

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 23 June 2022. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor Henrickson, Convener; Councillor Bouse, Vice Convener; and Councillors Alphonse, Blake, Boulton, Copland, Cormie, Crockett, Houghton, MacKenzie, McRae, van Sweeden (as substitute for Councillor Cooke) and Thomson.

The agenda and reports associated with this minute can be found [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 26 MAY 2022

1. The Committee had before it the minute of the previous meeting of 26 May 2022, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE PLANNER

2. The Committee had before it a planner of future Committee business.

The Committee resolved:-

to note the information contained in the Committee business planner.

7 LANGSTANE PLACE ABERDEEN - 220509

3. The Committee had before it a report by the Interim Chief Officer – Strategic Place Planning, **which recommended:-**

that the application for Detailed Planning Permission for the installation of a flue to the existing mechanical extract system to the side (east) elevation at 7 Langstane Place Aberdeen, be approved unconditionally.

The Committee heard from Robert Forbes, Senior Planner, who spoke in furtherance of the application and answered questions from Members.

The Committee resolved:-

to approve the application unconditionally in line with the officer recommendation.

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19 SOUTH AVENUE ABERDEEN - 220584

4. The Committee had before it a report by the Interim Chief Officer – Strategic Place Planning, **which recommended:-**

that the application for Detailed Planning Permission for the erection of 2 dwelling houses with associated works at 19 South Aberdeen, be refused for the following reasons:-

1. The proposed development does not take sufficient cognisance of the site context, would have a significant detrimental impact on the streetscape and visual amenity when viewed from both North Deeside Road and South Avenue and on the character and appearance of the surrounding area, and would constitute an overdevelopment of the site. This is reflected through the introduction of a new, secondary building line between existing dwellings fronting onto South Avenue; relatively high plot development ratios; short rear gardens that, in the case of Plot 1, does not meet the minimum length as set out in Supplementary Guidance “The Subdivision and Redevelopment of Residential Curtilages”; and short separation distances between the two buildings, all of which would have an adverse visual impact on the character and appearance of the surrounding area.

All of these aspects would result in the proposal not complying with the relevant parts of policies H1 (Residential Areas); D1 (Quality Placemaking by Design) of the 2017 Aberdeen Local Development Plan; policies H1 (Residential Areas) and D1 (Quality Placemaking) of the 2020 Proposed Local Development Plan and relevant sections of Supplementary Guidance on Subdivision and Redevelopment of Residential Curtilages.

2. The proposed design of the building, in particular due to its scale, height, massing, use of flat roofs and high level windows on prominent elevations; and elevated position in relation to South Avenue, and, due to the lower boundary wall and artificial plateau to the north of the building, when viewed from North Deeside Road in relation to neighbouring properties along North Deeside Road, would result in a building that would be unduly prominent in views along North Deeside Road; would have an overbearing impact on the street scene; and would be out of context in relation to other dwellings along North Deeside Road. This would have a detrimental impact on the character and appearance and visual amenity of the surrounding area.

All of these aspects would result in the proposal not complying with the relevant parts of policies H1 (Residential Areas); D1 (Quality Placemaking by Design) of the 2017 Aberdeen Local Development Plan; policies H1 (Residential Areas) and D1 (Quality Placemaking) of the 2020 Proposed Local Development Plan and relevant sections of Supplementary Guidance on Subdivision and Redevelopment of Residential Curtilages.

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3. The overall bulk and volume of development alongside the east boundary of the residential curtilage of 21 South Avenue, in addition to the construction of a solid wall with an overall height of c.9m at a short distance next to this dwelling, is considered to have an overbearing and oppressive impact on the existing 1.5 storey dwelling at 21 South Avenue to the detriment of their residential amenity.

All of these aspects would result in the proposal not complying with the relevant parts of policies H1 (Residential Areas); D1 (Quality Placemaking by Design) of the 2017 Aberdeen Local Development Plan; policies H1 (Residential Areas), D1 (Quality Placemaking) and D2 (Amenity) of the 2020 Proposed Local Development Plan and relevant sections of Supplementary Guidance on Subdivision and Redevelopment of Residential Curtilages.

4. The proposed rear garden serving Plot 1 with a maximum length of 7m would not meet the minimum criteria in relation to provision of external garden space as set out in Supplementary Guidance Subdivision and Redevelopment of Residential Curtilages. Given the size of the dwelling proposed, it is therefore considered that insufficient external amenity space would be provided to adequately serve a dwelling this size.

The proposal would therefore not comply with the relevant parts of policies H1 (Residential Areas); D1 (Quality Placemaking by Design) of the 2017 Aberdeen Local Development Plan; policies H1 (Residential Areas); D1 (Quality Placemaking) and D2 (Amenity) of the 2020 Proposed Local Development Plan and relevant sections of Supplementary Guidance on Subdivision and Redevelopment of Residential Curtilages.

The Committee heard from Dineke Brasier, who spoke in furtherance of the application and answered various questions from Members.

The Committee resolved:-

to refuse the application in line with the officer recommendation.

56 PARK ROAD ABERDEEN - 220509

5. This application was withdrawn by the applicant and therefore was not considered.

- **Councillor Henrickson, Convener**