

DECISION NOTICE

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

Ashley Keenon
AK architecture
70A Ardarroch Road
Aberdeen
AB24 5QS

on behalf of **Mr Gary Robertson**

With reference to your application validly received on 2 August 2018 for the following development:-

Erection of 2 storey gable end extension and single storey extension to rear at 20 Colthill 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
A-00067-01-01-001 REV A01	Location Plan
A-0067-01-01-006 REV A02	Site Layout (Proposed)
A-0067-01-01-007 REV A01	Ground Floor Plan (Proposed)
A-0067-01-01-008 REV A01	First Floor Plan (Proposed)
A-0067-01-01-009 REV A01	Multiple Elevations (Proposed)

REASON FOR DECISION

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

The proposal would not be architecturally compatible with the original dwelling in terms of its design and scale. The two-storey flat-roofed form and roof steeper pitch of the proposed side extension would overwhelm the 1½ storey gable roofed form of

the dwelling and thus it would not appear subservient in terms of height, mass and scale. As the side extension would be readily publicly visible on the streetscape, it would have an adverse impact on the visual character of Colthill Road. The proposal would therefore adversely affect the character and visual amenity of the surrounding area. The proposal would therefore conflict with Policies H1 - Residential Areas and D1 - Quality Placemaking by Design of the Aberdeen Local Development Plan; and the Supplementary Guidance: 'The Householder Development Guide'. There are no material considerations that warrant the grant of planning permission in this instance.

Date of Signing 9 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.