

## **DECISION NOTICE**

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

Eric Digweed  
Deemount Design  
12 Deemount Road  
Ferryhill  
Aberdeen  
Scotland  
AB11 7TJ

on behalf of **Mr & Mrs Chris Willox**

With reference to your application validly received on 30 July 2018 for the following development:-

**Removal of an existing garage/utility room, create 1.5 storey gable extension and extend existing front and rear dormer windows at 38 Braeside 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:

<b>Drawing Number</b>	<b>Drawing Type</b>
02 Rev A	Location Plan
300 Rev B	Site Layout (Proposed)
301 Rev A	Elevations and Floor Plans
302 Rev A	Site Cross Section

#### **REASON FOR DECISION**

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

The proposal does not comply with Policy D1 (Quality Placemaking by Design) and H1 (Residential Areas) of the Aberdeen Local Development Plan and the associated 'Householder Development Guide' Supplementary Guidance. It fails to demonstrate due regard for the design and context of the streetscape, particularly when viewed in the context of the immediate properties of a similar design and style to existing which retain their original roof profile, as it would unbalance a pair of semi-detached houses and, by reason of the scale and dimensions of the proposed dormers, would create a top heavy and bulky roof elevation, which would introduce a visually disruptive feature into a streetscape that otherwise retains its original form, character and pattern of development. As a result, the proposed development would appear out of context and would impose a negative design feature on the surrounding area. On the basis of the above and following on from the evaluation under policy and guidance, it is considered that the proposal fails to accord with Policies H1 (Residential Areas) and D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan as well as its associated Supplementary Guidance: Householder Development Guide. In this instance there are no material planning considerations that would warrant approval of the application.

**Date of Signing** 27 September 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.