



APPLICATION REF NO. 180555/DPP

Development Management  
Strategic Place Planning  
Business Hub 4, Marischal College, Broad Street  
Aberdeen, AB10 1AB

Tel: 01224 523470 Email: [pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)

## DECISION NOTICE

### The Town and Country Planning (Scotland) Act 1997 Detailed Planning Permission

Neil Rothnie Architects  
73 Huntly Street  
Aberdeen  
United Kingdom  
AB10 7TE

on behalf of **George Taylor ASA**

With reference to your application validly received on 6 April 2018 for the following development:-

**Erection of 4 residential flats with associated landscaping at Land To The Rear Of 44/46 Bedford Road, Aberdeen**

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:

<b>Drawing Number</b>	<b>Drawing Type</b>
PL-09 Rev A	Visualisations (Proposed)
PL-00 Rev A	Location Plan
PL-01 Rev B	Location and Site Plan
PL-03 Rev B	Ground Floor Plan (Proposed)
PL-04 Rev B	First/ Second Floor Plans (Proposed)
PL-05 Rev B	North/ West Elevations (Proposed)
PL-06 Rev B	South Elevation (Proposed)
PL-07 Rev A	Sections (Proposed)

## REASON FOR DECISION

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

1. The development has not been designed with due consideration for its context, with a gable/roof design that does not complement the character and appearance of the surrounding area, particularly when viewed from the side and rear elevations, and a development built close to the rear boundary of the site, a feature which is not commonplace in the surrounding area. The proposal would also provide inadequate, poor quality, poorly sited and overlooked amenity space for proposed residents and would have an adverse impact on the amenity afforded to properties in the surrounding area. As a result the proposal fails to accord with Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan and its associated Supplementary Guidance: The Sub-Division and Redevelopment of Residential Curtilages. There are no material planning considerations that would warrant approval of consent in this instance.
2. No confirmation of acceptance has been submitted with regards to the provision of car-club membership for the proposed development. The proposal therefore currently fails to comply with Policy T2: Managing the Transport Impact of Development and its associated Supplementary Guidance: Transport and Accessibility of the Aberdeen Local Development Plan.

**Date of Signing** 5 June 2018



**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](http://www.eplanning.scot).

Notices of review submitted by post should be sent to Strategic Place Planning (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.