

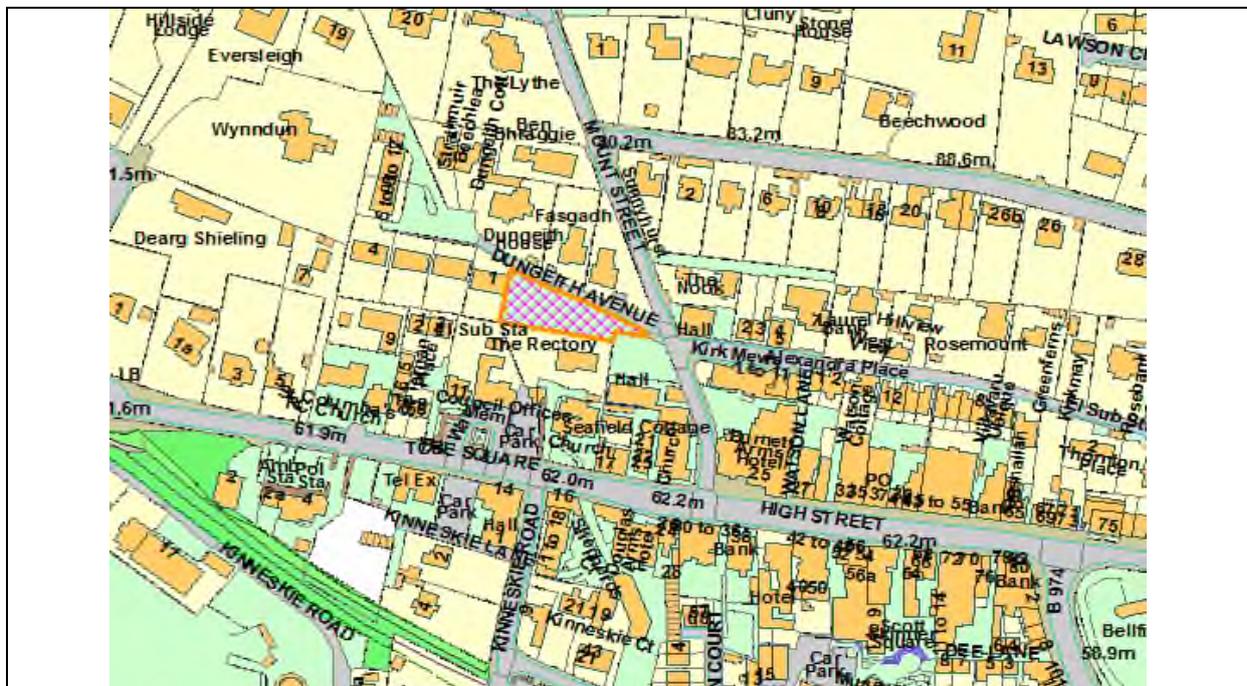
Marr Area Committee Report 29 August 2017

Reference No: APP/2017/1253

Full Planning Permission for Erection of 2 Dwellinghouses and Formation of Access at Land to South of Windyhill, Dungeith Avenue, Banchory, Aberdeenshire

Applicant: Mr Bruce McCombie, Bru Mar, Pantoch, Banchory
Agent: DGBArchitecture, Hillview, Mount Street, Banchory

Grid Ref: E:369406 N:795808
Ward No. and Name: W16 - Banchory And Mid-Deeside
Application Type: Full Planning Permission
Representations: 8
Consultations: 4
Relevant Proposals Map: Aberdeenshire Local Development Plan
Designations: Aberdeen Housing Market Area
Complies with Development Plans: Yes
Main Recommendation: Grant with Conditions



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.3.1f of Part 2C Planning Delegations of the Scheme of Governance as there have been valid objections from six or more individuals or bodies with separate postal addresses or premises, and in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1g of Part 2C Planning Delegations of the Scheme of Governance as there is an unresolved objection from Banchory Community Council.
- 1.2 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and their comments are incorporated within the report and they are satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

- 2.1 Full planning permission is sought for the erection of two dwellinghouses and formation of access at the land to the south of Windyhill, Dungeith Avenue, Banchory.
- 2.2 The site is a triangular shaped parcel of vacant land located on the south side of Dungeith Avenue. The site extends to an area of approximately 1000m². The site is bound to the north by a timber fence and pavement to Dungeith Avenue. The land slopes from north to south, therefore the dwellings on the north side of Dungeith Avenue are approximately 2 metres higher than the road level. To the west of the site lie four 1970's style bungalows and north, two large, traditional style detached properties. To the south of the site sits the neighbouring dwelling, The Rectory, which is accessed via the High Street. On this south boundary runs hedging. To the east, the site narrows significantly where the site meets Mount Street.

History

- 2.3 The application site previously had approval for an individual dwelling with detached garage (APP/2011/3886) granted in January 2012. Further to this, there was a previous withdrawn application on the site for two dwellings (APP/2015/2748). That application was withdrawn in order for a number of concerns to be addressed, which were in relation to overdevelopment of the site, loss of street pattern due to the plots facing alternative directions, the unsightly concrete 'visitor parking' at the eastern corner of the plot and the excessive amount of separate accesses onto Dungeith Avenue. Further to this, Roads Development objected to that proposal. Subsequently, a revised application was submitted (APP/2015/3822) attempting to alleviate these concerns. The second application was recommended for approval by the Planning Service, however, this recommendation was overturned at Committee and planning permission was refused. The reasons cited for refusal were as follows:

1. The proposed two dwellings present an overdevelopment of the site and do not fit successfully on to the site, resulting in significant impacts on the amenity of adjacent dwellings in terms of overlooking and overbearing. The proposal does not respect its setting and will erode the character of the surrounding area, and as such the proposed development is contrary to Policy 8 Layout, siting and design of new development and the associated supplementary guidance SG LSD4: Infill development and SG LSD2: Layout, siting and design of new development of the Aberdeenshire Local Development Plan (2012).
2. Notwithstanding the consultation response from Roads Development, the tight fit of the development on site and lack of turning space within the development will cause problems in terms of vehicular movement, which in turn shall pose a risk to other road users and the safety of pedestrians. As such the proposal is not considered to provide a safe means of access to either dwelling, and the proposal is contrary to Policy 9 Developer contributions and the associated SG Developer Contributions2: Access to new development of the Aberdeenshire Local Development Plan (2012).

Proposal

- 2.4 This current application makes a number of alterations to the previous proposal. The amendments are as follows:
- Overall reduction in the size of the dwellinghouses by 50m²;
 - Plot 1 moved northwards from 10m off south boundary to 11m;
 - Plot 2 moved northwards from 4m off south boundary to 5m;
 - Both plots have moved west within site;
 - The driveway, parking and turning area has been increased in size;
 - Previously, plot 1 included a rear balcony; this has been removed
 - Previously, both plots included two separate patio areas; this has been reduced to one per plot;
 - The proposed dwellings are now identical in size, orientation and design;
 - Previously, the boundary treatments between plots ran vertically, this now runs at an angle to accommodate the larger parking area;
 - Plot 2 has been re-orientated so the gable walls are facing east and west, therefore, the roof now slopes away from the southern boundary
 - Existing trees/hedging retained and utilised for screening
- 2.5 It is proposed to erect two 1 ½ storey dwellings, plot 1 would be positioned towards the west of the site and plot 2 would be positioned centrally with parking, access and turning area to the east of each dwelling. Materials include a mix of timber linings painted grey, white coloured roughcast, white timber windows and slate coloured look-a-like marley modern tiles. The dwellings have been designed to tie in with the traditional styles in the area while providing modern elements. The majority of the public rooms and glazing will be to the south elevation with a dormer window to the north, front elevation with the face timber clad. The first floor windows on the south elevation are located in the pitch of the roof and are therefore velux roof lights

to retain sunlight and privacy. Plot 1 to the west of the site will have approximately 232m² rear private garden ground with an elevated patio area accessed from the driveway and parking area. Plot 2 to the east of the site would have approximately 200m² rear garden ground with an additional 45m² amenity space to utilise the eastern corner of the site. It would also have a patio area built into the slope. The boundary treatments between plots would consist of 1.8 timber fencing, the boundary treatment to the south will remain as existing, approximately 1.8m high hedging. The boundary to the north will consist of a small boundary wall.

- 2.6 The application is supported by a Design Statement detailing justification for the proposed dwellings. The statement outlines the existing site constraints and a history of the site and previous reason for refusal which the agent considers to have been taken into account when re-designing the proposal.
- 2.7 To service the site, it is proposed to connect the proposed dwellings into the public drainage and public water supply network.

3. Representations

- 3.1 A total of 8 valid representations objecting to the proposal have been received as defined in the Scheme of Delegation. This does not include multiple representations from the same household which equate to 9 letters in total. All issues raised have been considered. The letters raise the following material issues:

- Loss of character – layout of proposed dwellings conflicts with the character of surrounding area
- Safety implications due to narrow pavement and additional vehicles generated by the development
- Overdevelopment of site
- Impact on privacy and cause overshadowing of St.Ternan's Rectory
- Impact on amenity of neighbouring properties and overlooking between proposed plots
- Water run-off from site into church grounds to south
- Lack of trees/foliage included within the proposal
- Failure to retain hedging and foliage to south
- Impact on landscape considering central location in Banchory

4. Consultations

Internal

- 4.1 **Business Services (Developer Obligations)** have confirmed that contributions have been secured for the single dwelling under APP/2011/3886. As the proposal will result in one additional dwelling, the proposal will not attract additional contributions.
- 4.2 **Infrastructure Services (Roads Development)** has commented that the wall along the frontage of the site will have to be set back from the rear of the

footway in order to provide the appropriate visibility splays from the driveway. Therefore, Roads Development do not object to the proposal subject to conditions in relation to the new driveways, off-street parking, visibility splays and suitable vehicular turning areas.

External

- 4.3 **Scottish Water** hold no objection to the proposal, however, advise that further consent will be required directly from Scottish Water to connect to their infrastructure.
- 4.4 **Banchory Community Council** object to the proposal as they consider it to be overdevelopment of a small site, impacting on public safety and out of character with neighbours impacting on their amenity. The Community Council state that the proposed dwellings are out of line with the neighbours to the west, with the dwellings siting close to the front boundary, concern is raised that that the change in ground level will create an overbearing impact on the property to the south. The Community Council feel the proposal does not comply with the relevant policies within the Local Development Plan.

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

Policy P3 Infill and householder developments within settlements (Including home and work proposals)

Policy RD1 Providing suitable services

Policy RD2 Developers' obligations

Policy C2 Renewable energy

Policy E1 Natural heritage

Policy E2 Landscape

6. Discussion

- 6.1 The main issues to be considered in the determination of this application are the principle of development within Banchory Settlement, the proposed layout, siting and design and its impact on the residential and visual amenity of the surrounding area. Technical issues such as access, drainage and any other relevant issues or material considerations will also be addressed.

Principle of development

- 6.2 Policy P3 Infill and householder development of the Local Development Plan (LDP) 2017 supports housing if the nature of the development respects the scale, density and character of the surroundings and will not erode the character or amenity of the surrounding area. Applicants need to ensure that there is no detrimental impact on the existing or proposed use of neighbouring sites. The principle of residential development on the proposed site has been previously accepted through the approval for a single dwelling (APP/2011/3886), albeit that consent has since expired. In addition, the Planning Service recommended approval for a similar proposal (APP/2015/3822), however, this recommendation was overturned by Committee and refused.
- 6.3 Notwithstanding the above, the site is considered an appropriate addition to the housing stock in Banchory. The proposal is considered to respect neighbouring land uses through appropriate scale, compatible use and safe access, and is therefore compliant with policy P3 Infill and householder developments within settlements of the LDP 2017. Compliance relating to amenity impacts and its relationship with existing properties is to be discussed in more detail further below.

Layout, siting and design

- 6.4 Policy P1: layout, siting and design states that new development must be appropriately designed and in-keeping with the character and setting of the surrounding area. Specifically, Policy P1 within the LDP 2017 outlines the 6 qualities of successfully designed places which must be demonstrated. These are summaries as follows:
- Distinctive, sense of place;
 - Safe and pleasant, including privacy security and protecting amenity;
 - Welcoming through visual appeal;
 - Adaptable to future needs, balance of land uses, building types, density, sizes and tenures;
 - Efficient in terms of resource use;
 - Well connected;
- 6.5 A number of amendments have been made to the proposal since the previous refusal which are outlined within section 2.4. These are proposed to overcome the previous reasons for refusal and ensure the proposal meets the six qualities outlined above. In regard to providing a welcoming development through visual appeal and a distinctive design creating a sense of place, there are varying styles of architecture surrounding the site. 1970s bungalows are located to the west, two new traditional style dwellings to the north, which are new builds but designed to replicate the dwelling to the north west (Dungeith House). This allows some variable scope for design, which is considered to be compatible, respecting the street scene and local scale & design features. The quality of materials proposed are appropriate due to the location within the settlement and the mix of house styles and designs surrounding the site. The scale of the dwellings are considered to be appropriate compatible with neighbouring properties enhancing the street frontage. There is a suitable level of glazing on the south elevation ensuring maximum solar gain, a condition will be attached to the consent requiring conformity with the energy efficiency regulations in line with Policy C2 Renewable energy.
- 6.6 Since the previous approval, the dwellings have been altered and are now of the same design, ensuring unity, plot 2 has been reoriented with the gables facing east and west. This is to overcome the Committee concern in relation to potential impacts on the amenity of The Rectory to the south, specifically in relation to overbearing. The roof now slopes away from the property, this is considered to be an acceptable design solution, reducing the appearance of a solid gable on the south elevation as was previously proposed.
- 6.7 In addition, a previous reason for refusal was the overdevelopment of the site. This concern has been raised again with representations concerned regarding the loss of character to the area. The houses have been specifically designed for the plots in question. The agent has demonstrated that the site can accommodate two dwellings whilst ensuring the retention of an acceptable level of private garden ground. The dwellings have been reduced in size by 50m² since the previous refusal to ensure this aspect in relation to overdevelopment is overcome and a sufficient level of open space remains surrounding the properties in line with neighbouring plots. The properties are a modest size for Banchory, three bedrooms which is a welcomed size to accommodate a modest budget while they allow scope to change and grow to

accommodate the needs of a family in line with the requirement for the dwellings to be adaptable within Policy P1.

- 6.8 The site plan (2014-104A\09) provides an overview of the site in context to the surrounding area. It is felt that this overview of the site provides evidence that the site can adequately accommodate two dwellings without compromising the surrounding pattern of development and landscape character of the settlement. This area of Banchory contains a mixed pattern of development ranging from the traditional layout of Banchory, characterised by dwellings located in the north of the plot with linear garden grounds to the south, blocks of flats and dwellings located centrally within the plots. Overall, the general built form and pattern of development in the area appears to be a scattered layout of dwellings. Therefore, the proposed site arrangement is compatible with the surrounding area within the Banchory settlement, and there is considered to be sufficient garden ground in line with Policy P1 layout, siting and design and Policy E2 Landscape of the LDP 2017.
- 6.9 The re-orientation plot 2, reduction in scale of the properties and suitably designed vehicular access arrangement ensures the proposal does not impact on the safety, privacy and amenity of others. Additional elements in relation to the amenity of neighbours is discussed in section 6.10-6.16 below. Furthermore, the proposal is considered to be well connected to existing path networks with pavements allowing for safe pedestrian access to Banchory High Street and from there, easy access beyond to surrounding areas. Therefore, the proposal is considered to be compliant with Policy P1 and demonstrates conformity with the six qualities of successful places within the LDP 2017.

Amenity

- 6.10 Concerns have been raised by a number of objectors and Banchory Community Council regarding potential amenity impacts to neighbouring properties, primarily The Rectory to the south of the site.
- 6.11 With regard to the two neighbouring properties to the north, the proposed dwellings would have low northern boundary treatments, therefore relatively open front gardens. However, front gardens are not considered private amenity spaces subject to overlooking, or indeed lead to overlooking from them. The proposed dwellings would have one dormer window and a number of velux roof lights on its north elevation. Since the previous applications, the dwellings have been moved west within the site. Therefore, plot 1 and 2 are positioned at an oblique angle to neighbouring properties to the north, with a significant rise in ground levels northwards. In addition, there is approximately 12metres separation distance between the proposed plots and a road in between (Dungeith Avenue), which is considered to give ample separation distance. Whilst there is no prescriptive measurement in current planning policy, a distance of 12m was given in a previous Local Plan in 2006 in terms of an acceptable separation between upper floor windows and neighbouring properties. Therefore, given the considerations above, there is not considered

to be a detrimental amenity impact from the proposed dwellings to the properties to the north.

- 6.12 In regard to overlooking between the plots, a 1.8metre timber fence shall run between the plots ensuring the patio areas and garden grounds are screened. This is considered to ensure each dwelling shall have usable, private, amenity ground. It is accepted that there is one first floor window on the west elevation of plot 2. However, this is a bedroom window with a 9metre separation distance between the window and boundary treatment. Therefore, as this not classed as a habitable room there is considered to be a negligible amenity impact.
- 6.13 The Rectory is a 1 ½ storey property located directly to the south of Plot 2 and to the south east of Plot 1. The Rectory sits lower than the site and the eaves of the roof appear to sit just above ground level of the site. The rear elevation of plot 2 faces the north elevation of The Rectory with the plot looking out onto the roof of The Rectory. The first floor of the south elevation of the proposed dwelling would have three high level roof lights and a lower opaque bathroom roof light. The ground floor would have a full length hall window and kitchen and living room windows. Due to the existing boundary treatments consisting of 1.8metre high hedging and scattered trees beyond, within the garden ground of The Rectory, it is considered that there would be no unacceptable levels of overlooking from within the proposed dwelling, indeed the views out from the property would be out over The Rectory due to the elevation of the site.
- 6.14 Plot 1 is located towards the west of the site and as mentioned above the design is identical to plot 2 and therefore, window positions remain the same. Since the previous application, the terrace walkway on the south elevation has been removed which is an improvement as further lessons potential for impact. The site sections which run from the public road, through the site of the proposed house, and into the garden ground of The Rectory show the changes in ground level which help visualise the potential impact on The Rectory. The proposed dwelling sits 11metres off the boundary to The Rectory, an increase from the previous proposal. Therefore, a suitable separation distance remains, again, it is considered that ground levels encourage views southwards across the roof tops of buildings rather than downwards to the garden ground of The Rectory.
- 6.15 In regard to overbearing from the proposed plots towards The Rectory to the south. As mentioned above, the agent has re-designed the dwellings to ensure the gables are east to west allowing the roof to slope away from The Rectory. This is the key alteration which is considered suitable to further overcome the Committee concerns regarding potential overbearing and previous reason for refusal. In addition, the pots have been moved northwards allowing a greater separation distance between plots and The Rectory. The existing hedging is to remain which is approximately 1.8metres in height. A condition will be attached to ensure boundary treatments remain at 1.8metres in height in perpetuity. The Rectory's principle elevation faces south, therefore due to the orientation and the fact the proposed dwellings are sited to the

north of The Rectory, any perceived overbearing impact is considered to be reduced. It is acknowledged that the proposed buildings will be visible from The Rectory, however, the overbearing impact of the proposed dwellings is not to an extent that would warrant refusal of planning permission. The dwellings are sited to the north, which prevent any loss of light.

- 6.16 It is accepted that the proposal will alter the current situation for the existing properties. On balance, although it is accepted the proposal will look out over The Rectory to the south, due to the design solution, ground level, separation distance and boundary treatments and existing foliage, it is felt that the rear elevation of both dwellings will look out over the rooftops to the south rather than directly downwards into the garden ground of The Rectory. Overall, the previous reasons for refusal have been taken into consideration for the submission of the application with amendments being undertaken to help alleviate concerns.

Loss of trees/foliage

- 6.17 A number of representation highlight the loss of the hedging along the southern boundary as a concern and lack of planting within garden grounds. The agent has confirmed that the existing 1.8metre high hedge is to remain and that the majority of the garden ground is to be made up of grassed amenity space. Therefore, as a result of the development, no trees or foliage are to be lost from the site. A small amount of hedging is proposed to the north of the site, and any significant planting within the site, particularly at the road frontage, would likely impact upon visibility and the functionality of the parking and access. The proposal can only be treated on its own merits, and in relation to tree loss there is no issue, and the proposal is considered adequate in terms of proposed landscaping given the restrictions of the site. Therefore, contrary to the Committee's previous reason for refusal in relation to the site not respecting the setting and eroding the character of the area, the retention of the foliage along the southern boundary is considered to contribute to ensuring the proposal ties in with the area, therefore, the proposal is considered compliant with Policy E1 Natural heritage and Policy E2 Landscape of the LDP 2017.

Technical considerations

- 6.18 Turning to Policy RD1 Providing suitable services, each plot will connect to the public drainage network and connect to the public water supply network. Scottish water were consulted and have confirmed that they do not object to the proposal, however, due to the capacity at Banchory Waste Water Treatment works, the applicant is required to submit a pre-development enquiry to Scottish Water directly. One objection raised concerns regarding the surface water from the properties effecting neighbouring dwellings and specifically, The Rectory to the south. A condition would be attached to the consent requesting details of this prior to the commencement of development, which would obtain the details of a surface water drainage system to capture all rain water run-off and discharge it appropriately, thus, alleviating the objectors concerns.

- 6.19 One of the key concerns from objectors, and a previous reason for refusal, was in relation to road safety implications caused by the development. Roads Development were consulted to provide their opinion on issues of road safety. Roads Development have confirmed that their stance remains the same as before; they hold no objection to the proposal subject to a number of conditions in relation to the new driveways, off-street parking, visibility splays and a suitable vehicular turning area. Although Roads Development do not object, in order to alleviate concerns raised by Committee the driveway, parking and turning area has been significantly increased in size with the car ports removed from the proposal allowing any manoeuvring to be carried out within the confines of the site. Therefore, satisfying the concerns raised and allowing the application to comply with Policy RD1 Providing suitable services. Therefore, there is not considered to be any significant road safety impact resulting from this development.
- 6.20 Developer Obligations have confirmed that contributions have been secured for the single dwelling under APP/2011/3886. As the proposal will result in one additional dwelling only, the proposal will not attract additional contributions. Therefore, no contributions are required compliant with Policy RD2 Developers' obligations.

Conclusion

- 6.21 Overall, the proposal raises issues relating to road safety, overdevelopment of the site and overlooking, which could have an adverse impact on amenity – on the basis of the reasons Committee gave for refusing a previous similar proposal. These issues are considered to have been addressed, and improved upon since the last proposal, through the resubmission of this application. The dwellinghouses have been reduced in size and scale and moved northwards within the site. This allows sufficient private amenity space to remain, while the design and natural boundary treatments reduce potential impact on The Rectory to the south. This is to overcome the concerns in relation to overdevelopment of the site. The site ratios is compatible with the surrounding area and location within Banchory settlement. The re-orientation of plot 2 and removal of the balcony on plot 1 combined with the relocation within the site is considered to ensure there is no detrimental overlooking and overbearing impact on neighbours. Notwithstanding the fact that Roads Development do not object, the parking and turning area has been significantly increased to create improved vehicular movement ensuring the development does not pose a risk to road safety.
- 6.22 It is therefore the opinion of the Planning Service that the proposal would be an appropriate infill development and would have little negative impact on neighbouring properties. The proposal satisfies all technical matters and there are no outstanding material considerations which would warrant refusal of planning permission. The application therefore is considered to 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 granting or refusing of the application will not have a differential impact on any of the protected characteristics.
- 8.2 There are no financial implications arising from this report.

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 subject to the following conditions:-

01. Prior to the erection of any dwelling the specification (colour/finish etc.) and where deemed necessary samples of the following elements of the proposed external finish of the development shall be submitted to and approved in writing by the Planning Authority:

- Wall finishes
- Roof finish
- Stain or colour of the timber cladding/windows/doors
- Rainwater goods

For the avoidance of doubt the materials shall be as per the plans unless agreed in writing with the Planning Authority.

Reason: In the interests of the appearance of the development and the visual amenities of the area, to ensure that the external finishing materials are appropriate to the character of the area.

02. No individual dwellinghouse hereby approved shall be erected unless an Energy Statement applicable to that dwellinghouse has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:

- (a) Full details of the proposed energy efficiency measures and/or 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 the Council's Supplementary Planning Guidance on Carbon Neutrality in New Developments.

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

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and the Council's Supplementary Planning Guidance - Carbon Neutrality in New Developments.

03. That no development in connection with the planning permission hereby approved shall take place unless full details of the proposed means of disposal of surface water from the development have been submitted to and approved in writing by the Planning Authority. Unless otherwise agreed in writing by the Planning Authority, surface water shall be disposed of via the use of Sustainable Urban Drainage Systems and the development shall not be occupied/brought into use unless the agreed drainage system has been provided in its entirety and maintained thereafter throughout the lifetime of the consent in accordance with the approved maintenance scheme.

Reason: To ensure the provision of an acceptable drainage system in the interests of the amenity of the area.

04. No dwellinghouse hereby approved shall be occupied unless its driveway, parking and turning area has been provided and fully paved in accordance with details to be submitted to and approved in writing by the Planning

Authority. The maximum gradient of the first 5m of the new driveways shall not exceed 1:20 gradient and the first 5m of driveways (measured from the back of the footway) are to be fully paved. Off-street parking for 2 cars, surfaced in hard standing materials must be provided for each dwellinghouse within the site. Each access shall be internally drained and formed in such a way to prevent any flow of surface water either onto or from the public road. Once provided, all parking and turning areas shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of each driveway to an adequate standard to prevent the carriage of loose driveway material on to the public road in the interests of road safety.

05. No development in connection with the permission hereby granted shall commence and the access hereby approved shall not be brought into use unless visibility of 25 metres in both directions along the channel line of the public road has been provided from a point 2.0metres measured at right angles from the existing edge of the carriageway surface along the centre line of each approved new access in accordance with the Council's Standards for Road Construction Consent and Adoption. The visibility splays shall be physically formed on the ground and any existing fences, walls, hedges or other means of enclosure or obstructions within the splays shall be removed and relocated outwith the splays in accordance with the approved plans. Once formed, the visibility splays shall be permanently retained thereafter and no visual obstruction of any kind shall be permitted within the visibility splays so formed.

Reason: To enable drivers of vehicles using the access to have a clear view of other road users and pedestrians in the interests of road safety.

06. Prior to the occupancy of development, suitable vehicular turning areas as shown on Drg. 2014-104A/01A must be formed within the site to enable all vehicular movements onto or from the public to be carried out in forward gear.

Reason: To ensure the timely completion and retention of the on-site facilities to an adequate standard in the interests of road safety.

07. The boundary treatment on the southern boundary shall remain at a minimum height of 1.8metres. The boundary treatment shall remain in perpetuity.

Reason: In the interest of local amenity.

11.2 Reasons for Decision

01. The proposal is considered to be acceptable in terms of layout, siting and design, and would have a negligible impact on the character and appearance of the surrounding area. The proposal is an acceptable form of development, which complies with Policy P3 Infill and householder developments in the settlement (including home and work proposals) of the Aberdeenshire Local Plan 2017.

Stephen Archer
Director of Infrastructure Services

Author of Report: Louise Smith
Report Date: 8 August 2017