

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Gary Black
Inspired Design & Development Ltd
27 Evan Street
Stonehaven
Scotland
AB39 2EQ

on behalf of **Mr Rod Nicholson**

With reference to your application validly received on 11 October 2018 for the following development:-

**Erection of 1 1/2 storey extension to front
at 108A North Deeside Road, Peterculter**

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
P01 REV B	Location Plan
P02 REV H	Elevations and Floor Plans (Proposed)

REASON FOR DECISION

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

The proposed extension would serve to dominate the original dwelling in terms of scale and massing, in conflict with the Supplementary Guidance: 'The Householder Development Guide' and Policies D1 - Quality Placemaking by Design and H1 - Residential Areas of the Aberdeen Local Development Plan, which can be demonstrated by its significant footprint, the width of its gable relative to that of the

original dwelling and its significant projection from the principal elevation of the dwelling which would be greater than overall length of the dwelling. The proposal would be more than double the footprint of the original dwelling house, in conflict with the Supplementary Guidance: 'the Householder Development Guide'.

The proposed extension would be contrary to the pattern of development and the character of the surrounding area, in conflict with Policies D1 - Quality Placemaking by Design and H1 - Residential Areas of the Aberdeen Local Development Plan given that the extended dwelling would be approximately the same size as the primary 108 North Deeside Road and would have the appearance of being significant back land development whereas the existing character has the appearance of being an ancillary building within the curtilage of number 108.

There are no material considerations that warrant the grant of planning permission in this instance.

Date of Signing 25 January 2019



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.