

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

RJM Architectural Design
Ross Mc William
8 North Street
Inverurie
AB51 4QR

on behalf of **Mr David Mennie**

With reference to your application validly received on 29 August 2018 for the following development:-

Demolition of steading and erection of 2 storey dwelling house with terrace at Denhead, Skene Road

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
645/01	Location Plan
645/02	Elevations and Floor Plans

REASON FOR DECISION

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

1. The proposal, if approved would undermine the principles of controlling development and preventing the construction of additional housing in the Green Belt, leading to the erosion of the character of such areas and adversely affect the landscape setting of the City in general. The applicant has also failed to demonstrate that the proposed dwelling house is required as being essential for the operation of an existing agriculture; woodland or

forestry enterprise. The proposal is therefore considered to be contrary to the main functions of the Green Belt, which are to preserve the landscape setting of the city and to resist urban sprawl and the proposal would therefore fail to comply with Policy NE2 (Green Belt) of the Aberdeen Local Development Plan and Scottish Planning Policy.

2. The proposal would result in the demolition of a traditional granite steading, which is an important architectural, historic and landscape feature in the green belt, to the detriment of the landscape character of the green belt. Further, insufficient information has been submitted with regards to the use of granite doughtings from the steading to be demolished in the proposed development (other than a small amount of granite that would be utilised in the porch). The proposal therefore fails to comply with Policy D5 (Our Granite Heritage) of the Aberdeen Local Development Plan.
3. The design and form of the proposed house that has not been designed with due consideration for its context within a Green Belt location, which requires proposals to be of a high-quality design, which would result in a development that would have an adverse impact on the setting of the Green Belt. The proposal therefore fails to comply with Policies D1 (Quality Placemaking by Design) and NE2 (Green Belt) and associated Supplementary Guidance: Sub-Division and Re-Development of Residential Curtilages of the Aberdeen Local Development Plan.
4. The application is deficient of information in respect of a Bat Survey. It is therefore not possible to make a full assessment of the implications of the development with regard to the impact upon the European Protected Species with regard to Policy NE8: Natural Heritage and its associated Supplementary Guidance: Natural Heritage of the Aberdeen Local Development Plan.

Date of Signing 1 November 2018

A handwritten signature in dark ink, appearing to read 'Daniel Lewis', written in a cursive style.

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.