

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Jonathan Cheyne
MAC Architects
24 Oldmeldrum Road
Newmachar
AB21 0PJ

on behalf of **Mrs Susan Steen**

With reference to your application validly received on 5 June 2018 for the following development:-

Formation of driveway at 28 Cadenhead Place, 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:

Drawing Number	Drawing Type
329(PA)001 Rev A	Existing and Proposed Site Plan

REASON FOR DECISION

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

The proposal would result in the unacceptable loss of locally available on-street parking, thereby exacerbating an existing on street parking problem, which would be to the detriment of residential amenity of the area and possibly lead to indiscriminate parking to the detriment of road safety. The loss of valued garden ground, and the presence of parked cars within the front garden would have an unacceptable impact on wider visual amenity and the need for a private driveway at the expense of valued on street parking for other residents is not considered justified. The proposal would therefore be unsympathetic to the character and appearance of the existing

streetscape, adversely affecting existing residential character and visual amenity, and could set an undesirable precedent for developments of a similar nature which would be difficult to resist and cumulatively further erode the established visual character and residential amenity of the area. The proposal would therefore fail to comply with Policies D1 (Quality Placemaking by Design) and H1 (Residential Areas) of the Aberdeen Local Development Plan and the Supplementary Guidance: 'The Householder Development Guide' and 'Transport and Accessibility'. There are no material planning considerations which warrant approval of Planning Permission in this instance.

Date of Signing 3 August 2018

A handwritten signature in dark ink, appearing to read 'Daniel Lewis'. The script is cursive and somewhat informal.

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 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.