

MEMO



ABERDEEN
CITY COUNCIL

To	Roy Brown Planning & Infrastructure	Date	08/11/2018
		Your Ref.	181370/DPP
		Our Ref.	
From	Roads Projects		
Email	micowie@aberdeencity.gov.uk		
Dial	01224 523761		
Fax			

Strategic Place Planning

Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Aberdeen
AB10 1AB

Tel 03000 200 291
Minicom 01224 522381
DX 529451, Aberdeen 9
www.aberdeencity.gov.uk

Planning Application No. 181370/DPP – Erection of 2 storey gable end extension and single storey extension to rear at 20 Colthill Road, Aberdeen AB13 0EF.

I have considered the above planning application and have the following observations:

1 Development Proposal

- 1.1 I note this proposal for extension of existing dwelling house at 20 Colthill Road.
- 1.2 I note the site is located in the outer city and not within an area of controlled parking.

2 Parking

- 2.1 I note that the proposed extensions retain the existing number of 4 bedrooms, which as per ACC guidelines requires an associated 3 off-street parking provision. Existing parking provision was in the form of a single driveway and double length garage, however the proposed converts part of the existing garage reducing its size significantly and it is proposed to widen the existing driveway to create a double width driveway.
- 2.2 I note that the proposed double driveway requires to be at least 5m in width and a depth of 5.5m within an existing property. The driveway also should have a gradient no greater than 1:20, should be internally drained with no surface water discharging onto the public road/footpath and should not be surfaced with loose materials over the first 2m of the driveway adjacent to the footpath.
- 2.3 The extension of the footway crossing requires to be constructed by Aberdeen City Council, the applicant is responsible for all costs involved and should be advised to contact Road Network Maintenance Unit at least 6 weeks prior to any works commencing on-site and arrange for an estimation for the works. They can be contacted on Tel: (01224) 241500 or email; footwaycrossings@aberdeencity.gov.uk.

3 Conclusion

- 3.1 Should the applicant meet all the above comments, I can confirm that Roads Development Management would have no objection to this application given the attempt to address the alterations in existing parking provision.

Michael Cowie
Engineering Officer
Roads Development Management