



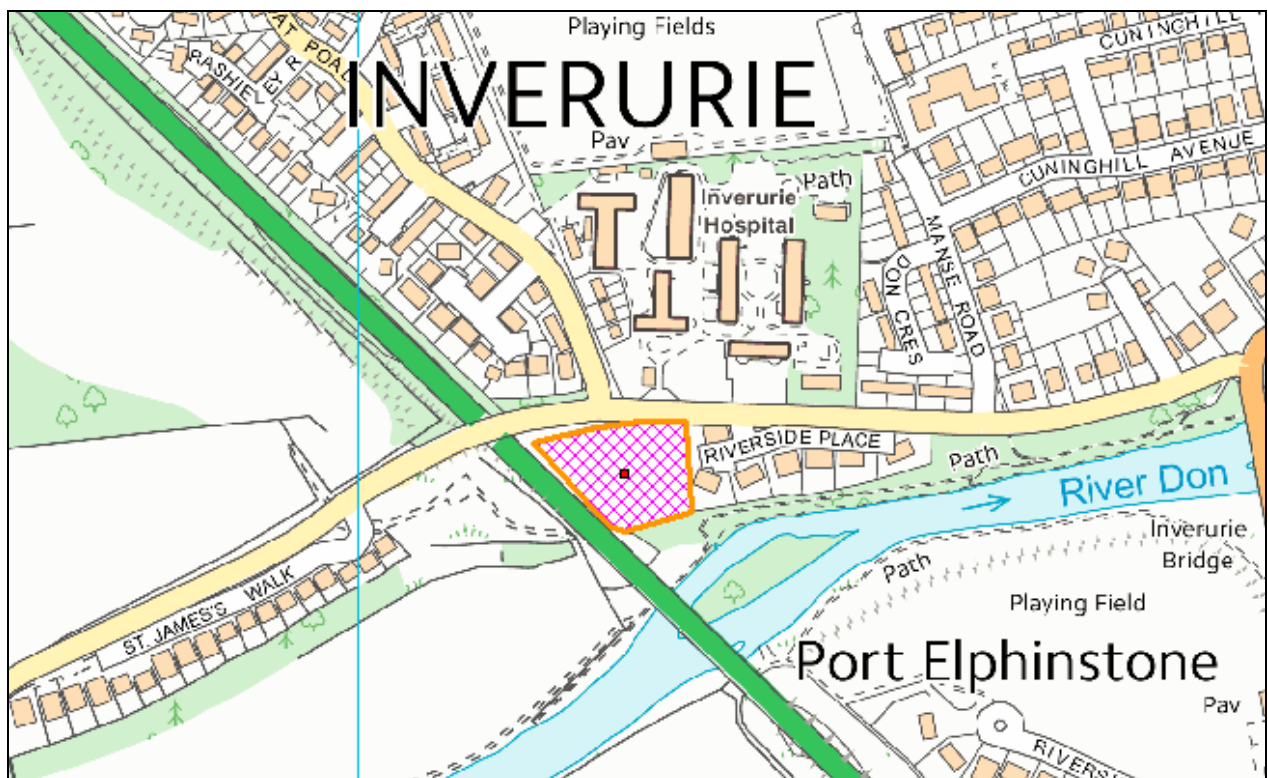
Garioch Area Committee Report – 27 June 2017

Reference No: APP/2017/1047

Full Planning Permission for Erection of Summerhouse and Shed at St James's Court, St James's Place, Inverurie, AB51 3TE

Applicant: Mr Neil Baillie

Grid Ref:	E: 377173 N: 820610
Ward No. and Name:	W11 – Inverurie and District
Application Type:	Full Planning Permission
Representations:	0
Consultations:	0
Relevant Proposals Map	Within Settlement
Designations:	
Complies with Development Plans:	Yes
Main Recommendation:	Grant



NOT TO SCALE

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1. Reason for Report

- 1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1j of Part 2C Planning Delegations of the Scheme of Governance as the application has been submitted by, or on behalf of, a Member of the Authority, or their spouse or partner, and where the recommendation is to approve.

2. Background and Proposal

- 2.1 The application relates to a new purpose-built facility providing support service with care at home for people living in their own flats on site. It is proposed to erect a summer house and shed for use by the occupants of the premises.
- 2.2 St James's Court is an L-shaped two-storey building set in landscaped grounds situated between the A96 and St James's Place. There are residential properties to the east of the site and the River Don lies to the south. The western and southern boundaries of the site are bounded by a very tall living willow acoustic barrier and the majority of the rear garden area is completely screened from public views from outwith the site. The garden includes a large grassed area along with a more sheltered enclosed section with seating areas and a pergola and an area containing small vegetable/flower plots.
- 2.3 The summer house would measure approximately 3.20m by 3.70m with a height to eaves and ridge level of approximately 2.31m and 2.67m respectively. The building would be finished with a felt roof and stained timber cladding to the walls. The summer house would be sited within the enclosed part of the garden area. The shed would be a typical "8 x 6" apex roof garden shed with a brown stained finished and felt roof and would be sited next to an existing shed in the area of the garden containing the vegetable/flower plots.

3. Representations

- 3.1 No valid letters of representation have been received.

4. Consultations

- 4.1 No consultations have been carried out.

5. Relevant Planning Policies

5.1 Scottish Planning Policy

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

5.2 Aberdeen City and Shire Strategic Development Plan 2014

The purpose of this Plan is to set a clear direction for the future development of the North East. It promotes a spatial strategy. All parts of the Strategic Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

5.3 Aberdeenshire Local Development Plan 2017

Policy P1: Layout, siting and design

5.5 Other Material Considerations

None

6. **Discussion**

- 6.1 The key planning issues in this case are whether the proposed buildings would detract from the visual amenity of the surrounding area and whether they would have any adverse impact on the residential amenities of any neighbouring residential properties.
- 6.2 Under Policy P1 only development designs that demonstrate the six qualities of successful places will be approved. Developments should be distinctive, safe and pleasant, welcoming, adaptable, efficient and well connected. Where appropriate, measures to enhance biodiversity and minimise waste generation may require to be identified.
- 6.3 In this case the two outbuildings would be very minor in scale compared with the existing care facility and would not be out of keeping with the garden character of the grounds surrounding the building. The design and external materials for the proposed buildings would also be appropriate for this kind of ancillary outbuilding sited within a garden area. The existing tall living willow acoustic barrier along the western and southern boundaries of the site screens the garden area from public views and the buildings would neither appear unduly conspicuous in the street scene nor detract from the amenities of the surrounding area.

- 6.4 The outbuildings would be on the side of the care facility away from the neighbouring residential properties to the east of the site and would not be visible from those properties or have any adverse impact on them.
- 6.5 In summary, the proposed development would comply with the relevant policies of the Aberdeenshire Local Development Plan 2017 and is recommended for approval.

7. Area Implications

- 7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community Plan.

8. Equalities, Staffing and Financial Implications

- 8.1 An equality impact assessment is not required because the proposed development would not have an adverse differential impact on people with protected characteristics.
- 8.2 There are no staffing and financial implications.

9. Sustainability Implications

- 9.1 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

10. Departures, Notifications and Referrals

10.1 Strategic Development Plan Departures

None

10.2 Local Development Plan Departures

None

- 10.3 The application is not a Departure from the Local Development Plan or Strategic Development Plan and no departure procedures apply.
- 10.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.
- 10.5 The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

11. Recommendation

11.1 GRANT

11.2 Reason for Decision

The proposed development accords with the development plan and there are no material considerations which indicate that permission should be refused.

Stephen Archer
Director of Infrastructure Services
Author: Bob Peacock (Planner)
Date: 07 June 2017