

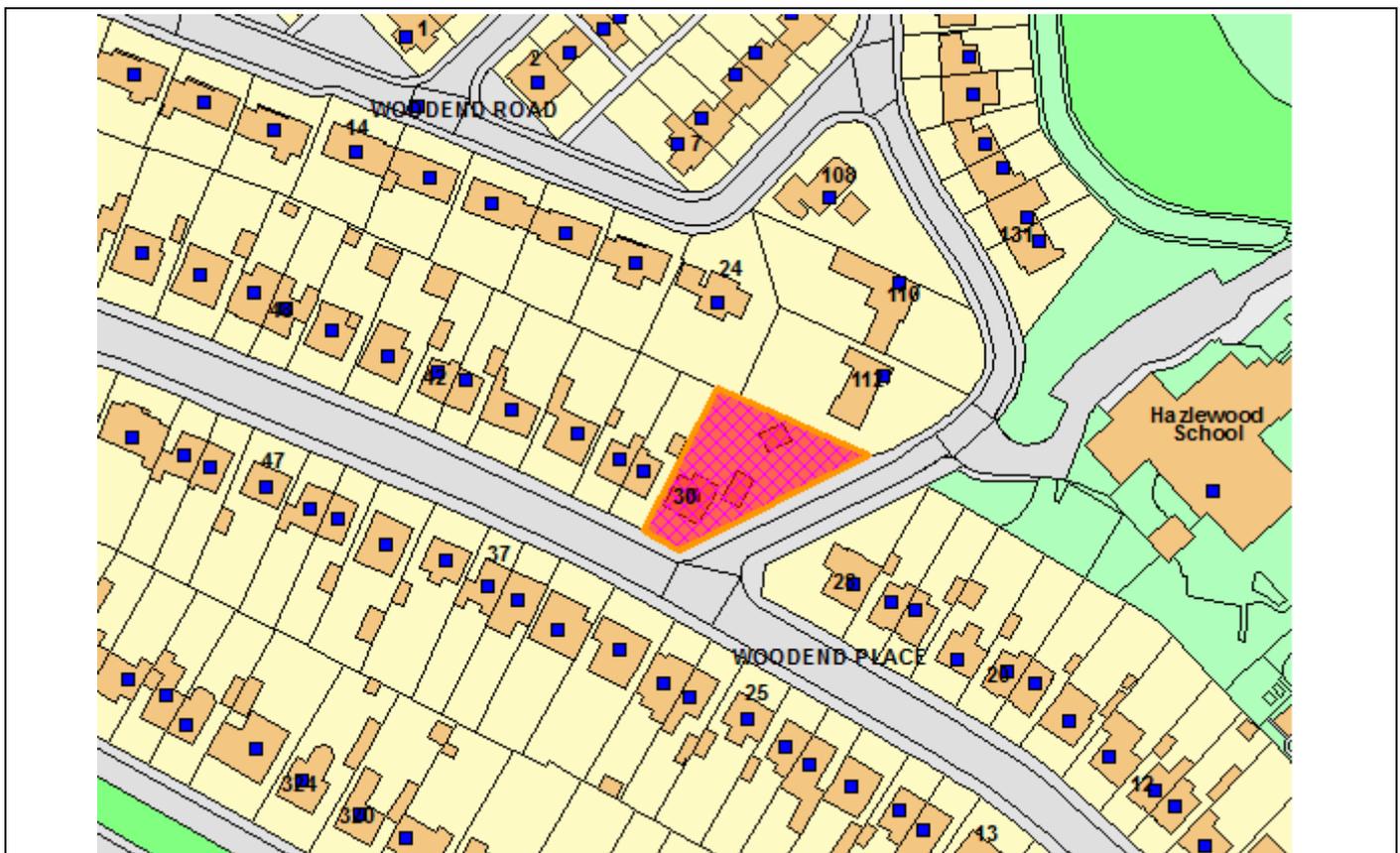


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 29 June 2023

Site Address:	30 Woodend Place, Aberdeen, AB15 6AN,
Application Description:	Erection of detached dwellinghouse and associated works
Application Ref:	230601/DPP
Application Type	Detailed Planning Permission
Application Date:	17 May 2023
Applicant:	Mr Craig Duncan
Ward:	Hazlehead/Queen's Cross/Countesswells
Community Council:	Woodend
Case Officer:	Robert Forbes



© Crown Copyright. Aberdeen City Council. Licence Number: 100023401 - 2018

RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

This site comprises a detached 4 bedroomed 1930's house, associated garden ground, ancillary parking, garage and outbuildings. The house is located at the junction of Woodend Place and Woodend Crescent and has a roughly triangular plot. It faces onto Woodend Place but is accessed from Woodend Crescent. It has granite walls and a hipped slate clad roof with single dormer on the frontage. Its maximum wall-head height is around 3m above ground level. A modest single storey flat roofed extension has been erected on the rear elevation. The single garage is set back from the principal house elevation and has a centre apex ridged roof. The rear garden is enclosed by granite walls ranging from 1.2m to 1.8m high with brick cope. A single storey timber summer house has been erected in the rear garden. The site and adjacent land are broadly level, with a slight northerly aspect.

The site lies close to the main entrance to a disused primary / nursery school (formerly Hazlewood School, recently used as a replacement for Countesswells), which lies to the east of the site on the opposite side of Woodend Crescent. There are no parking restrictions or controls in the area other than vehicle stopping restrictions adjacent to the access to the school. The houses to the north of the site are of more modern origin and are larger (generally 2 storeys).

Relevant Planning History

Application Number	Proposal	Decision Date
221257/DPP	Erection of detached dwellinghouse with integral garage and associated works	23.11.2022 Status: Withdrawn
110588	Alterations to existing conservatory and erection of replacement garage	27.06.2011 Status: Approved

APPLICATION DESCRIPTION

Description of Proposal

The proposed house would occupy the rear (northern) part of the existing house plot, partly on the site of the existing summer house. Its principal elevation would face south-east, onto Woodend Crescent, broadly positioned to align with the orientation of the existing house to the north (112 Woodend Crescent). The northern wall would be around 1.5-2m from the existing northern boundary wall. Access would be from Woodend Crescent, with off-street parking provided within a proposed tarred driveway to the south of the proposed house. The main access door would be on the south-west elevation. The floor level of the house would be around 0.3m below that of the existing house. Public rooms and one bedroom would be provided on the ground floor and two bedrooms are proposed at first floor level. The upper bedrooms would face towards Woodend Place. The wall-head height would be around 2.7m above ground level and maximum ridge height 7.1m. Wall materials would comprise natural granite on the south-east and south-west elevations and grey harling on the rear and north sides. The slate clad hipped roof would include a single dormer window on the south elevation and Velux rooflights. The house would have a rear garden depth of 17.3m and a rear garden area of around 184 square metres. The proposed south boundary of the plot would be formed by 1.8m high timber fencing (reducing to 1.2m at the road boundary). The existing house, ancillary garage and parking area would be retained.

Amendments

None.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RUT2X2BZJMK00>

- Planning / Design Statement
- Tree Survey / Biodiversity Report
- Sunlight / Daylight Assessment

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because in excess of 5 objections have been received and the recommendation is approval.

CONSULTATIONS

ACC - Roads Development Management Team –No objection. Confirm that the proposed driveway, which provides 2 off street parking spaces, is accepted and raises no safety concerns.

Scottish Water – No objection. Advise that adequate waste-water treatment capacity (at Nigg) and water supply capacity exists (at Invercarnie). Advise that surface water cannot be discharged to the public sewer.

North East Scotland Biological Records Centre – No objection. Information provided regarding wildlife observations indicates no significant constraints.

Woodend Community Council – Not established.

REPRESENTATIONS

A total of 7 objections have been received raising the following matters:

- Overdevelopment of the site,
- Conflict with the established character of the area / surrounding property,
- Loss of part of a granite boundary walling fronting Woodend Crescent,
- Inadequate provision of amenity for proposed residents and the existing house,
- Adverse impact on residential amenity due to overlooking from proposed roof windows,
- Loss of trees and potential conflict with existing trees in adjacent garden ground,
- Conflict with related national and local planning policies and draft local guidance,
- Car parking impact / reduction of on street parking capacity,
- Existing anti-social traffic behaviour including pavement parking and speeding,
- Road and pedestrian safety impact and conflict with safe access to nearby primary school,
- Suggested need for on street parking restrictions / road safety improvements,
- Requested removal of permitted development rights for the proposed house
- Conflict with title deed restrictions.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where making any determination under the planning acts, regard is to be had to the provisions of the

Development Plan; and, that any determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

Development Plan

National Planning Framework 4 (NPF4)

NPF4 is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan. The relevant provisions of NPF4 that require consideration in terms of this application are –

- Policy 1 (Tackling the Climate and Nature Crises)
- Policy 2 (Climate mitigation and adaptation)
- Policy 3 (Biodiversity)
- Policy 5 (Soils)
- Policy 6 (Forestry, Woodland and Trees)
- Policy 7 (Historic Assets and Places)
- Policy 12 (Zero Waste)
- Policy 13 (Sustainable Transport)
- Policy 14 (Design, Quality and Place)
- Policy 15 (Local Living and 20 Minute Neighbourhoods)
- Policy 16 (Quality Homes)
- Policy 18 (Infrastructure First)
- Policy 19 (Heat and Cooling)
- Policy 22 (Flood Risk and Water Management)
- Policy 23 (Health and Safety)

Aberdeen Local Development Plan 2023 (ALDP)

The ALDP was adopted on 19 June 2023. The following policies are relevant –

- H1- Residential Areas
- H3 – Density
- D1- Quality Placemaking
- D2- Amenity
- D5- Landscape Design
- D6 – Historic Environment
- D7 – Our Granite Heritage
- NE3 – Our Natural Heritage
- NE4 –Our Water Environment
- NE5 – Trees and Woodland
- R5 - Waste Management Requirements for New Development
- R7 – Renewable and Low Carbon Energy Developments
- R8- Heat Networks
- I1 - Infrastructure Delivery and Planning Obligations
- T2 -Sustainable Transport
- T3- Parking
- C11- Digital Infrastructure.

Interim Aberdeen Planning Guidance (APG) and Technical Advice Notes (TAN)

Aberdeen Planning Guidance is currently Interim Guidance. The documents hold limited weight until they are adopted by Council. The weight to be given to the Interim Planning Guidance prior to its adoption is a matter for the decision maker.' The guidance that is relevant is -

- The Sub-Division and Redevelopment of Residential Curtilages APG
- Materials: External Building Materials and Their Use in Aberdeen TAN
- Transport and Accessibility APG
- Natural Heritage APG
- Flooding, Drainage and Water Quality APG
- Resources for New Developments APG
- Amenity APG

Other National Policy and Guidance

- Historic Environment Policy for Scotland 2019 (HEPS)

Other Material Considerations

- Naturescot Developing with Nature Guidance 2023

EVALUATION

Principle of Development

The site is allocated for residential purposes in the ALDP and thus the development accords with NPF4 policy 16, part a. The proposed use of the site as a house accords with the residential zoning of the site within the ALDP. Subject to protection of amenity and compliance with relevant guidance, there would be no conflict with ALDP policy H1. Compliance with detailed policies / guidance is addressed below. The urban location of the site is such that residents would benefit from access to existing established facilities and amenities. Delivery of housing within the built-up area of the city within a residential area in an accessible location accords in principle with NPF4 policies 13, 15 and ALDP policy T3. The acceptability of the specific proposal requires to be assessed relative to detailed policy and guidance.

Appraisal relative to the Sub-division of Curtilages Considerations

For the reasons set out below, the proposal is considered to comply with policies H1 and D1 of the ALDP. The following criteria are relevant factors in the consideration of this proposal, with these factors also included in the APG:

General Context

“New dwellings must respect the established pattern of development formed by the relationship between buildings and their surrounding spaces (gardens etc.);

There is a range of form, scale, age, and density of development in the area, including 2 storey houses and 3 storey flats in the wider area to the north of the site. Woodend Place is notable for the consistency and design quality of its low-density hipped roof 1930's houses. The pattern of development in the immediate context is characterised by such low rise semi-detached and detached houses set in large plots, although there is more modern suburban housing on the wider area to the north. It is considered that the form of the proposed development respects this context. Whilst the extent of the existing mature garden ground associated with the existing house would be reduced, it is considered that the both the existing and proposed houses would have generous garden grounds particularly relative to the plot sizes of typical modern suburban houses. It is therefore considered that, whilst there is no uniformity of the wider built form, the character of Woodend Place would not be eroded by the development.

Other detailed considerations raised in the APG are addressed below.

Site Coverage / Density

“The density of the surrounding area should be reflected in the development proposals for the new and existing property. As a general guide, no more than a third (33 per cent) of the total site area for each individual curtilage should be built upon;”

The density of development proposed would be reflective of the immediate historic built context, whereby adjacent 1930s houses on Woodend Place have generous garden grounds and thus is considered to be acceptable. As the site does not exceed 1 hectare, there is no requirement to address the criteria set out in ALDP policy H3. The scale, form, massing and footprint of the proposed house relative to the parent house and wider area is not considered to be indicative of overdevelopment of the site.

The site coverage of the proposed house, at 19.6%, would be substantially below the figure of a third of the plot referred to in the APG, although it would be greater than the site coverage of some other house plots in the street. The typical site coverages on Woodend Place for Nos. 32-40 (i.e. the adjacent north side properties), range between approx. 17% and 20.5% (excluding the footprint of any detached garages). This range is typical of the properties on the north side of the street. Thus, the proposed house would accord with the prevailing character and site coverages on Woodend Place. The resultant site coverage of the parent house, if the feu-split was to occur would be 26.3%. Whilst this would be greater than the typical site coverages on the street, it does not warrant refusal as adequate amenity / garden ground would be provided. The private rear gardens of the existing and proposed houses would have a depth of 10m and 17m respectively. The proposed house would have a usable rear garden area of 184 square metres which is considered to be appropriate.

Scale / Massing

“The scale and massing of the any new dwellings should complement the scale of surrounding properties;... The ridges or wallheads of any new dwellings should be no higher than the ridges or wallheads on adjoining dwellings...”

The massing of the proposed house would not exceed that of the parent house or the other 1930s hipped roof houses in the area and it would be of similar scale and form. The ridge and wallhead levels of the proposed house would be lower than adjacent houses. Therefore, the massing and scale of the proposed house is considered acceptable.

Materials

“Facing materials should be of equal or higher standard than that of existing dwellings.”

Whilst the site does not lie within a conservation area, the historic character of the 1930s houses on Woodend Place displays a remarkable degree of consistency in terms of use of locally sourced natural granite as a building material. Natural granite is proposed as a facing material for the proposed house in its principal and side elevations which would be visible from the junction of Woodend Place and Woodend Crescent and thus would be seen in this historic context. The proposal would therefore complement this character. Whilst render is proposed on the rear and a side elevation, these are not visible from the street. The house is therefore considered to have been designed with due regard to this context.

It is therefore considered that the proposal would accord with the design quality objectives of ALDP

policies D1 and D6 and draft Materials TAN.

Impact on Existing Residential Amenity

“New residential development should not borrow amenity from, or prejudice the development of, adjacent land or adversely affect existing development in terms of privacy, overlooking, daylighting or sunlighting. ...Any windows to habitable rooms should not look out directly over, or down into, areas used as private amenity space by residents of adjoining dwellings.”

There would be no direct overlooking of the private rear garden ground of adjacent houses from the upper floor windows of the proposed house. The upper floor bedrooms would have windows facing towards public roads. Whilst rooflights are proposed on the north elevation, these are not of public rooms or bedrooms. The design would accord with the objective of ALDP policy H1 as it would respect the level of privacy enjoyed by existing houses and is therefore considered to have neutral impact on existing amenity, albeit the side garden of the parent house would be partly overlooked by the proposed house.

The submitted sunlight / daylight impact assessment has been produced with regard to relevant technical criteria. It demonstrates that there would be no unacceptable adverse impact on the level of sunlight and daylight enjoyed by existing premises resulting from the development and no requirement for any mitigation measures. It is considered to demonstrate compliance with the amenity objectives of ALDP policy D2. Any impact on the privacy and amenity of the adjacent houses is not considered to warrant refusal of planning permission.

Amenity for Proposed Occupants

“New development should be afforded a reasonable amount of amenity in line with the prevailing characteristics of the surrounding area.”

The design of the house would provide an appropriate and adaptable environment. The house would have a public street frontage and access to usable outdoor space. Whilst the rear garden would be shaded to an extent by the proposed house, due to its limited height and roof form, this would be minimal. The rear garden is of generous size. Occupants of the proposed house would therefore enjoy an acceptable standard of amenity, partly due to its suburban context and limited traffic noise or pollution. The siting and design of the house would satisfy the amenity expectations of ALDP policy D2 as appropriate amenity would be afforded for its occupants. Whilst the private rear garden would be overlooked to an extent from the adjacent 2 storey houses located to the north of the site, this is an existing situation which is not unusual in an urban situation. The closest directly facing windows at the rear of 24 Woodend Road would be 18m from the site boundary which is considered acceptable.

Tree and Garden Ground Impact

“Trees make a valuable contribution to the landscape setting of urban areas.... The loss of mature or attractive garden ground or trees where it is considered to make a significant contribution to the visual amenity of the neighbourhood will not be acceptable.”

Although 2 small trees would be removed, no significant mature or large trees would be directly impacted by the development. Suitable replacement planting and protection measures are proposed and can be required by condition in accordance with the objectives of NPF4 policy 6 and ALDP policy NE5. The trees on adjacent garden ground to the north would not be impacted by the development.

The garden ground which would be lost is largely grassed and of limited amenity value such that it does not make a significant contribution to the visual amenity of the neighbourhood. Although it contains an established conifer hedge, which provides privacy, this would be largely retained. Transplanting of certain specimen plants is proposed in the landscape plan.

Access / Parking

“With the exception of private driveways, it will not normally be acceptable for pedestrian access to be shared with vehicles.... Car parking provision should be in line with the Council standards”

As the proposal is for a single private driveway onto a minor road within a residential area, and ACC Roads DM Team raise no safety objection, the principle of the proposed access is acceptable in terms of public safety impact.

Adequate car parking (2 spaces) would be accommodated on site for the development in accordance with the expectations of the Transport & Accessibility APG and ALDP policy T2. The car parking for the existing house would not be impacted by the development and would accommodate adequate spaces (i.e. 3 cars including the existing garage).

The proposal would result in the removal of one existing on-street car parking space to create the proposed vehicle access. Notwithstanding the absence of a parking survey, ACC Roads have raised no resulting public safety concern. It is noted that the site lies within a suburban context, outwith any controlled parking zone (CPZ) and there is limited on street parking pressure, with car parking provision within existing residential curtilages. It is therefore considered that the impact of the loss of one on-street parking space would not be so significant to warrant refusal.

Although it is accepted that reversing of vehicles across a footway is inherently risky, ACC has no specific guidelines that precludes reversing out of / into driveways or require that off street parking / driveways incorporate turning areas. In this case ACC Roads DM Team do not request a turning facility within the site.

As regards the potential for vehicles to obstruct / overhang the public footway, by extending from the proposed driveway, the precise positioning of vehicles within a residential driveway is not a matter that can be legitimately controlled by planning condition relating to a house development.

Climate Mitigation, Energy and Water Efficiency

The house is sited and designed in a way that rooms would benefit from sunlight / daylight penetration and natural ventilation. There would be generous provision of private garden ground. Whilst no detailed technical information has been submitted in relation to provision of energy and water saving technology on site, to demonstrate compliance with NPF4 policy 2 and ALDP Policy R7, such information could be made subject of a suspensive condition. Solar panels could potentially be incorporated on the roof of the building. Rainwater captured on site could be stored in water butts and used for watering plants. Non-potable water could also in theory be stored in tanks and used for purposes such as flushing toilets. Thus, there would be no basis for refusal of the application because of conflict with policy.

Biodiversity Impact

The proposal would result in the loss of two small trees (a holly and a conifer), part of a conifer hedge, other vegetation and soils and therefore would have an inevitable degree of adverse impact on biodiversity due to loss of garden ground, vegetation and topsoil. Thus, there is a degree of potential conflict with NPF4 policies 1 and 3. However, the proposal does not impact on any

designated wildlife site. There are no records of protected species being present on the site and the scale of the development is below the threshold whereby a formal ecology assessment is required. The submitted biodiversity report demonstrates that there is potential for enhancement of the existing biodiversity value of the site by means of appropriate planting which could be conditioned. Although bats are likely to be present nearby due to the proximity of a water course and mature trees, the proposal does not result in the direct loss of mature trees or buildings with roosting potential and thus a survey is not required.

Overall, subject to conditions regarding topsoil protection and provision of compensatory planting / biodiversity enhancement measures there would be no insurmountable conflict with NPF4 policies 1 and 3 and ALDP policy NE8. The degree of impact on biodiversity is not considered to warrant refusal.

Drainage

The development would be connected to the public sewer network. This is acceptable in principle and accords with ALDP policy NE3. The requisite foul drainage connection could be ensured by condition.

The proposed development is below the threshold whereby a drainage impact assessment is required. The existing garden ground is largely undeveloped, although it includes a summer house and some hard surfacing. The proposed development would result in loss of undeveloped garden ground and an increase in hard surfacing, thereby resulting in potential increased rates of surface water discharge. The site itself is not at risk of flooding, such that there is no requirement for a flood risk assessment. However, parts of the nearby open space to the east of the site have a medium-high risk of surface water flooding associated with the Den Burn. The additional surface water drainage discharge from the proposed development could exacerbate such risk, albeit to a limited extent. The proposed site plan shows that surface water would discharge to a soakaway within the rear garden, which would accord in principle with the expectations of Scottish Water. However further information is required to ensure that this is an appropriate sustainable surface water drainage feature. Use of a porous drive surface would be preferable to bitmac. A condition is therefore required to satisfy the expectations of NPF3 policy 22, ALDP policy NE3 and related guidance in relation to the need for appropriate sustainable surface water drainage measures.

Traffic Generation / Impact

The proposal results in limited traffic generation, such that no Traffic Impact Assessment (TIA) or transport statement is required in this instance. ACC Roads DM Team do not request further supporting information regarding traffic impact. The development would have adequate connection to the public path / road network and lies within reasonable walking distance of supporting facilities in the wider area and a public transport corridor on Queen's Road, such that there would be no conflict with ALDP policy T2.

Historic Environment Impact

Whilst the site does not lie within a conservation area, the historic character of the 1930s houses on Woodend Place displays a remarkable degree of consistency in terms of use of local granite as a building material, the low-rise wall-head levels with projecting granite chimney stacks and use of slate clad hipped roofs. The proposed house would be visible from the junction of Woodend Place and Woodend Crescent and thus would be seen in this historic context. The proposal would respect this historic character by reason of its similar scale, form and materiality. A condition can be used to ensure re-use of granite duntakings on site. It is therefore considered that the proposal would accord with the heritage objectives of NPF4 policy 7, ALDP policies D6, D7 and HEPS.

Boundary Treatment

The removal of part of the existing historic granite wall at the boundary with Woodend Crescent

would potentially conflict with the objective of ALDP policy D5. Although no specific proposals for re-use of such granite within the site have been presented, that can be addressed by condition. A condition can also ensure that the garden areas are suitably screened to ensure suitable privacy.

Infrastructure Impact

The site lies within the urban area such that physical infrastructure and service connections and supporting facilities are readily available. The scale of the development is below the threshold where developer obligation contributions would be sought to address potential infrastructure deficiencies (e.g. education capacity, open space). It is proposed to connect to the existing public wastewater and water supply infrastructure which accords with the expectations of ALDP policy NE6. Whilst the development would place limited burdens on existing facilities and infrastructure, the scale of such impact does not warrant refusal. Therefore, the degree of conflict with NPF4 policy 18b and ALDP policy I1 does not warrant submission of further supporting technical analysis or refusal in this instance.

Notwithstanding that the development would result in a limited increased pressure on existing infrastructure (e.g. schools) as it lies below the threshold referred to in ALDP policy H5 and where consultation with ACC Developer Obligations team is required, no contributions are sought in this instance. Given the 3 bedroomed detached nature of the house and its location in the west end, which has high residential values, the development would not represent affordable or social housing. However, there is no requirement to provide affordable housing in this instance.

Refuse Storage

Whilst the proposed use would generate waste, waste uplift would be by wheelie bins. There would be adequate space for provision of waste and recycling bins within the external areas of the site and no physical measures (e.g. bin store) or condition is needed in this instance to ensure bin storage. No further information is therefore reasonably required, notwithstanding the tension with NPF4 policy 12 part (c) and ALDP policy R5 which require submission of details of waste storage / management / collection arrangements.

Other Technical Matters

No heat network zone is identified in the ALDP, such that there is no direct conflict with NPF4 policy 19. Whilst no connection to the existing district heating network is proposed, there is no such network in the immediate vicinity. Policy R8 states that heat networks are encouraged and supported. Such heating systems are desired in terms of sustainable design. However, as guidance referred to in policy R8 (i.e. Heat Networks and Energy Mapping APG) has yet to be published, the weight which can be afforded to that policy is limited. It would not therefore be reasonable to refuse the development on the basis that no connection to a heat network is proposed. The detailed technical design of the heating / cooling requirements for the house are matters that are, in part, controlled by Building Standards.

It is presumed that there are adequate telecoms services (e.g. phone, internet) at the site given its location within an urban area and thus no conflict with NPF4 policy 24 and ALDP policy C11. It is noted that neither the applicant nor the Council has any responsibility for provision of telecommunications infrastructure, which is delivered by private companies. It is noted that the roll out of full fibre broadband within the city is continuing (in part funded by the Scottish Government) and such services are available in the area. Thus, it would not be reasonable to impose a condition requiring any service upgrade. No evidence exists that that the development would adversely impact on existing TV reception or other telecommunications signals.

Other Matters Raised in Representations

Road and traffic safety, parking, design, overdevelopment, impact on trees, amenity concerns and related policy / guidance conflict are addressed above. Potential conflict with title deed restrictions

is not a material planning consideration and thus not a basis for refusal.

Local residents have raised concerns regarding inappropriate driver behaviour (e.g. excessive speed and pavement parking). However, it is not legitimate or reasonable to expect this development proposal to address or resolve such alleged problems or associated existing road safety concerns. Excessive vehicle speed is a matter for Police Scotland. Other powers exist for ACC as Roads Authority to investigate and if necessary, undertake appropriate action in relation to the public road network. ACC Roads Service do not express safety concern regarding impact on access to the school or otherwise.

Whilst the proposed house would benefit from permitted development rights that would enable its alteration and the erection of substantial extensions / outbuildings (particularly at the rear) that is not considered to give rise to amenity or environmental concerns. Thus, imposition of a condition removing permitted development rights is therefore considered to be unnecessary in this instance.

Conclusion

Overall, the proposal accords with the development plan, is suitably designed and does not constitute overdevelopment. Conditions can be used to ensure that amenity concerns, technical matters and other material considerations are addressed.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

The site is allocated for residential purposes in the Aberdeen Local Development Plan 2023 (ALDP) and thus the development accords with Policy 16 (Quality Homes) within National Planning Framework 4 (NPF4). Delivery of housing within the built-up area of the city within a residential area in an accessible location accords in principle with NPF4 Policy 13 (Sustainable Transport), Policy 15 (Local Living and 20 Minute Neighbourhoods) and ALDP Policy T2 (Sustainable Transport). Subject to imposition of conditions to ensure protection of amenity, there would be no conflict with ALDP Policy H1 (Residential Areas). The level of amenity for existing and proposed residents would satisfy the objectives of ALDP policy D2 (Amenity).

The proposal would be of an appropriate design quality and subject to conditions, addresses the design quality objectives of NPF4 Policy 7 (Historic Assets and Places), Policy 14 (Design, Quality and Place) and ALDP Policy D1 (Quality Placemaking), Policy D5 (Landscape Design), D6 (Historic Environment), and D7(Our Granite Heritage). Subject to imposition of conditions, it is considered that the impact on trees does not result in conflict with NPF4 Policy 6 (Forestry, Woodland and Trees), and ALDP Policy NE5 (Trees and Woodland). Provision of sustainable surface water drainage can be required by condition to address NPF4 Policy 22 (Flood Risk and Water Management) and ALDP Policy NE4 (Our Water Environment). There would be no significant conflict with ALDP Policy NE3 (Our Natural Heritage) subject to a condition requiring implementation of biodiversity protection and enhancement measures on site. This would also accord with the objectives of NPF4 Policy 1 (Tackling the Climate and Nature Crises), Policy 3 (Biodiversity) and Policy 5 (Soils) and the expectations of Naturescot Developing with Nature Guidance. Conditions can be imposed to ensure compliance with NPF4 Policy 2 (Climate mitigation and adaptation), ALDP R7 (Renewable and Low Carbon Energy Developments) and ALDP Policy T3 (Parking).

Notwithstanding the tension with NPF4 Policy 12 (Zero Waste) part (c) and ALDP policy R5 (Waste Management Requirements in New Developments), no bin storage facilities are required. The degree of conflict with NPF4 Policy 18 (Infrastructure First) part b and ALDP Policy I1 (Infrastructure

Delivery and Planning Obligations) does not warrant submission of further supporting technical analysis or refusal. No heat network zone is identified in the ALDP, such that there is no direct conflict with NPF4 Policy 19 (Heat and Cooling) and ALDP policy R8 (Heat Networks). Given the limited scale of the works, any tension with NPF4 Policy 23 (Health and Safety) part (f) does not warrant refusal. There is no conflict with NPF4 Policy 24 (Digital Infrastructure) and ALDP Policy CI1 (Digital Infrastructure).

CONDITIONS

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason: In accordance with section 58 (duration of planning permission) of the 1997 act.

(02) GRANITE / SLATE USE

No development shall take place pursuant to this permission unless there has been submitted to and approved in writing by the Planning Authority a detailed scheme for the re-use of granite dountakings on site and details of the finish, appearance and coursing / size of proposed granite facing blocks and slate to be used as external materials. The development hereby approved shall not be occupied unless such scheme as may be approved has been implemented in its entirety.

Reason: In the interest of visual amenity and to ensure granite re-use within the development.

(03) PLOT / BOUNDARY TREATMENT

No development shall take place pursuant to this permission unless there has been submitted to and approved in writing by the Planning Authority a detailed scheme for the alteration of the existing boundary walls, and proposed fencing / walls. The development hereby approved shall not be occupied unless such scheme as may be approved has been implemented in its entirety.

Reason: In the interest of visual and residential amenity / privacy.

(04) TREE/ HEDGE / SOIL PROTECTION

No development shall take place unless the tree protection measures specified in drawing no. WPA3-2305-TP of the approved arboricultural assessment have been implemented on site and are retained on the site for the duration of construction works. No materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities / soil compaction shall be permitted within the tree protection area without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks.

Reason: In order to ensure adequate protection for trees / hedges / soil on site during the construction of the development.

(05) DRAINAGE

No development shall take place pursuant to this permission unless there has been submitted to and approved in writing by the Planning Authority a scheme for sustainable surface water drainage for the site, including the proposed driveaway. This shall include details of surface water SUDS measures and associated maintenance measures as required on site. The building hereby approved shall not be occupied unless the approved surface water drainage system has been implemented in full and is permanently retained thereafter in accordance with the approved maintenance scheme. The building hereby approved shall not be occupied unless foul drainage is connected to the public foul drainage network.

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of protection of water quality.

(06) BIODIVERSITY / LANDSCAPING PROVISION

No development shall take place pursuant to this permission unless there has been submitted to and approved in writing by the Planning Authority a further detailed scheme of landscaping and biodiversity enhancement for the site. This scheme shall include details of bird / bat boxes, proposed planted / herbaceous areas, areas of any tree /shrub / climbing planting including details of numbers, densities, locations, species, sizes, stage of maturity at planting and establishment / protection measures and management arrangements. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any planted areas which within a period of 5 years from the completion of the development, are removed or become seriously damaged shall be replaced in the next planting season with others of an extent and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority.

Reason: In the interests of protection of the amenity of the area, ensure a suitable landscape treatment and amenity for occupants and deliver compensatory planting of biodiversity value.

(07) PROVISION OF CYCLE STORAGE / EV CAR PARKING

No development shall take place unless there has been submitted to and approved in writing by the Planning Authority a scheme detailing secure cycle storage provision and on-site electric vehicle parking and charging for the development. The development shall thereafter be implemented in full accordance with said scheme.

Reason: In the interests of encouraging more sustainable modes of travel.

(08) RENEWABLE ENERGY / WATER SAVING MEASURES

No development shall take place pursuant to this permission unless there has been submitted to and approved in writing by the Planning Authority an Energy and Water Saving Statement for the building. The statement shall include the following items:

- a) Full details of the proposed water efficiency measures and renewable technologies to be incorporated into the development;
- b) Calculations using the SAP or SBEM methods which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy R7 (Renewable and Low Carbon Energy Developments) of the Aberdeen Local Development Plan 2023.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy and Water Saving Statement. The carbon and water reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions and water efficiency.