdeen	6	Replacement windows to Fraser Noble Building in conservation area.	Following discussions with planners it is considered that works are similar to what was previously there and that no further action requires to be taken.
108 - 130 Don Street, Old Aberdeen	6	Erection of banner advertising accommodation on building.	Letter sent to accommodation company and banner removed from building.
6 Cheyne Road	6	Erection of building in rear garden	Site visited and spoke to owner of property who advised me that following previous refusal and discussions with planner building is being constructed within the sizes allowing it to be a permitted development.
52 Hayton Road	6	Alterations to building prior to planning application being determined.	Planning application (170803/DPP) submitted July 2017 and approved August 2017.
69 Don Street Old Aberdeen	6	Removal and replacement of roof and gable.	Works considered to be repair and maintenance on a like to like. No further action.
83 Don Street Old Aberdeen	6	Alterations to property, formation of hardstanding, removal of wall.	Planning permission required for formation of hardstanding. It is considered that works are minor and not considered expedient to take further action.
530 King Street	6	Use of garage at rear of residential property as workshop for repairing cars.	Following correspondence with owner of property use of domestic garage as repair workshop has ceased.
66 Tillydrone Avenue	6	Non compliance with conditions attached to approval. Replacement front door. Parking of vehicles in rear garden.	Agent has now submitted details Following correspondence with agent details required by conditional planning permission submitted and approved. Works currently underway to comply with permission. Planning application (171368/DPP) submitted November 2017 for replacement front door and awaiting determination.
St Machar Drive Old Mission Hall	6	Car parking not in accordance with approved plans.	Applicant has been contacted and advised that altered scheme requires consent. Planning application (171392/DPP) to vary approval submitted November 2017 and approved January 2018.
Bedford Road (McDonalds)	6	Check hours of operation of restaurant. (P130766 - Condition 20).	Visited site and spoke to manager, assured that they stop selling food to the public at midnight. No further action.
12 Montgomery Road	6	Erection of shed.	Householder advised of requirement for planning permission. Planning application (180435/DPP) submitted March 2018 and awaiting determination.

1 Donside Street, Tillydrone	6	Boarding up of shop windows.	Letter has been sent to occupier of shop and owners of property to try and ascertain proposals for frontage.
Pittodrie Lane/Pittodrie Street	6	Check elevation of student accommodation facing onto Pittodrie Lane.	Whilst works are still currently taking place to the develop the site the elevation that has been constructed at the corner of Pittodrie Lane/Street appears to be in accordance with the approved plans. No further action.
High Street Old Aberdeen Former public convenience	6	Commencement of work on site in breach of suspensive condition attached to planning permission.	Agent has been contacted and archaeologist has been appointed to monitor site. No further action at present.
Tillydrone Road Donvegan	6	Incorporation of amenity land into private garden ground and associated works to form parking area.	Applicant has been informed of requirement for planning permission and a retrospective planning application (180332/DPP) has been submitted March 2018 and approved April 2018.
Aberdeen Royal Infirmary Foresterhill Road	7	Non compliance with conditions attached to planning permission (151988) for multi storey car park.	Following correspondence with Agent details required by conditions have been submitted and approved.
104 Cornhill Road	7	Erection of extension to side of garage at rear of house.	Extension built at side of garage permitted development.
104 Cornhill Road	7	Use of garage/extension at rear of house for personal training classes/sessions	Letter sent to householder requesting information/inspection. From initial inspection of premises and information provided by householder there does not appear to be a material change of use taking place. Situation being monitored.
Cornhill Road Former Royal Cornhill Hospital	7	Type of surfacing materials used in footpaths in residential development, not in accordance with approved plans.	Agent has been contacted about use of tarmac on footpaths not being in accordance with approved plans.
55 Argyll Place	7	Installation of non-conforming windows to Listed Building	Request for trickle vents to be removed and satisfactory repairs to be carried out to existing windows complied with. Resolved.
9 Chapel Street (Bodrum Kebab House)	7	Erection of an unauthorised video/ illuminated fascia box sign.	Enforcement Notice served Feb. 2018 asking for box sign to be removed within a 3 month period. To be monitored for compliance.
6/7 Crimon Place	7	Erection of an unauthorised satellite dish	Letter issued Jan.18 & Apr.18 asking for dish to be relocated or removed.

14 Raeburn Place (land adjacent to)	7	Machinery & building related materials being stored on land adjacent to flatted property.	Landowner asked to clear site Feb.18 - owner has advised that an application seeking consent for flatted properties is to be lodged shortly and that site will be cleared by end of May 2018.
77 Raeden Crescent	7	Timber structure formed within front garden area of property without consent.	No positive response to request for an application to be lodged seeking retrospective consent - minor breach with no substantive detriment on visual amenity - not expedient to enforce.
37 Summer Street (McNasty's)	7	Large extractor fan erected to rear of property without planning consent.	Investigation established that extractor fan has been in-situ for well over 4 years and is immune from further action.
65 Thistle Street (Bagozza)	7	Alleged unauthorised use of shop unit as hot food take-away.	Consent granted for Class 3 use (Restaurant/Café) Feb. 2015 - Inspection carried out Mar.18 confirmed that premises are operating as a café/bistro. No further action to be taken.
15 Rose Street (East/West Guest House)	7	Alleged unauthorised use of premises licenced as an HMO	Use of premises as licenced HMO approved in 2014. No breach of planning - No further action.
39 Kings Crescent	8	Erection of door in side elevation of house in conservation replacing window.	Owner has been advised of requirement for planning permission and requested to submit a planning application for consideration. It is considered that it is not expedient to take further action in this matter.
15 North Square Footdee	8	Enquiry concerning use of shed for business purposes.	Shed being used as an artist's studio. Occupier has been contacted requesting details of how the artists studio is operated. It is considered that the studio is ancillary to the residential use of the property and not considered to be a material change of use.
191 George Street	8	Use of shop for selling hot food and erection of roller shutter over shopfront.	Letter sent to occupier advising of requirement for consent to sell hot food and requesting removal of roller shutter. Hot food still appears to be being sold from shop and roller shutter has been removed from frontage.
38-45 Castle Street	8	Replacement door and frame to shop.	Occupier has been advised of the requirement for planning permission. Planning application (171286/DPP) submitted and recently withdrawn, subject to revised application being submitted.

69 Frederick Street The Saltoun Arms	8	Formation of outdoor seating area at rear of public house.	Agent has been contacted and Following correspondence and meeting with agent, planning application (180518/DPP) submitted and awaiting determination.
207 King Street	8	Erection of banners advertising accommodation on building.	Letter sent to accommodation company. Banners subsequently removed.
7 Stirling Street CASC Aberdeen Ltd	8	erection of structure in front forecourt of property.	Following discussions with occupier/agent retrospective application (180499/ADV) submitted and approved.
55-56 Castle Street The Wig	8	Erection of projecting signs and fascia sign.	Owner and manager advised of requirement of consent for signs.
207 King Street	8	Erection of two advertising banners.	Following correspondence with agent for property the banners have been removed.
403 King Street Zetland house	8	Erection of banners advertising accommodation on building.	Following correspondence with letting agent banners removed.
St Peter Street St Peter's Halls of Residence	8	Erection of banner	Written to managers of student accommodation requesting removal of banners.
Sea Beach Esplanade	8	New building not built in accordance with approved plans.	Correspondence with agents advising of requirement for new planning application indicating alterations to approval.
37 Marischal Street (1st Floor)	8	Removal of window and frame from flat.	Following meeting with owner window and frame have been reinstated.
17 Gallowgate	8	Erection of new illuminated sign.	Letter sent advising of requirement for advertisement consent. Application (180002/ADV) submitted and approved.
5-9 Union Street (Brewdog)	8	Erection of new illuminated signs and door removed and replaced with window in listed building without consent.	PCN served on occupier of premises. Enforcement Notice served for removal od signs and appeal against Notice submitted January 2018. Appeal has been dismissed but period for compliance with Notice has been extended until October 2018.
49 Castle Street	8	Erection of new signs on frontage of shop unit.	Letter sent to occupier of shop advising of lack of consent, and requesting action to rectify matter. Application (171506/ADV) submitted December 2017 and refused February 2018. Ongoing discussions with agent/applicant about what would be acceptable.
22-24 King Street	8	Use of former restaurant as comedy club.	Following correspondence with occupier advising of lack of planning permission, retrospective planning application (180289/DPP) for a change of use submitted March 2018 and approved.

10 Shiprow (Vue Cinemas)	8	Erection of vinyl adverts on upper level glazing above shiprow entrance.	Letter sent advising of lack of consent, letter sent advising of lack of consent. Enforcement action currently being considered.
7 Stirling Street CASC Aberdeen Ltd	8	Erection of new signage.	Retrospective application (180499/ADV) submitted and approved.
9 Belmont Street	8	Erection of new signs	Letter sent to owner of property advising of lack of consent. Application (180380/ADV) submitted March 2018 and awaiting determination.
Schoolhill Art Gallery	8	External works not in accordance with approvals.	Correspondence and discussion currently in progress with developers/agent to rectify situation.
Little Belmont Street Old Schoolhouse	8	Erection of large frame/structure in front forecourt for TV screen.	Following discussions with manager. Structure has been removed from front of building.
199 King Street	8	Erection of illuminated barbers pole.	Following correspondence with occupier of shop, illuminated barbers pole removed from shop.
2 Guild Street	8	Erection of menu boards and new lighting on frontage of Cat C listed building	Letter sent to occupier of property advising of requirement for listed building consent. It is considered that the works are minor and that it is not expedient to take further action.
26 Union Street	8	Boarding up of upper floor windows of Cat C listed building.	Correspondence with agent for applicant advising of requirement for consent.
Beaconhill Road Milltimber (Rowanbrae)	9	Alleged 'Breach of Condition' re. provision of adequate visibility splay from access driveway. (Ref.P141781)	Site inspection established that visibility splay provided from access driveway complies with approved plans. No further action.
48 Culter House Road Milltimber	9	Installation of new electric gate to front entrance without planning consent.	Site inspection that electronic gate has not been fitted to front entrance area. No further action.
37 Deeview Road South Cults	9	Security lighting erected to gable wall of property without consent.	Site inspected - modest sized security lighting fitted to gable wall established to be 'permitted development' - no further action.
Inchgarth House Inchgarth Road, Garthdee	9	Retrospective Listed Building Consent application for new external chimney on the North West elevation refused. (Ref.170928/LBC)	Appeal against Planning refusal lodged - Decision on appeal still pending.
71 Malcolm Road Peterculter	9	Roof structure of recently built rear extension not in accordance with approved plans. (Ref.160169)	Site investigation established that construction of rear extension appears to comply with approved plans. No further action.
111 Malcolm Road Peterculter	9	Erection of outbuilding and construction of new boundary wall/gates without consent	Application seeking retrospective consent for works carried out received February 2018. (Ref.1180219/DPP) Decision pending.

North Deeside Road Milltimber (Edgehill House site)	9	Breach of Condition re. access to site from North Deeside Road instead of Culter House Road. (Ref.130211)	Applicant has now confirmed that access to development site will be from Culter house road & not North Deeside Road. Resolved.
250 North Deeside Road (Wellwood Estate)	9	New house built within walled garden area of Wellwood estate not built in accordance with approved plans. (Ref.P110047)	Application seeking retrospective consent lodged October 2018 (Ref.171236/DPP) approved unconditionally February 2018. No further action.
North Deeside Road Milltimber (Milltimber Farm)	9	Unauthorised quarrying & excavation works being carried out on site.	Request for pre-app to be lodged for consideration complied with (Ref.170109/PERAPP) Advice issued November 2017 - Works onsite have ceased meantime. No further action at this time.
25 Pittengullies Circle Peterculter	9	Construction of new extension not in accordance with approved plans (Ref.141747)	Site inspection established that construction of new extension appears to be in accordance with approved plans. No further action to be taken
19 South Avenue Cults	9	Large quantity of earth deposited/stockpiled within empty site.	Landowner has advised that soil deposited temporarily on site is to be transported to nearby development site within next few weeks. Site to be monitored for compliance
26 St Ronan's Circle Peterculter	9	Erection of unauthorised boundary fencing	Minor alteration to boundary fencing deemed not expedient to enforce. No further action to be taken.
11 Albyn Place (Albyn Club)	10	Erection of TV equipment to front elevation of Listed Building without consent	Written confirmation received from Club Mar. 2018 advising that TV screens are to be removed. To be monitored for compliance.
82 Angusfield Avenue	10	Rear garden boundary wall not rebuilt in accordance with approved plans. (Ref.P160561)	Request for rear boundary wall to be altered in accordance with approved plans complied with. Resolved.
10 Ashley Park North	10	New single storey extension built to side/rear of house not in accordance with approval (Ref.170613/DPP)	Site inspection(s) established that building works to the new extension comply with the approved plans. No further action.
56 Beaconsfield Place	10	Large area of decking constructed to rear of property in conservation area without consent.	Request for application to be lodged seeking retrospective consent complied with. Application submitted & approved June 2017. Resolved.
117 Brighton Place (sat dish)	10	Erection of satellite dish to front elevation of flatted property in conservation area.	Request for satellite dish to be removed complied with. Resolved.
22 Countesswells Close	10	Large sun room extension being built to rear of property without planning consent.	Site inspection confirmed that sun room construction complies with 'permitted development' guidelines and would not be subject to planning consent. No further action.

Hazlehead Crescent (Dolphin Fish & Chip Shop)	10	External flashing strip lighting erected on building premises without consent..	Very modest strip lighting fixed around building at roof soffit level not considered to be 'development' - permitted development, no further action.
86 Queens Road (Aberdeen Grammar Rugby)	10	Unauthorised banner erected to front elevation	Requested for banner to be removed eventually complied with. Resolved.
Rosewell Park (designated play park area)	10	Designated play park area to be removed without prior consent.	Owners/Factor advised that provision of play area was made conditional with original consent for the Rosewell Park approval and it should not be removed unless the condition was varied or removed. Confirmation received from Factor that play area would remain in place, and that an application seeking to remove or vary condition would be lodged to due course. Site to be monitored.
4 Rubislaw Park Crescent	10	Alleged unauthorised business use operating from recently built structure located within rear garden of property.	Site investigation confirmed that Pilates classes are being conducted within the recently built outbuilding, however, the level of this activity is considered to be ancillary to the residential use of the property. No further action .
16 Rubislaw Terrace	10	Replacement windows & doors installed to Cat.(B) Listed Building without planning consent.	Application lodged Sept. 2017 seeking retrospective planning & listed building consent for replacement windows/doors refused Oct.2017 - not expedient to enforce as replacement windows/doors are almost identical to original.
245 Union Grove (Cognito Deli)	10	Works/alterations carried out within garden ground at rear of premises without planning consent.	Request for all further works on site to cease complied with. Application for 'change of use' of garden ground & outdoor seating area lodged (Ref.70844/DPP) Decision on application pending.
74 Springfield Avenue	10	Works to construct new single storey extension & decking area encroaching onto adjoining property. (Ref.160554)	Site visited - building works thus far carried out appear to comply with approved plans. Very minor encroachment issues are a private matter between house owners. No further action at this time.
58b Whitehall Place	10	Construction of new house not in accordance with approved plans (Ref.131045)	Detailed site inspection appears to confirm that construction work complies with both Planning & Building Warrant approvals. No further action.
11 Woodburn Avenue	10	Erection of large summer house structure within rear garden area without planning permission.	Construction of summer house confirmed as being 'permitted development' not requiring formal planning consent.

22 Woodburn Crescent	10	Tall replacement boundary wall erected within rear garden of property without P.P.	Site investigation carried out confirmed that works carried out do not require planning consent. Permitted Development.
22 Woodburn Crescent	10	Unauthorised business use operating from residential property without consent.	Site Investigation established that allegations of unauthorised business use operating from residential property are unfounded. No further action.
8-14 Great Western Place	10	Several small holes to facilitate central heating flue & piping made to stonework of Cat. (B) Listed Building.	Very minor works not subject to Listed Building Consent. No further action.
59-63 Queens Road (The Chester Hotel)	10	Breach of Conditions re. use of rear car park access gates.	Request issued July 17 asking for arrangements to be made to ensure access gates are used in compliance with planning consent complied with. No further action.
45 Springfield Place (land adjacent to)	10	Ground excavation works carried out to area of amenity land adjacent to Springfield Place.	Works authorised by Scottish Water are associated with essential upgrading of existing sewer system capacity with the installation of additional sewer holding tanks for existing & proposed new housing. Works are deemed to be 'permitted development'. No further action.
28 Viewfield Road	10	Breach of Condition re. installation of opaque glass to new extension dormer window	No positive response to letters issued Feb.18 & Mar.18 asking for breach to be rectified - formal enforcement action to be considered.
Broomhill Road (lock-up garages)	11	Alleged unauthorised business use operating from lock-up garage.	Letter issued to owner of lock-up asking for more information re. current use of lock-up. Planning Contravention Notice to be served if no response is received.
5 Garthdee Terrace Garthdee	11	Property sub-divided to create additional self-contained property.	Correspondence issued to owner seeking clarification/information on occupancy of sub-divided area.
38 Inchbrae Terrace Garthdee	11	Construction of large summer house & erection of tall boundary fencing without planning consent.	Established that summer house, decking & boundary fencing have been in-situ well in excess of 4 years and are therefore immune to further action.
97 Ivanhoe Road Garthdee	11	Tall radio antenna/aerial erected to rear of property without consent.	Requested for antenna/aerial to be lowered/taken down complied with. No further action.
46 Morningside Gardens	11	Construction of new single storey rear extension not in accordance with approved plans.	Alterations made to roof structure to comply with approved plans. No further action.
6 Northcote Road Pitfodels	11	Replacement garage & alterations to rear boundary wall carried out without formal consent.	Request for owners to significantly alter building works carried out to adhere to 'permitted development guidelines complied with. Resolved.

135 Oakhill Grange	11	Ground excavation & building works carried out to rear garden area without consent.	Request for application to be lodged seeking retrospective consent complied with. App. lodged June 2017 (1706999/DPP) approved unconditionally August 2017. No further action.
4 Ruthrie Terrace	11	New fencing erected along front driveway mutual boundary without planning consent.	New fencing (approx. 2 metres in height) erected behind principal elevation of house would not be subject to planning consent. No further action.
122 South Anderson Drive	11	New 'metal' fencing erected on South Anderson Drive boundary without consent.	Section 33a Notice issued March 2018 requesting for a planning application to be lodged seeking retrospective consent for fencing.
150 South Anderson Drive	11	Removal of boundary wall and formation of new driveway access without planning consent.	Investigation confirmed that works on site are associated with an approval granted in Mar.17 for the formation of a driveway & alterations to boundary walls (Ref.170072/DPP) No further action.
662 Holburn Street (M&M Services Grampian Ltd.)	11	Erection of fence/gate to rear of property without consent. 'Right of way' access also blocked off.	Request for fence/gate to be removed eventually complied with following investigation into legal status of 'right of way'. No further action.
9 Bon Accord Square (Befriend A Child)	12	Unauthorised banner fixed to railings	Banner now removed from railings - no further action to be taken at this time.
82 Bon Accord Street	12	Erection of flag/flagpole within curtilage of Listed Building without consent.	Saltire flag attached to short bracket & fixed to top branches of existing tree. Deemed to be 'de-minimis'. No further action.
39 Brimmond Place Torry	12	Small shed/decking area erected within rear garden area of flatted property without consent.	Established that shed/decking area has been in place well in excess of 4 years and is immune from any further action.
Finnan Place Torry (former NESCU premises)	12	NESCU advert sign still being displayed on premises despite property being vacant for some considerable time.	Planning permission not required for removal of sign - referred to Asset Management to action - no further action by Planning required.
74 Gairn Terrace	12	Construction of new double garage to rear of property not as approved.	Site inspection confirmed that new garage construction complies with the approved plans. No further action.
123 Holburn Street (Bev's Bistro)	12	Breach of current permitted planning use re. sale of hot food.	Application lodged Sept. 2018 seeking to vary condition re. food preparation & opening hours withdrawn Jan. 2018 - no further complaints have been received - situation to be monitored.
143-145 Holburn Street (Adams Lounge/Hawthorn Bar)	12	Several air conditioning units & large ventilation flue installed without planning permission.	Air conditioning units not subject to planning consent - Letter issued April 2018 asking for an application to be lodged seeking retrospective consent.

Polmuir Road (Duthie Park Café, Duthie Park)	12	Building works to cafe extension not in accordance with approved plans (Ref.151633)	Site visit/inspection confirmed minor discrepancies from approved plans. Revised drawings lodged and approved as a 'non-material variation' (Section 64)
Polmuir Road (Duthie Park Café, Duthie Park)	12	Breach of suspensive conditions re. formation of temporary access.	Application lodged Feb. 2018 seeking consent for new service access road withdrawn Mar. 18. Applicant has advised that a revised application is to be lodged in due course.
Polmuir Road (Duthie Park Café, Duthie Park)	12	Two large freestanding signboards erected at front of cafe premises without consent.	Café proprietor has been asked to either remove signboards or to lodge an application seeking view of authority on obtaining retrospective consent.
333 Union Street (Soul Bar)	12	Large unauthorised advert banner erected on railings fronting Union Street.	Enforcement Notice served September 2017 asking for advert banner to be removed complied with. No further action.
367 Union Street (Topolabamba Restaurant)	12	Installation of 'flashing' illuminated fascia signage without consent..	Application seeking consent for illuminated signage lodged March 2018. Decision pending.
407 Union Street	12	Sash window frames pertaining to 2nd floor dormer windows replaced without formal consent.	Letter issued to owner April 2018 asking for window sashes to be altered/replaced as per original and for an application to be lodged seeking required retrospective consent.
Willowbank Road (former garage site)	12	Location/position of student flats under construction not approved (Ref.151074)	Site inspection confirmed that location/position of new flats complies with the approved plans. No further action.
7 Abbotswell Crescent Kincorth	13	Erection of 2 radio masts/antennae without planning permission	Letter issued Feb.18 asking for antennae to be reduced in height or for an application to be lodged seeking retrospective consent - owner has advised that 1 antenna will be reduced in height, and the other removed. To be monitored for compliance.
170 Abbotswell Crescent Kincorth	13	New extension possibly encroaching onto adjoining land owned by Council.	Alterations made to garden ground along boundary near to Council to prevent encroachment. No further action.
Abbotswell Road (Banks O'Dee Sports Centre)	13	Erection of unauthorised signage/signboard on access road.	Letter to be issued asking for the signboard to be removed or an application submitted seeking retrospective Advertisement Consent.
Blackhills Quarry, Cove (Leiths Scotland Ltd.)	13	Alleged 'breach of conditions' re. monitoring of blasting operations.	Information & data provided from Leiths confirming monitoring of blasting operations are being conducted. No further action at this time.
1 Colsea Road Cove	13	Summer house structure erected within rear garden area of property in Conservation Area without consent.	Established that summer house structure has been in place well in excess of 4 years and therefore has deemed consent. No further action.

Cove Harbour Cove Bay	13	Hardcore imported onto site & prep. works for installation of small seating area carried out near parapet wall at harbour entrance.	Pre-application enquiry re. proposed seating & associated works submitted April 2018 following site meeting with owner's contractor.
Craigshaw Drive (Mercedes-Benz showroom)	13	Vehicles displayed/parked outwith dealership on road verge fronting Wellington Road	Request for display/parking of vehicles on grass verge to cease complied with. No further action.
Craigshaw Road (Jump In, Aberdeen)	13	Breach of Condition. Re. provision of pedestrian link. (Ref.61212/DPP)	Amended plan re. pedestrian link submitted - condition now purified and entrance roads/footpaths now implemented. No further action.
65 Kincorth Crescent Kincorth	13	Tall wall/fencing erected to rear garden area without planning consent.	Request for alterations to be made to wall/fencing to meet planning guidelines complied with. No further action.
69 Kirkhill Road Torry	13	Alleged that designated residential parking area being used for business related purposes by nearby resident.	Random site monitoring over 3 month period found no obvious indications that parking area was being used in connection with business related purposes. No further action to be taken.
Langdykes Road Cove [Kincardine Offshore Wind Farm]	13	Area of land utilised for substation compound not in accordance with approved plans	Request for application to be lodged seeking retrospective consent complied with. Application submitted March 2018 (Ref.180313/DPP) approved conditionally April 2018. Resolved.
7 Langdykes Drive Cove	13	Large shed structure erected to rear garden area without planning consent.	Letter to be issued to owner asking for a planning application to be lodged seeking retrospective consent.
Old Stonehaven Road Charleston (Boyne Villa)	13	Alleged breach of condition re. provision of site drainage/SUDS (Ref.161164/DPP)	Site visit established that site drainage/SUDS have still to be completed. Owner has confirmed that this will be fully implemented upon receipt of clearance from Roads. To be monitored.
Old Stonehaven Road Charleston (Boyne Villa)	13	Erection of workshop/garage on site without planning permission.	Temporary ad-hoc tent erected on site to facilitate basic lorry maintenance not subject to formal planning consent.
53 Shieldhill Gardens Cove	13	Summer house structure erected within front garden area of property without consent.	Letter to be issued to owner asking for an planning application to be lodged seeking retrospective consent.
South Loirston Road Cove	13	Ground level raised & retaining wall constructed on East site boundary adjacent to South Loirston Road not shown on approved plans.	Requirement for ground level to be raised to ensure front garden & parking areas could be installed correctly for safety reasons. Nearby drystone dyke bolstered to accommodate works. No further action.

Wellington Road Specialist Cars)	13	Vehicles displayed/parked outwith dealership on road verge fronting Wellington Road	Letter issued March 2018 asking for the practice of parking cars on landscaping strip complied with. No further action at this time.
Wellington Road (Reg Vardy Jaguar/Land Rover)	13	Vehicles parked on landscaped area fronting Wellington Road without consent..	Letter issued March 2018 asking for the practice of parking cars on grass verge complied with. No further action at this time.

Resolved Cases From Previous Report - April 2017

ADDRESS	WARD	COMPLAINT	CURRENT STATUS
24 Wallacebrae Road	1	Fence and lock block to front garden.	Retrospective planning application (170237/DPP) submitted March 2017 for fence and lock block and approved April 2107.
1 Glenhome Terrace Dyce	1	Erection of large structure in rear garden of house.	Following contact with householder retrospective planning application (170385/DPP) submitted April 2017 and approved June 2017.
28 Victoria Street Dyce	1	Erection of large pigeon loft on top of garage at rear of house.	Following correspondence and discussions with householder pigeon loft above garage has been removed.
29 Seaview Avenue	2	Incorporation of amenity land into garden by erection of fence.	Planning application (161787/DPP) submitted December 2017 and refused consent April 2017. Decision to refuse planning application reversed at local review body.
53 Ellon Road Bridge of Don	2	Erection of railings over 1.0 metres in height.	Planning application (170467/DPP) submitted April 2017 and approved June 2017.
Ellon Road Berryhill Bridge of Don	2	Consent expired for V Boards erected on land.	Unauthorised signboards removed.
The Parkway Jewson	2	Erection of large number of advertising banners on boundary fencing.	Letter sent to occupier advising of requirement for consent and requesting removal of unauthorised signs. Large number of banners have been removed from the fencing. No action to be taken at present.
Howes Road (Enermech Ltd) Bucksburn	3	Erection of security fencing and gates.	Fencing time exempt from enforcement action as erected more than 4 years ago.
Howes Road Bucksburn (Enermech)	3	Large movement of soil within site forming new levels/landscaped area.	Retrospective planning application submitted April 2014 (P140343) and refused June 2014. Works are Time exempt from enforcement action.
46 Stewart Terrace Northfield	4	Erection of decking at rear of terraced house.	Retrospective planning application (161482/DPP) submitted October 2016 and approved December 2016.
East Terrace 9 Union Square	4	Retrospective application for the erection of illuminated box sign and illuminated fascia sign refused consent.	Revised planning application (170877/ADV) submitted July 2017 and approved August 2017. Signs have been replaced to comply with approval.

60 Anderson Avenue	5	Erection of Shed /Decking in side garden of flatted property.	As property is flatted planning permission is required for structure. This is considered to be a minor breach of planning and it is not considered expedient to take further action.
66 Tillydrone Avenue	5	Building up of rear door and window openings within conservation area.	Application (161003/DPP) submitted July 2016 included alterations to rear refused November 2016. Appeal against refusal submitted and appeal allowed.
106 Clifton Road	5	Alterations to form outbuildings	unauthorised alterations to outbuildings have been removed.
1-3 Great Northern Road Northern Hotel	5	Erection of illuminated projecting sign	Letter sent to Northern Hotel advising of requirement for planning permission. Minor breach of planning it is not expedient to take further action in this matter.
88 Don Street, Old Aberdeen	6	Erection of fencing in rear garden.	Fencing erected more than four years ago and time exempt from formal action.
39 School Drive	6	Erection of timber structure in rear garden of flatted property.	Timber structure has been removed from property.
61 Powis Terrace	7	Fixing of tiles of granite walls of shop and erection of illuminated box sign.	Following contact with tenant and agent for owner the tiles have been removed from the wall of the property. Premises have become vacant.
78 Rosemount Place	7	Large amount of discarded building materials & debris deposited within yard area at rear of property.	Request for yard area to be tidied-up to acceptable condition complied with. No further action at this time.
20 Kingshill Avenue	7	Building works not in accordance with approved plans (Ref.161623/DPP) & ground excavation works carried out to front garden area without planning permission.	Site inspected - building works found to be in accordance with approved plans - works carried out to garden area not subject to planning consent. No further action.
150 Union Street (Eclectic Fizz)	7	Installation of unauthorised signage within main entrance doorway.	Enforcement Notice asking for removal of sign box served Sept.16. eventually complied with. No further action.
82 Union Street	8	Installation of roller shutter over door vestibule.	An Enforcement Notice was served May 2017 which comes into effect June 2017. Appeal against Notice submitted appeal against Notice allowed.
128 Union Street	8	Installation of roller shutter over shopfront without consent.	Letter sent to occupier advising that shutter not in accordance with that which was previously approved and requesting action to rectify matter. Applicant has resolved breach by installing shutter to comply with planning permission.

79 Charlotte Street	8	Hours of operation of dance studio. Breach of condition.	No evidence of continuing breach of planning condition. No further action at this time.
21 Union Street	8	Non Compliance with condition 1 of planning permission (P151160) requiring details of shopfront prior to change of use being implemented.	Retrospective planning application (170634/S42) to vary conditions submitted June 2017 and approved December 2017.
7 Belmont Street	8	Erection of large "To Let" sign on front of building.	Enforcement Notice served and unauthorised advertisement has been removed from front of building.
15 Union Street The Athenaeum	8	Illuminated signboards erected to entrance doorway without consent.	Enforcement notice served August 2017. Revised applications (170574/ADV & 170688/LBC) submitted and approved. Unauthorised signs have been removed and replaced in accordance with approvals.
Guild Street Aberdeen Railway Station	8	Weeds/Debris on canopies over platforms part of listed building.	Following service of Amenity Notice and appeal against Notice. Works have been completed to our satisfaction to comply with the Notice.
5-9 Union Street The Athenaeum	8	Erection of new advertisements listed building.	Retrospective applications (P160218, P160219 & P160221) submitted February 2016 and withdrawn by applicant. Unauthorised signage removed.
100 Union Street	8	Erection of new signs on listed building.	Revised applications submitted (170246/LBC & 170247/ADV) submitted March 2017 and approved June 2017. Signage altered to comply with approvals.
1 Gaelic lane	8	Erection of replacement windows to upper floor of property.	No response from owner concerning unauthorised windows.
171 King Street	8	Replacement Windows to listed building.	Letter sent to owner of property requesting action be taken to resolve matter. It is not considered expedient to take enforcement action.
157 Union Street	8	New roller shutter has been erected over doorway.	An Enforcement Notice was served May 2017 and which comes into effect June 2017, 90 days given to comply with notice subject to any appeal submitted. Shutter currently not in use, situation being monitored to determine if further action required.
149 Spital	8	Erection of illuminated fascia signs.	It is considered that signage is acceptable and that it is not expedient to take further action.
11 Commerce Street	8	Non compliance with suspensive condition attached to planning permission (141779) relating to provision of cycle storage.	Agent has submitted details which are considered acceptable.

4 Trinity Street	8	Illuminated fascia signs.	It is considered that the sign erected is acceptable and that it is not expedient to take further action.
52-54 Park Road Ocean Apartments	8	Breach of condition attached to planning permission A7/0723	Traffic light have now been installed to comply with condition attached to planning permission.
39 Kings Crescent	8	Erection of timber outbuilding at rear of house in conservation area.	It is considered that the outbuilding has no impact on the residential amenity of the area, and that no further action is taken.
86 Queens Road (Grammar Rugby Club)	10	Large advert board/banner erected within front garden area without consent.	Advertisement Enforcement Notice requesting the removal of the advert board served Mar.17 eventually fully complied with Sept.17. Resolved.
64 Queens Road	10	Breach of Condition re. formation of driveway & parking area to front of property (Ref.151102)	Enforcement Notice asking for alterations to be carried out to driveway served Sept. 2017 - Appeal against Notice lodged Oct. 2017 upheld by DPEA. No further action.
22 Countesswells Avenue	10	Breach of condition re. installation of obscure glass to new rear dormer windows	No positive response to Breach of Condition Notice or further Legal correspondence issued Sept. & Nov. 2017 - Not considered expedient or in the Council's interest to pursue further due to high costs involved in trying to recover the low financial penalties for non-compliance.
20 Rubislaw Den North	10	Erection of satellite dish near to front elevation/gable corner of Cat. (B) Listed Building.	Request issued Nov.16 asking for dish to be relocated now complied with. No further action.
1 Desswood Place/ 3 Whitehall Road (Corner Tree Café)	10	Internal floor area of café operation extended without consent.	Application seeking formal consent for additional café floor area lodged January 2017 (ref.161743) and approved conditionally July 2017. Resolved.
1 Gaitside Place Garthdee	11	Erection of large palisade type steel cage adjacent to front entrance without consent	Sanctuary Housing Association contacted Mar.17 & asked to remove/replace steel cage with alternative solution - Palisade steel cage structure now removed. No further action.
19 Crown Street [Ice Hair & Body]	12	Erection of an unauthorised illuminated projecting sign	Formal requests for projecting sign to be taken-down complied with August 2017. Resolved.
Wellington Road Balmoral Park (Aberdeen Audi)	13	Large illuminated totem sign erected within Aberdeen Audi site close to Wellington Road.	Letters issued to Aberdeen Audi Jan.& Mar. 2017 asking for sign to be removed - totem eventually relocated to agreed alternative location Mar. 2018. No further action to be taken.
66 Abbotswell Drive Kincorth	13	Commercial related signage erected to garden area of residential property.	Requested for signage to be removed complied with.

26 Burnbank Place Torry	13	Erection of large area of decking (possible off-road parking) within garden area next to Burnbank Place roadway.	Application seeking retrospective consent submitted Oct. 2016 & refused February 2017 - request for partially built decking to be taken down complied with. No further action at this time.
12 Belvidere Road Cults	13	Breach of Condition re. installation of obscure glass to new dormer windows (Ref.150283)	Request for Condition re. installation of obscure glass to dormer windows to be purified complied with. No further action.

Outstanding Cases From Previous Report - April 2017

ADDRESS	WARD	COMPLAINT	CURRENT STATUS
Craibstone Golf Club Craibstone	1	Erection of new building adjacent to golf club buildings.	No action has been taken by the owner to resolve the situation. Further formal action being considered.
Howes Road Newton Garage Bucksburn	1	Formation of surfaced storage area.	Difficulty in establishing current ownership of land, Land search from Registers of Scotland do not have ownership information.
Howes Road Newton Grange Bucksburn	1	Formation of surfaced storage area.	Met with owner of land and he has indicated intention to submit planning application. No progress from owner of land in submitting planning application. Further formal action being considered.
Meikle Clinterty Tyrebagger	1	Use of agricultural buildings for mixed business uses	Following correspondence and discussions with agent, several planning applications have been submitted October 2017 and pending consideration. Application for one unit for Certificate of Lawfulness (161337/CLE) approved March 2017
Malcolm Road Bucksburn Britannia Hotel	1	Check vehicle access complies with approval.	Application to Roads for consent to alter vehicle access applied for and awaiting determination. Following serious fire at Hotel and premises currently vacated no progress has been made on widening of access.
58 Market Street Stoneywood	1	Erection of outbuilding and use as residential accommodation.	Planning contravention notice sent to owner of property but lack of response from owner. Report to planning committee for authorisation to take formal enforcement action.
203 Stoneywood Road	1	Erection of Signboard in front garden of house.	No response to letter issued asking for signboard to be removed - formal action being considered.
Newton Terrace Bucksburn	1	Use of unit as a garage workshop	Breach of Condition Notice served requiring the ceasing of the unauthorised use of the unit as a vehicle repair workshop.
Howe Moss Drive Unit 3 Dunnottar House	1	Extension of service yard at rear of unit. Erection of wall and fence. No response to correspondence Planning contravention notice currently being considered.	Letter sent to owner advising of lack of consent for engineering works, requesting that works cease until this matter has been resolved. Planning contravention Notice to be prepared to serve on owners/occupiers.

12 Seaview Place	2	Incorporation of public amenity land into garden by erection of fence.	Letter sent to householder advising of lack of consent and requesting reinstatement of fence. Revised planning application (170257/DPP) submitted March 2017 and refused April 2017.
1 Cairnview Crescent	5	Roof of building at rear of house not being built in accordance with planning permission by the addition of small dormers.	Revised planning application submitted May 2016 and refused August 2016. Appeal submitted and hearing dismissed. Enforcement action being considered.
437-441 Great Northern Road	5	Erection of timber structures at rear of shop and formation of Shisha lounge.	Letter sent to occupier advising of lack of planning permission for structures and requesting information concerning the use as a shisha lounge. Enforcement action currently being considered.
St Margaret's Chapel Spital	8	Works taking place to vacant chapel which is a Category A Listed Building.	Correspondence and discussions with owners of property are ongoing with planning officers.
25 Union Street	8	Untidy shopfront.	Amenity Notice served requiring works to be done to tidy shopfront. Notice not complied with. Quote for works obtained and in process of writing to owners about non compliance with Notice.
33 Union Street	8	Erection of fascia advertisement. Applications for advert consent and listed building consent refused.	Appeal against re-served enforcement notice dismissed. Quote for action to remove fascia sign obtained and contacting owners about further action.
Park Road (Barratt North Scotland)	8	Materials used in boundary wall and store finishes not in accordance with approval.	Correspondence sent to agent concerning the works which vary from that shown on the planning permission. Reminder to be sent to developer about change in materials.
88 Union Street	8	Installation of security roller shutters	Enforcement Notice submitted but was subsequently withdrawn. Applications submitted for consideration (171508/DPP & 171509/LBC) and awaiting determination.
85 King Street	8	Erection of timber linings around windows on listed building.	Revised application (1708875/LBC & 170876/DPP) submitted July 2017 and approved September 2017. Applicant has been advised that works still require to be completed. Owner has indicated intention to commence work at end of May 2018. Monitor.
27 Belmont Street Redemption	8	Erection of new signs	No response to correspondence, Enforcement action being considered to rectify breach.

Culter House Road, Milltimber (Croft House)	9	Possible unauthorised engineering works being conducted on site adjacent to AWPR works.	No unauthorised planning related activity noted during site monitoring, however, SEPA has been asked to investigate reports of ad-hoc depositing of building related materials on the site. Site monitoring to be continued meantime.
Inchgarth Road Garthdee (Inchgarth House)	9	Unauthorised works carried out within grounds of property	Planning Contravention Notice (PCN) seeking additional information of works carried out served on owners. Formal action proceedings under discussion with Legal Services.
North Linn Farm Peterculter	9	Several steel storage containers sited on agricultural land without planning consent.	Site inspection confirmed that siting of containers would require formal consent - Request for containers to be removed partially complied with - further meeting & discussions to be held with landowner to agree on a resolution - Enforcement Action under consideration.
3 Queens Gardens	10	Erection of bright orange coloured sign to main entrance doorway without Listed Building Consent.	Application lodged seeking retrospective Listed Building Consent refused, however, company has confirmed that signage is to be removed when they relocate offices Q3 this year. To be monitored.
52 Springfield Road	10	Boundary wall near main road demolished & stonework/rubble piled within rear garden area	Amenity Notice served asking for removal of rubble by mid-Apr. 18 - owner has confirmed that Roads have now agreed for him to re-locate nearby lamppost to facilitate new driveway at rear of property - stonework currently onsite will be used for construction of new boundary wall to be re-built shortly. Site to be monitored for compliance.
166 Union Grove	10	Breach of Condition re. range/type of hot food allowed to be offered for sale.	Legal Services have been asked to prepare & serve an appropriate Enforcement Notice.
Thorngrove Avenue "Friendville"	11	Erection of several fence panels to garden boundary facing Gt. Western Road without consent.	Request for an application to be lodged seeking retrospective consent complied with. (170645/DPP) Application refused Aug. 2018, however, fencing remains in-situ - letter issued Apr. 2018 requesting the removal of the fence panels.
189 Union Street [Shapla Indian Restaurant]	12	Unauthorised signage erected to front elevation & around entrance doorway of Cat. (B) Listed Building.	Enforcement Notice seeking removal of unauthorised signage only partially complied with. Legal Services to be consulted gaining access to property to facilitate possible direct action.