

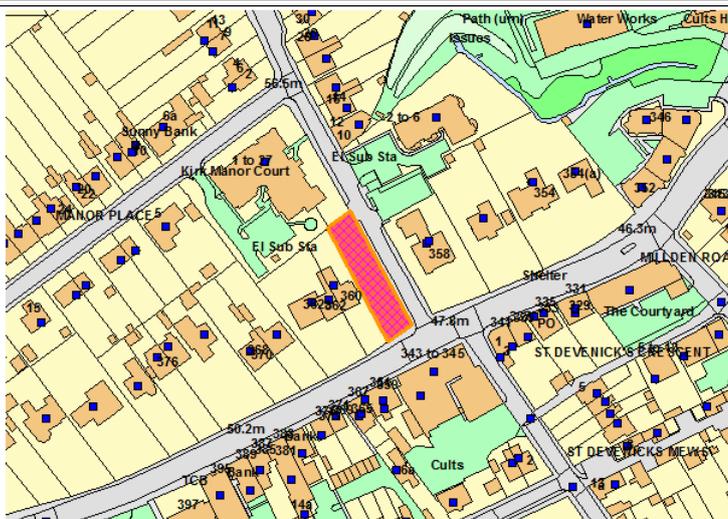


# Planning Development Management Committee

Report by Development Management Manager

**Committee Date:** 2 November 2023

<b>Site Address:</b>	Land adjacent to 360 North Deeside Road, Cults, Aberdeen, AB15 9SS
<b>Application Description:</b>	Erection of 2 storey detached dwelling house with garage and associated works
<b>Application Ref:</b>	230251/DPP
<b>Application Type</b>	Detailed Planning Permission
<b>Application Date:</b>	2 March 2023
<b>Applicant:</b>	Ardna LTD.
<b>Ward:</b>	Lower Deeside
<b>Community Council:</b>	Cults, Bieldside and Milltimber
<b>Case Officer:</b>	Dineke Brasier



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## **RECOMMENDATION**

Approve Conditionally

## **APPLICATION BACKGROUND**

### **Site Description**

The application site comprises a generally rectangular shaped area extending to c.775m<sup>2</sup> located to the north west of the A93 North Deeside Road/Kirk Brae junction in the established residential area of Cults. The site was part of the residential curtilage of the existing dwelling at 360 North Deeside, but was separated as an individual development plot following approval of planning permission 210220/DPP for the feu split and erection of a detached dwelling, in May 2021. This

permission has been implemented in so far as that a fence has been erected separating the two plots.

The site is prominent being elevated from North Deeside Road to the south of the site, and from Kirk Brae which forms the eastern boundary to the site. It is bounded by mature shrubs and planting behind a granite wall to the south along North Deeside Road; a granite wall to the east; timber fencing to the west; and a blockwork wall with timber fence behind to the north. There is an existing vehicular access located to the rear of the site from Kirk Brae which has been upgraded following the previous planning permission. There is a further pedestrian entrance into the site roughly midway along the eastern boundary from Kirk Brae.

## **Relevant Planning History**

- 210220/DPP – Splitting of feu and erection of 2 storey dwelling house including access and car parking with associated works – Approved on 6<sup>th</sup> May 2021.

## **APPLICATION DESCRIPTION**

### **Description of Proposal**

Detailed planning permission is sought for the erection of a two-storey detached dwelling with detached single garage and garden room, and associated works. The property would have a south facing principal elevation, continuing the established building line with the existing properties at 358 and 360 North Deeside Road. The dwelling would have a general rectangular plan extending to a footprint of c.125m<sup>2</sup>. It would be of a contemporary design and would incorporate a part flat and part pitched roof, with a variety of cladding materials, including stone on the ground floor and timber effect linings on the upper floors, and dark grey standing seam metal cladding for the pitched roof and projecting window and gable surrounds. The south elevation would include a balcony with glass balustrade, and to the rear of the plot would be a detached single garage with separate garden room. The garage building would have a mono-pitched roof making use of existing rise in site levels and would be finished in stone cladding with a dark grey up and over metal door. The garage would open out onto a driveway which would provide access to both the proposed new dwelling and the existing property of 360 North Deeside Road.

### **Amendments**

In agreement with the applicant, the following amendments were made to the application:

Significant changes to design, including reduction in scale and massing.

### **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=RQW15WBZH5700>

- Design and Access Statement submitted with original drawings, by S24 Architects.

### **Reason for Referral to Committee**

The application has been referred to the Planning Development Management Committee because six letters of objection have been received and the application is recommended for approval.

## **CONSULTATIONS**

**ACC - Environmental Health** – No objection subject to the incorporation of sufficient sound insulation measures to ensure internal noise levels do not exceed the relevant WHO guideline values for community noise for dwellings indoors and inside bedrooms (i.e.  $L_{aeq}$  of 35dB during the day and 30dB at night respectively).

**ACC - Roads Development Management Team** – No objection. The proposed dwelling would have five bedrooms and three parking spaces would be required. These are provided. The garage and further parking spaces would not appear to impede vehicular access to the curtilage of 360 North Deeside Road.

**ACC - Waste And Recycling** – General comments in relation to waste collection and bin storage.

**Scottish Water** – General comments in relation to capacity of Invercarnie Water Treatment Works and Nigg PFI Water Treatment Works.

**Cults, Bieldside and Milltimber Community Council** – No objection to the proposed development.

## **REPRESENTATIONS**

Given the significant, material changes to the design, scale and massing of the proposed dwelling, it was considered necessary to renotify neighbouring properties and to allow for a second period of representations.

The first neighbour notification period attracted a total of four written representations, all objecting to the scheme. The second period attracted a total of five written representations, all objecting to the proposal, with two additional objectors, thus raising the number of individual objectors to a total of six.

The following matters were raised during the first neighbour notification period:

- Modern design and building materials are out of keeping in the surrounding area which is characterised by granite buildings;
- Original permission was for a traditional designed dwelling;
- Scale, massing and footprint of proposed dwelling is significantly larger than that previously approved and too large for the site. The building line to the north will extend beyond that of the neighbouring dwelling to the west;
- Gap from the east elevation of the dwelling to Kirk Brae will only be 1m resulting in significant overshadowing of the bottom end of Kirk Brae;
- Has consideration been given to disruption at the busy junction of North Deeside Road/ Kirk Brae? Disturbance to the traffic lights would cause problems for both through traffic and pedestrians.

The following matters were raised during the second notification period:

- Adverse impact on residential amenity of 360 North Deeside Road due to increased footprint compared to that previously approved and overshadowing;
- Parking and garage now extend all the way to the shared access with 360 North Deeside Road causing likely interference to their vehicular access;
- Loss of visual amenity at 360 North Deeside Road given the scale and dominance of the proposed development;

- Design is out of scale with size of plot (overdevelopment);
- Materials are out of character in the surrounding area, leading to a negative visual impact;
- Design is out of character with surroundings and existing developments, particularly given the site's prominence on both main and adjoining roads, and would be overbearing in the centre of Cults;

## **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**

National Planning Framework 4 (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 13 (Sustainable Transport)
- Policy 14 (Design, Quality and Place)
- Policy 15 (Local Living and 20 Minute Neighbourhoods)
- Policy 16 (Quality Homes)

#### **Aberdeen Local Development Plan (2023)**

The following policies are relevant –

- Policy H1 (Residential Areas)
- Policy D1 (Quality Placemaking)
- Policy D2 (Amenity)
- Policy T2 (Sustainable Transport)
- Policy T3 (Parking)
- Policy R5 (Waste Management Requirements for New Developments)
- Policy R6 (Low and Zero Carbon Buildings and Water Efficiency)
- Policy NE5 (Trees and Woodlands)
- Policy CI1 (Digital Infrastructure)
- Policy WB3 (Noise)

### **Interim Aberdeen Planning Guidance**

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

- Amenity;
- Materials: External Building Materials and Their Use in Aberdeen;
- Subdivision and Redevelopment of Residential Curtilages; and
- Transport and Accessibility.

## **EVALUATION**

### **Principle of Development**

The site is located in the centre of Cults, in an established residential area and policy H1 (Residential Areas) of the 2023 Aberdeen Local Development Plan (ALDP) applies. This policy sets out that residential development is acceptable in principle provided that it:

- Does not constitute over-development;
- Does not have an adverse impact on the residential amenity and the character and appearance of an area; and
- Does not result in the loss of open space.

The development site was previously part of the residential curtilage of the neighbouring property at 360 North Deeside Road for which planning permission was granted for a feu split securing appropriate amenity garden ground for the then host property at 360 North Deeside Road and for the erection of the approved dwelling. The proposal would not result in the loss of any valuable or valued public open space. All other criteria will be discussed in more detail below.

In terms of National Planning Framework 4 (NPF4), Policy 16 (Quality Homes) sets out in part (f) that development proposals for new homes on land not allocated for housing in the Local Development Plan will only be supported where:

1. The proposal is supported by an agreed timescale for build-out;
2. The proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including local living and 20-minute neighbourhoods; and
3. The proposal is for smaller scale opportunities within an existing settlement boundary.

NPF4 Policy 15 (Local Living and 20-Minute Neighbourhoods) seeks to ensure that development encourages the creation of connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or other sustainable transport options.

The proposal is not supported by an agreed timescale for build-out, but given it is seeking permission for a single dwelling, and any permission would be subject to a general three-year limit on implementation of any approval, this is considered acceptable in this case. The site is located in the centre of Cults and thus in close proximity to all shops and services covering the immediate area, including the local primary and secondary school. In addition, bus routes run along the A93 North Deeside Road towards the city centre to the east and Peterculter and Deeside to the west. As such, the proposal would be well-placed to connect into an already well-connected and compact community and would result in a development in a sustainable location, meeting the second criterion of Policy 16 and the aim and objectives of Policy 15. Finally, as set out above, the proposal would represent a small scale opportunity within an existing settlement boundary and would thus meet this final criterion of Policy 16 of NPF4.

### **Scale, Massing and Design**

Policy 14 (Design, Quality and Place) of NPF4 sets out that development proposals will be designed to improve the quality of an area, whether in urban or rural locations and regardless of scale, and development proposals that are consistent with the six qualities of successful places (healthy; pleasant; connected; distinctive; sustainable; and adaptable) will be supported.

Policy D1 (Quality Placemaking) of 2023 ALDP sets out that all development must follow a thorough process of site context appraisal to arrive at an appropriate proposal recognising that the development context will differ from site to site. All good design and detail adds to the attractiveness of the building and natural environment and careful consideration is essential to ensure that development harmoniously contributes to its site and wider context. Policy D1 also reiterates that all development should be considered against the six essential qualities (distinctive; welcoming; safe and pleasant; easy to move around; adaptable; and resource efficient).

The proposed house would be a distinctive dwelling of contemporary design with a footprint of c.125m<sup>2</sup> over each of the two storeys resulting in a total floorspace of c.250m<sup>2</sup>. The site would further accommodate a single garage and garden room with a footprint of c.47m<sup>2</sup>. The site itself extends to c.775m<sup>2</sup>, and the plot ratio would thus be 22.2%. Interim Aberdeen Planning Guidance: 'Subdivision and Redevelopment of Residential Curtilages' sets out that the density of the surrounding area should be reflected in development proposals, and that, as a general guide, no more than 33% of a plot should be developed. The dwelling previously approved under 210220/DPP had a footprint of c.115m<sup>2</sup> and the proposed site layout did not include a further garage/ garden room. As such, the plot ratio was lower at c.15%. However, it is considered that the footprint of the proposed dwelling itself is not significantly larger than that previously approved with the increase in plot ratio mainly due to the introduction of a further outbuilding. It is further noted that the footprint of the existing property at 360 North Deeside Road extends to c.120m<sup>2</sup>, resulting in a plot ratio of c.24%.

The proposed house and the existing property at 360 North Deeside Road would both be located c.1.3m off the mutual boundary, giving a gable to gable separation distance of c.2.6m. A gap of c.3.5m would be retained to the east boundary with Kirk Brae, which would provide sufficient separation between the dwelling with garden ground edging Kirk Brae, maintaining the separation between the new dwelling and this road as approved as part of the previous approval 210220/DPP. Also in response to the site context, the front elevation would follow the general building line of the aforementioned neighbouring properties to North Deeside Road. This would allow for a long front garden, reflecting the general pattern of development in the immediate surrounding area with properties facing towards, but set back from North Deeside Road allowing for established front gardens. As such, and in that context, the proposed footprint, siting and development ratio on the plot is in line with the established character of the surrounding area and not considered overdevelopment of the site in compliance with policy H1 of the 2023 ALDP.

In terms of massing, the proposed new dwelling would have a part flat and part pitched roof. The eaves height of the pitched roof section and height of the flat roof would be set at the same height as that of the neighbouring dwelling at 360 North Deeside Road. Similarly, the ridge height of the pitched roof section, and ultimate height of the dwelling, would match that of this neighbouring dwelling. Both the south elevation and north elevation, would further contain a projecting gable feature with a balcony to the south elevation. This projecting gable to the south elevation would be set at a similar building line as the bay window in the neighbouring property at 360 North Deeside Road, not in advance of it. The balcony is fronted by glass, which lightens the frame and this projecting feature.

The pitched roof section, and thus the highest part, of the building would be on the western side of the plot, whilst the eastern half of the building, facing Kirk Brae, would have a flat roof and would thus have a lower overall height. There is a significant change in levels across the site, with levels sloping up c.4m from south to north. The building itself would be located centrally in the plot at a

similar level as existing properties at 360 and 362 North Deeside Road. This would be c2.5-3m higher than the lowest point in the front garden, with the North Deeside Road/ Kirk Brae junction itself a further metre lower. As a consequence, when viewed from the North Deeside Road/Kirk Brae junction, the building would be elevated and would be particularly prominent in views from the east. However, due to its specific design, where the lowest part of the proposed dwelling would sit nearest Kirk Brae, the massing of the property would be suitably modelled to its site context.

The property would be dual fronted, with the main entrance on the east (side) elevation addressing Kirk Brae whilst sufficient care is taken to also address North Deeside Road with a formal south elevation, continuing the main established built characteristics of the adjacent building and building lines.

Proposed materials include a stone cladding finish to the ground floor, timber effect linings to the upper floors to the north, south and east elevation and standing seam metal cladding to the pitched roof section and upper floor of the west elevation. The design of the dwelling is distinctly contemporary, and as such more modern materials, such as cladding and metal finishes, and design features such as the distinctive entrance door feature to the east elevation, projecting gable and window frames, and large fully glazed windows and doors, have all been derived from the main characteristics of the wider site context and are considered acceptable to providing a design that will make a positive addition to the site and area. It is noted that the ground floor is proposed to be finished in a stone cladding material. This would not be granite, but a stone of a softer colour and texture, with details proposed to be secured through a suitably worded condition. The site is located in the historic centre of Cults, and this part of North Deeside Road is lined with predominantly granite buildings, some of which constructed in the late 19<sup>th</sup> century, and the relatively modern flatted development at 358 North Deeside Road on the other side of Kirk Brae. However, there is some variation in the type, colour and texture of granite. More modern developments, including at Kirk Manor Court to the north of the application site and flatted properties at 2-6 Kirk Brae, to the east, are finished in cream and brown render respectively. As such, despite the apparent uniformity of materials in this area of Cults, upon closer inspection there is a level of variety in materials, texture and colours. The proposed would introduce new materials to this existing palette, but suitably reference the grey of the granite in the standing seam metal cladding and framing, which is softened by the proposed timber effect linings and stone which would pick up on the softer tones of the render buildings on Kirk Brae. On that basis, and in combination with the proposed contemporary design, the proposed materials are considered acceptable and suitable for the proposed design subject to a suitably worded condition seeking submission of samples of materials prior to development.

As such, overall, it is considered that the proposal would not represent overdevelopment of the site; is of an acceptable scale and massing, and its design and proposed materials are suitably informed by the surrounding site context. The proposal is thus considered to suitably comply with Policy 14 (Design, Quality and Place) of NPF4 and D1 (Quality Placemaking) of 2023 ALDP.

## **Residential amenity**

### Neighbouring properties

Policy D2 (Amenity) of 2023 ALDP sets out that all buildings must be fit for purpose and meet the needs of users and occupiers, with consideration given to neighbouring properties to ensure there are no unreasonable impacts on daylight, sunlight, noise, air quality and outlook. No development should result in an unacceptable impact on existing residential amenity of neighbouring properties.

In this case, the nearest neighbouring property is 360 North Deeside Road to the west of the application site. This is a two storey semi-detached dwelling with long single storey rear projection. Due to the orientation and layout of both dwellings, the main impact in relation to sun and daylight will be on side facing windows located in this existing single storey projection to the rear of 360 North

Deeside Road, which is set at a distance of c.6m from the proposed two storey west elevation. This single storey projection includes a large window, and set of fully glazed doors and full height windows, and additional roof lights. As the windows and doors face directly towards the application site, Interim Planning Guidance 'Amenity' sets out that a line should be drawn from the centre point of the affected window towards the proposed building at a 25° angle. If the proposed building would be entirely located underneath this line, then there would be no demonstrable impact on daylight. In this case, the set of windows and doors nearest the north elevation of the main body of the existing building would be impacted by the proposed new dwelling, resulting in a loss of sun and daylight, whereas the large window set further in this side elevation would not be affected by the proposed development. This rear projection has a total length of c.9m, and comprises a single kitchen/dining space. As such, even though light levels are affected to part of this projection, this would be suitably mitigated through the large window in the rear part of the projection and existing roof lights. As such, it is considered that, although there is an impact on light levels to part of this projection, the overall space would not be sufficiently affected to warrant a reason for refusal based on an adverse impact on residential amenity of 360 North Deeside Road.

In addition to the single storey rear projection, the main body of the neighbouring dwelling includes a ground floor window in the north elevation. As per guidance set out in the Interim Planning Guidance 'Amenity', a line drawn at a 45° angle from the centre point of this window would not go through the proposed building, and as such this window would not be adversely affected by the proposed development.

The proposed dwelling would not contain any west facing windows that would overlook the rear garden of 360 North Deeside Road. In addition, the proposed frame around the first floor windows would further reduce any perception of additional overlooking of the rear garden of the neighbouring property and as such, there would be no significant adverse impact on their residential amenity due to loss of privacy/increased overlooking.

The flats on the other side of Kirk Brae at 358 North Deeside Road, would be set at a distance exceeding 18m, which is a distance in excess of the general guidance for the distance between the windows of habitable rooms in opposing properties in a suburban location as set out in Interim Planning Guidance 'Amenity'.

#### Future residents

The proposed dwelling would provide a very good level of accommodation given the c.250m<sup>2</sup> floorspace available, and would be served by external garden areas to both the front and rear. The rear garden area would be suitably private. In addition, due to the slope of the site, best use is made of opportunities to optimise views, and sunlight and daylight receipt into the property through the integration of large ground floor south facing windows and first floor balcony. As such, the proposal is considered to comply with Policy D2 (Amenity).

#### Noise

Policy 23 (Health and Safety) of NPF4 sets out in part (e) that a Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely. Policy WB3 (Noise) of 2023 ALDP similarly requests submission of a Noise Impact Assessment where a significant exposure to noise is expected. The site is located in the centre of Cults, immediately adjacent to the A93, which is a main route between the city centre to the east and Deeside to the west and the main transportation corridor in the area. To ensure that the proposed new dwelling would achieve a suitable residential living environment and is not adversely affected by road noise, officers in Environmental Health request the submission of details setting out that sufficient sound insulation measures are incorporated in the design to ensure that internal noise levels do not exceed the relevant WHO guideline values for community noise for dwellings indoors and for inside bedrooms. However, it is considered that a good quality residential environment can

be created and there is no requirement for a Noise Impact Assessment. This can be achieved through the use of a suitably worded condition.

## **Parking and access**

Policy 13 (Sustainable Transport) of NPF4 aims to encourage, promote and facilitate developments that take advantage of existing networks or prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.

Policy T2 (Sustainable Transport) of 2023 ALDP sets out that new developments must be accessible by a range of transport modes in accordance with NPF4.

The application site is located in the centre of Cults in very close proximity to local shops, amenities and services. In addition, North Deeside Road is a main public transport route from the city centre out towards Peterculter and Deeside. North Deeside Road has on-road cycle lanes, and the site is relatively close (c.300m) from the nearest access onto the Deeside Way walking and cycling route. As such, the application site is located in a very sustainable location and would be able to directly take advantage of the existing neighbourhood amenities that are in close proximity to the site by walking or wheeling.

The proposed site layout would retain the existing vehicular access, which has been upgraded by the previous applicant since the approval of 210220/DPP. The proposed site layout includes a single garage and two parking spaces. The dwelling would have a total of five bedrooms and Interim Aberdeen Planning Guidance 'Transport and Accessibility' sets out that a maximum of three parking spaces would be required in this location for properties with four bedrooms or more, and this in-curtilage parking requirement is met within the proposal. The drawings do not show any EV charging infrastructure. However, given this is a proposal for a single residential dwelling, and that sufficient space is available within both the garage and to the side of the additional two parking spaces for this infrastructure, it is considered that this requirement can be met at Building Warrant Stage as part of the recently altered Building Standards Regulations.

The proposed layout of this garage and parking spaces would ensure that the vehicular access itself would not be required for parking given there is an existing vehicular right of way towards the rear garden of 360 North Deeside Road. The width of this access into the curtilage of the neighbouring property would be c.5.2m, and would ensure sufficient space to park at least two cars within their own rear garden area.

Taking account of the above, it is considered that the proposal would suitably meet the criteria of Policy 13 (Sustainable Transport) of NPF4 and policies T2 (Sustainable Transport) and T3 (Parking) of 2023 ALDP and relevant sections of Aberdeen Planning Guidance on Transport and Accessibility.

## **Other matters**

### Waste

Policy R5 (Waste Management Requirements for New Development) of 2023 ALDP sets out that all new development should have sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate. No dedicated bin store is shown on the proposed site plan. However, it is considered that there is sufficient space within the plot to store all required waste containers and that these can be presented kerbside on Kirk Brae. As such, it is considered that the proposal suitably complies with this policy.

### Low and Zero Carbon Buildings

Policy R6 (Low and Zero Carbon Buildings and Water Efficiency) of 2023 ALDP sets out that all new

buildings will be required to demonstrate that a proportion of the carbon emissions reduction standard set by Scottish Building Standards will be met through the installation and operation of low and zero carbon generating technology. In addition, all new buildings are required to use water saving technologies and techniques. The submitted Design and Access Statement sets out that heating will be provided via an air source heat pump with additional photovoltaic arrays on the flat roof. The design of the property is designed to maximise natural daylight throughout the property, and a mechanical heat ventilation recovery system will be installed to provide a consistent air quality to the building whilst reducing running costs through air leakage. No details have been provided on water saving technologies and techniques. However, it is considered that this would be acceptable with details adequately dealt with through the Building Warrant process.

### Trees

The site contains a number of smaller trees along the south boundary with North Deeside Road as part of the original established garden group before the feu split was approved. No tree survey or tree protection plan has been submitted. However, it is considered that, due to the distance between the trees and the position of the dwelling within the plot and the size of the existing trees, the proposal and construction works do not encroach on the root protection area of these existing small trees. However, it is considered necessary to add a condition requesting submission of a tree protection plan prior to development.

### **Tackling the Climate and Nature Crises and Biodiversity**

Consideration must be given to Policy 1 (Tackling the Climate and Nature Crises); Policy 2 (Climate Mitigation and Adaptation); and Policy 3 (Biodiversity) of NPF4. Policy 1 gives significant weight to the global climate and nature crises in order to ensure that it is recognised as a priority in all plans and decisions; Policy 2 states that emissions from new development are minimised as far as possible; and Policy 3 sets out that all development proposals will contribute to enhancement of biodiversity.

In this case, the application is for the construction of a single detached dwelling in an established residential area. The site was previously part of the residential curtilage of 360 North Deeside Road, and contains an existing area of hardstanding centrally within the application site. Given the relatively small scale of the proposal and the sustainable location of the application site, in addition to the retention of existing vegetation to the front of the plot and extent of landscaped garden to the front and rear providing a route through for local wildlife, it is considered that the proposal would have no material impact on the global climate and nature crises, biodiversity or climate mitigation with the property designed to incorporate renewable energy generating technology.

### **Matters raised in letters of objection**

- All matters raised in relation to design, scale, massing, materials and impact on residential and visual amenity have been addressed in the evaluation above;
- The proposed dwelling would use the existing access from Kirk Brae, and should therefore not have any impact on the existing North Deeside Road/ Kirk Brae junction and associated traffic lights;
- The proposed site layout would allow for vehicular access into the rear garden to existing dwelling at 360 North Deeside Road.

### **RECOMMENDATION**

Approve Conditionally

### **REASON FOR RECOMMENDATION**

The proposed new dwelling would be located within an existing residential settlement and would be in a sustainable location in close proximity to shops and services, thereby meeting the criteria as set out in Policy 13 (Sustainable Transport); Policy 15 (Local Living and 20-Minute Neighbourhoods); and Policy 16 (Quality Homes) of National Planning Framework 4 (NPF4); and policy T2 (Sustainable Transport) of the Aberdeen Local Development Plan 2023 (ALDP).

The proposal would not constitute overdevelopment, with the proposed level of development accepted when taking consideration of the surrounding site context. Its contemporary design and proposed materials would represent a clear contrast with the more traditional development either side of North Deeside road, and the dwelling would be prominent in longer views, especially from the North Deeside Road/Kirk Brae junction, due to its position on a corner plot and change in levels across the site. However, the proposed scale and massing of the new dwelling would be in line with the adjoining neighbouring dwelling at 360 North Deeside Road, and the quality of design acceptable to represent this variation within the streetscape and would have a positive impact on the visual amenity of the surrounding area. Residential amenity for future residents would be very good, whilst the residential amenity of neighbouring properties, in particular 360 North Deeside Road, would not be significantly adversely affected. The proposal is thus considered to comply with Policy 14 (Quality Design) of NPF4 and policies H1 (Residential Areas), D1 (Quality Placemaking) and D2 (Amenity) of the ALDP.

Sufficient parking and bin storage would be provided within the site without obstructing existing vehicular access into the neighbouring property at 360 North Deeside; there would be no adverse impact on existing trees to the front of the curtilage; and sufficient consideration has been given to the incorporation of low and zero carbon generating technologies. As such, the proposal would comply with policies T3 (Parking); R5 (Waste Management Requirement for New Development); R6 (Low and Zero Carbon Buildings, and Water Efficiency) and NE5 (Trees and Woodlands) of the ALDP.

Finally, due to the small scale of the proposed development, it would have no material impact on the global climate and nature crises, and sufficient consideration has been given to climate mitigation and biodiversity, all in compliance with Policy 1 (Tackling the Climate and Nature Crises); Policy 2 (Climate Mitigation and Adaptation) and Policy 3 (Biodiversity) of NPF4.

There are no other material considerations that would warrant refusal of the application.

## **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) SAMPLE OF MATERIALS**

No development shall commence until a scheme/samples detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the Planning Authority and thereafter the development shall be carried out in accordance with the details so agreed. For the avoidance of doubt, a sample panel of no less than 1.8m<sup>2</sup> with external finishing materials showing their proportionate relationship shall be erected on the

application site.

Reason: In the interests of visual amenity.

### (03) BOUNDARY TREATMENT

Prior to the commencement of development, a detailed scheme of site and plot boundary enclosures shall be submitted to and approved in writing by the Planning Authority, and thereafter the development shall be carried out in accordance with the details so agreed.

Reason: In the interest of visual amenity and to ensure sufficient privacy can be retained between the dwellings at 360 North Deeside Road and that hereby approved.

### (04) NOISE SCREENING ASSESSMENT

Before the dwelling hereby approved is occupied, an assessment of the noise levels caused by road traffic using the A93 and Kirk Brae likely within the building shall be submitted to and approved in writing by the Planning Authority. The assessment shall be prepared by a suitably qualified independent noise consultant and shall recommend any measures necessary to ensure a satisfactory noise attenuation for the building. The property shall not be occupied unless the said measures have been implemented in full.

Reason: In the interest of residential amenity.

### (05) LOW AND ZERO CARBON BUILDING

No development associated with the residential dwelling hereby approved shall take place unless a scheme detailing compliance with the Aberdeen Planning Guidance: Resources for New Development has been submitted to and approved in writing by the Planning Authority. Thereafter the dwelling hereby approved shall not be occupied unless any recommended measures specified within that scheme for that unit for the reduction of carbon emissions have been implemented in full.

Reason: To ensure that the development complies with requirements for reductions in carbon emissions specified in the City Council's relevant published Aberdeen Planning Guidance: Resources for New Development.