

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Architects Ltd
Albyn Architects
Bonnymuir House
267A Westburn Road
Aberdeen
AB25 2QH

on behalf of **Mr Fraser Moonie**

With reference to your application validly received on 19 April 2021 for the following development:-

**Erection of 2 storey extension to rear and replacement garage to side
at 97 Springfield 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
M028 001 A	Location Plan
M028 - 101 B	Ground Floor Plan (Proposed)
M028 - 102 B	First Floor Plan (Proposed)
M028 - 201 B	Multiple Elevations (Proposed)
M028 - 301 B	Site Cross Section (Proposed)

REASON FOR DECISION

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

By way of its two storey flat roofed form, unbalanced asymmetric design, projection to the rear, and extensive glazing at the upper level, the proposed rear extension

would not be architecturally compatible in design and scale with the symmetrical 1½ storey hipped roofed form of the original dwelling and the other residential properties of the surrounding area. Given its prominent location, which would be readily visible on the streetscape of Springfield Gardens and Springfield Road, the proposed extension would adversely affect the character and visual amenity of the surrounding area.

The elevations of the proposed single storey garage extension would uncomfortably rise above the eaves of the original dwelling which would have an unbalanced appearance on the principal elevation and from the character and visual amenity of the streetscape.

The proposal could set a precedent for similar proposals in the surrounding area, which could significantly detract from the character and amenity of the surrounding area.

It would therefore conflict with Policies H1 - Residential Areas and D1 - Quality Placemaking by Design and of the adopted Aberdeen Local Development Plan 2017; the Supplementary Guidance: 'The Householder Development Guide'; and Policies H1 - Residential Areas, D1 - Quality Placemaking and D2 - Amenity of the Proposed Aberdeen Local Development Plan 2020.

There are no material planning considerations that warrant approval in this instance.

Date of Signing 20 August 2021



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.