

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Euan Davidson
Neil Rothnie Architects
73 Huntly Street
Aberdeen
AB10 7TE

on behalf of **George Taylor ASA**

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

Erection of 6 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:

Drawing Number	Drawing Type
PL-01	Location Plan
PL-03	Ground Floor Plan (Proposed)
PL-04	Multiple Floor Plans (Proposed)
PL-05	Multiple Elevations (Proposed)
PL-06	South Elevation (Proposed)
PL-07	Site Cross Section

REASON FOR DECISION

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

1.

The proposed development by reason of the quantum of development, design, form, scale, mass and proximity to neighbouring properties and their amenity areas has not had due regard to delivering a high quality scheme with respect to its context and the proposed development will therefore harm the character and appearance of the area contrary to policies D1 and H1 of the Aberdeen Local Development Plan 2017, together with national policy guidance within Scottish Planning Policy and Planning Advice Note 67.

2.

The proposed development by reason of the quantum of development, design, form, scale, mass and proximity to the site boundary will be oppressive and harmful to the private amenity afforded to neighbouring dwellings, which in turn represents an overdevelopment of the buildings footprint contrary to policies D1 and H1 of the Aberdeen Local Development Plan 2017, together with national policy guidance within Scottish Planning Policy and Planning Advice Note 67.

3.

The no car approach adopted by the applicant will have an adverse impact on the amenity of neighbouring sites through increasing on-street parking pressures and the proposal is therefore in conflict with policies T2 and T3, together with the associated Supplementary Guidance (Transport and Accessibility) to the Aberdeen Local Development Plan 2017.

Date of Signing 1 November 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.

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.