

# MEMO



**ABERDEEN**  
CITY COUNCIL

To	Roy Brown Planning & Infrastructure	Date	07/11/2018
		Your Ref.	181370/DPP
		Our Ref.	
From	Roads Projects		
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**Strategic Place Planning**

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**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 retains the single driveway.
- 2.2 Previous comments have requested additional information from the applicant with regard to the extents of the remaining garage provision, as this requires to be 6.0m x 3.0m with a minimum internal size no less than 5.7m x 5.7m.
- 2.3 Additionally, it was requested if the existing single driveway can be widened to form a double driveway to compensate for proposed loss of existing parking.
- 2.4 I note that the applicant has failed to provide any additional information requested as part of previous Roads Development Management comments, therefore it appears that the proposed shall only retain off-street parking for only 1 vehicle which is short on the required 3 spaces. Remaining parking would require to be accommodated on-street but would not be accepted to compensate for 2 spaces and the matter that the applicant has done nothing to try address the issue.

### **3 Conclusion**

3.1 For the reasons stated above I recommend this application for refusal.

Michael Cowie  
Engineering Officer  
**Roads Development Management**