

Formartine Area Committee Report - 2 July 2019

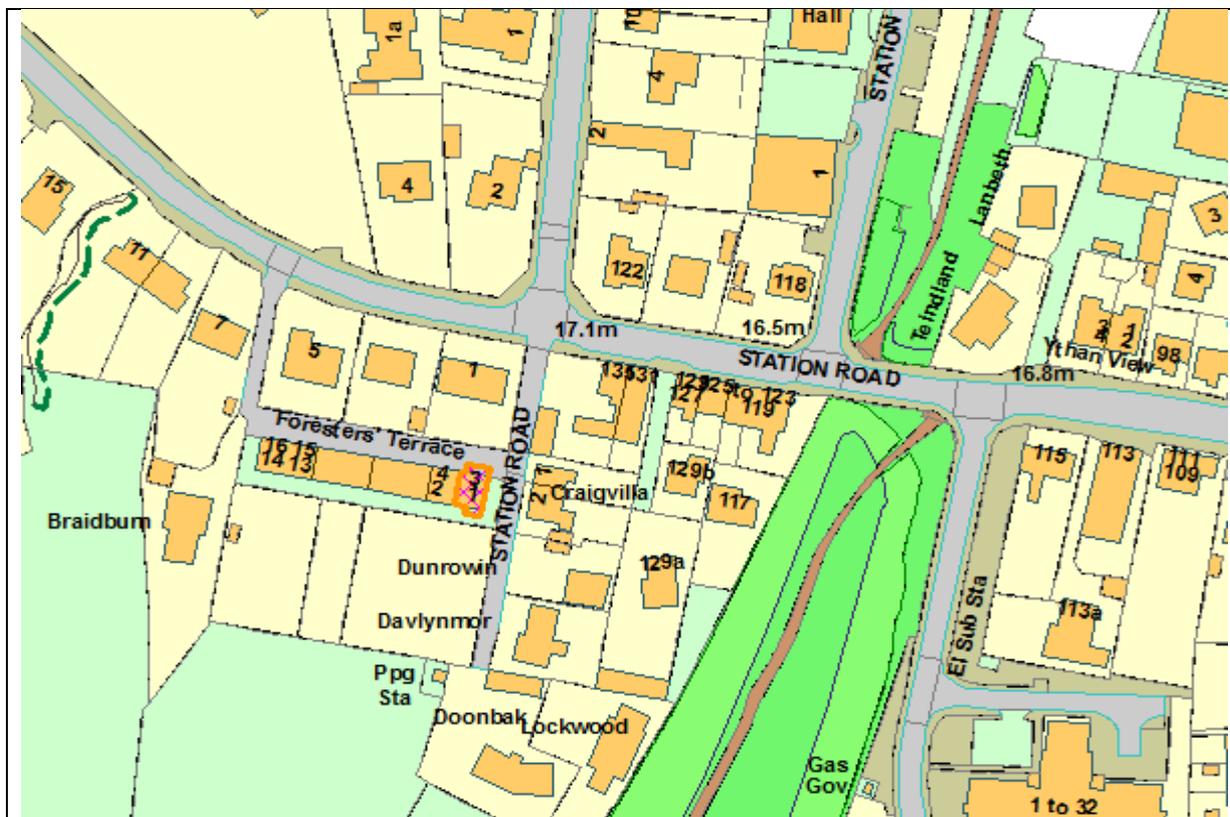
Reference No: APP/2019/1104

Full Planning Permission for Change of Use from 2 Flats (Sui Generis) to form Dwellinghouse (Class 9) at 1 and 2 Foresters Terrace, Ellon, Aberdeenshire, AB41 9DF

Applicant:
Agent:

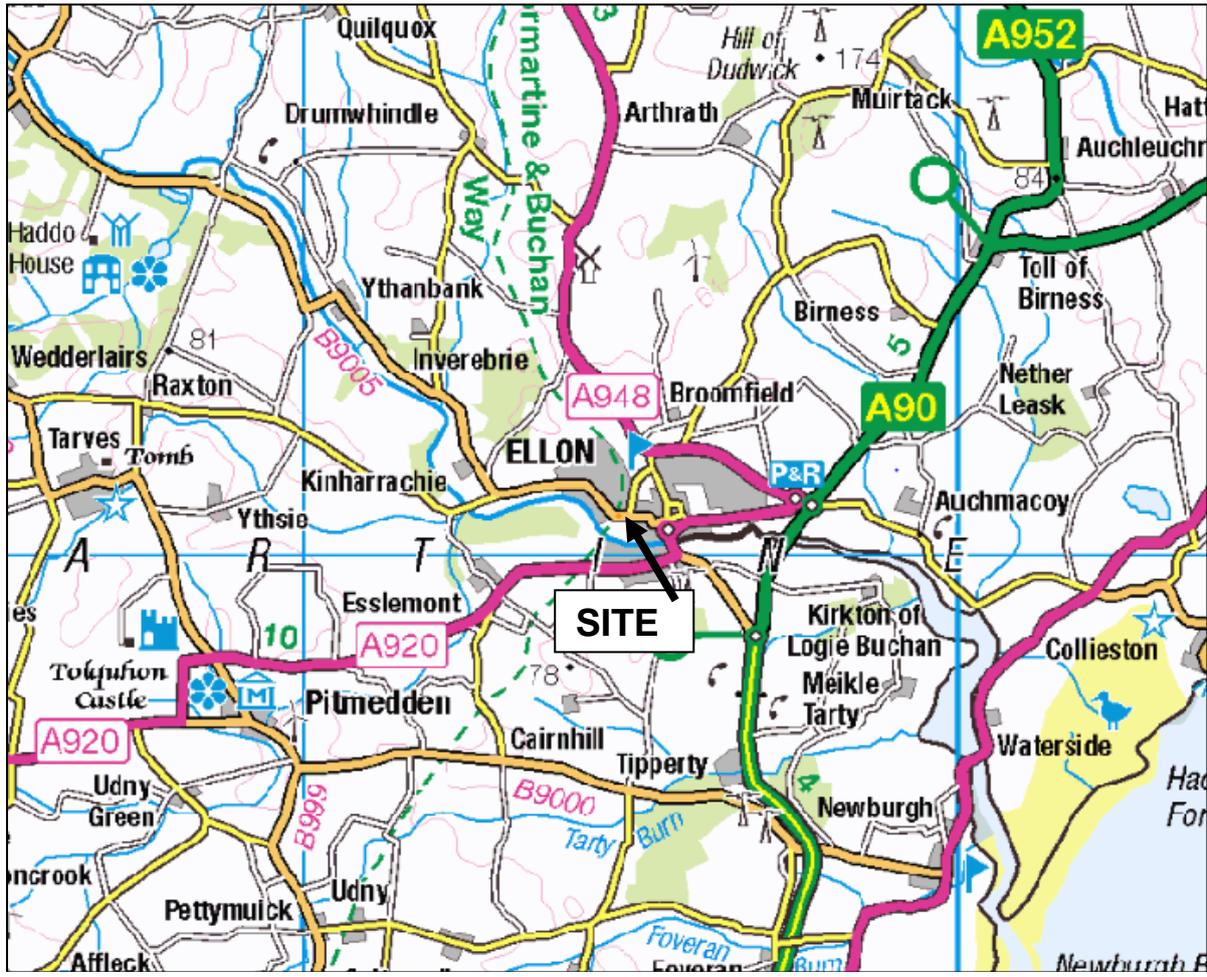
Ms A. Kloppert
Michael Slesser

Grid Ref:	E:394795 N:830617
Ward No. and Name:	Ellon And District
Application Type:	Full Planning Permission
Representations:	0
Consultations:	1
Relevant Proposals Map:	Aberdeenshire Local Development Plan
Designations:	AHMA
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.8.1 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.
- 1.2 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and had no comments to make and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

- 2.1 The applicant seeks Full Planning Permission for the change of use from 2 flats (Sui Generis) to form a dwellinghouse (Class 9) at 1 & 2 Foresters Terrace, Ellon.
- 2.2 The site includes a pair of flats located at the end of a row of traditional stone-blockwork tenement properties, to the south of Station Road in Ellon. The flats can be accessed from flights of stairs to the north and south elevations of the building.
- 2.3 The proposal would involve the conversion of the two flats into a single dwellinghouse. There are no external alterations proposed as part of the application, however an internal staircase would be added in the existing kitchen of the downstairs flat, in order to provide internal access through to the flat above. The internal alterations would result in the creation of a 3 bedroom dwellinghouse across 2 floors.
- 2.4 Relevant Planning History
- ENQ/2019/0691 – Change of Use of 2 Flats (Sui Generis) to 1 Dwellinghouse (Class 9)
*This enquiry directly relates to the current application. The applicant was advised that the proposal would require an application for Full Planning Permission.

2.5 Supporting Information

None.

2.6 Variations & Amendments

None.

3. Representations

- 3.1 No valid letters of representation have been received.

4. Consultations

- 4.1 **Infrastructure Services (Roads Development)** have identified that the parking provision in relation to the proposed dwellinghouse is acceptable. It has no further comments to make on the application.

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.

From the 29 March 2019, the Strategic Development Plan 2014 went beyond its five-year review period. In light of this, for proposals which are regionally or strategically significant, or give rise to cross boundary issues between Aberdeen City and Aberdeenshire, the presumption in favour of development that contributes to sustainable development will be a significant material consideration in line with Scottish Planning Policy 2014.

The Aberdeenshire Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Proposed Aberdeen City & Shire SDP 2020 may also be a material consideration.

5.3 Aberdeenshire Local Development Plan 2017

Policy P1 Layout, siting and design
Policy P3 Infill and householder development within settlements (including home and work proposals)
Policy RD1 Providing suitable services

5.4 Other Material Considerations

None.

6. Discussion

- 6.1 The main issues for consideration with regard to this application are whether the proposal would respect the character of the existing building and that of the surrounding area, and whether the change of use would have any impact on the amenity of neighbouring residents.
- 6.2 Policy P3 allows for the change of use of buildings within settlements as long as they would respect the design and character of the existing building and the surrounding area, and avoid an impact on the amenity of neighbouring residents.
- 6.3 The building would not be subject to any external alterations as part of the proposal therefore there the change of use of the building would not have a detrimental impact on the character of the existing building, or that of the wider streetscape. The proposed use would still be residential in nature therefore the consolidation of two properties into one would not increase the intensification of use, or otherwise change it in any meaningful way.
- 6.4 The only changes to overlooking would be as a result of the internal reconfiguration of some of the rooms. Despite this, it is considered that overlooking would not be a concern due to the absence of neighbours to the south, and the separation distance of over 19m to the north. Furthermore, the property immediately to the north is partially screened by an existing boundary treatment combination of stone wall and timber fence. There are no windows on the east facing gable wall. There will be no change in the degree of overshadowing to neighbouring residents due to the absence of any external alterations to the building.
- 6.5 Roads considers the existing availability of parking for the proposed property is acceptable and otherwise had no comments to make. In recognition of this, it is considered that the proposed dwellinghouse can be appropriately serviced.

6.6 In recognition of the matters discussed above, the proposal is considered to be acceptable, and it 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. Implications and Risk

8.1 An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.

8.2 There are no staffing and financial implications.

8.3 There are no risks identified in respect of this matter in terms of the Corporate and Directorate Risk Registers as the Committee is considering the application as the planning authority in a quasi-judicial role and must determine the application on its own merits in accordance with the Development Plan unless material considerations justify a departure.

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 Full Planning Permission

11.2 Reason for Decision

01. The principle of development can be established under Policy P3 Infill and householder development elsewhere in the countryside, as part of the Aberdeenshire Local Development Plan 2017 on the basis that the proposal would involve the change of use of an existing building within the settlement of Ellon. The proposal would not have an impact on the character or appearance of the general streetscape due to the absence of any external changes to the property, and the proposal would not generate any additional impact on the amenity of surrounding neighbours. The proposal is considered to comply with all other relevant policies contained within this plan.

Stephen Archer
Director of Infrastructure Services
Author of Report: Rory Hume
Report Date: 21 June 2019