

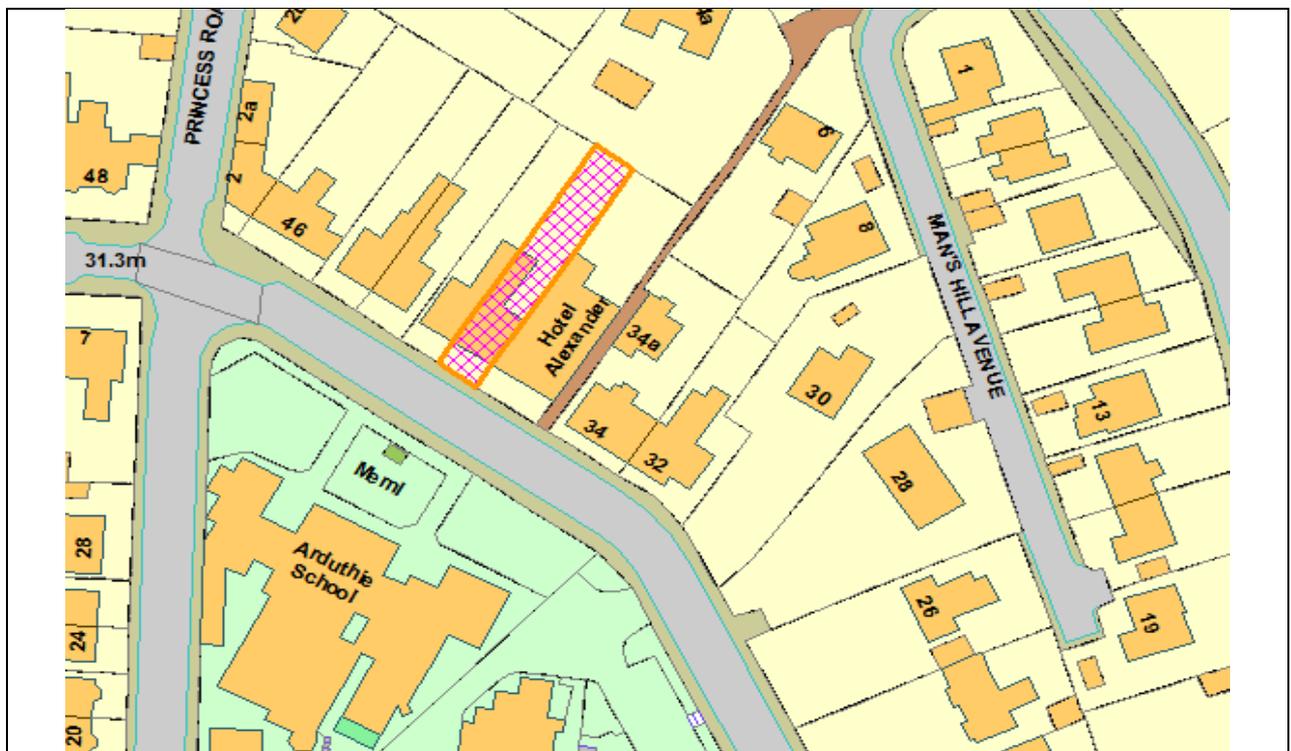
Kincardine and Mearns Area Committee Report 8 February 2022

Reference No: APP/2021/2796

**Full Planning Permission for Alterations to Dwellinghouse at Maisley,
38 Arduthie Road, Stonehaven, Aberdeenshire, AB39 2DP**

Applicant: Mr James Dickinson, Maisley, 38 Arduthie Road,
Stonehaven, AB39 2DP
Agent: Mackie Ramsay and Taylor, 21-23 Waverly Place,
Aberdeen, AB10 1XH

Grid Ref: E:386957 N:786076
Ward No. and Name: W18 - Stonehaven and Lower Deeside
Application Type: Full Planning Permission
Representations: 0
Consultations: 0
Relevant Proposals Map: Aberdeenshire Local Development Plan 2017
Designations: Within Settlement, Conservation Area
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.

2. Background and Proposal

- 2.1 Full Planning Permission is sought for alterations to a dwellinghouse at the Maisley property, 38 Arduthie Road, within the settlement of Stonehaven. The property site falls within the Stonehaven Conservation Area.
- 2.2 The existing building is a two-storey dwellinghouse with pitched slate roof. Neighbouring properties 36 Arduthie Road and 40 Arduthie Road are adjoined to the applicant's property to the south-east and north-west respectively. The property has both front and rear garden ground, with the front garden ground facing out onto Arduthie Road. An extension projects out from the rear elevation of the dwelling into the rear garden ground.
- 2.3 The applicant is proposing the installation of a roof light tunnel on the pitched slate roof of the aforementioned extension towards the rear of the property. The light tunnel will measure with a diameter of 350mm and fitted with a dark-grey aluminium coated frame. The velux roof light shall be positioned to face in a south-eastern direction.

3. Representations

- 3.1 No valid letters of representation have been received.

4. Consultations

None.

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 2020

The Strategic Development Plan (SDP) was approved on 12 August 2020.

The purpose of this Plan is to set a clear direction for the future development of the City Region. It sets the strategic framework for investment in jobs, homes and infrastructure over the next 20 years. 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.

The Aberdeenshire Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Aberdeen City and Shire SDP 2020 as approved forms part of the Development Plan.

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 HE2: Protecting historic and cultural areas

5.4 Proposed Aberdeenshire Local Development Plan 2020

Aberdeenshire Council on 5 March 2020 resolved to agree the Proposed Aberdeenshire Local Development Plan (LDP) 2020 as the 'settled view of the Council' on what the final adopted content of the LDP 2021 should be. A period during which representations on the Proposed LDP 2020 could be made took place between 25 May and 31 July 2020.

The Proposed LDP 2020 is a material consideration in the determination of planning applications. The Planning Authority must therefore assess what weight it should have in the context of this particular application. The Proposed LDP has been subject to public scrutiny and has now been submitted for Examination by an independent Reporter. Nevertheless, it is considered that the level of weight that should be applied to the Proposed LDP 2020 remains as not significant at this time. The Aberdeenshire LDP 2017 remains the up-to-date LDP for the area and the primary document against which planning applications should be determined until such time as a new LDP for the area is adopted.

6. Discussion

- 6.1 The key planning issues to be considered in the assessing of this application are the principle of the development, and whether the proposals, by virtue of design, scale and siting respect the character of the dwelling and surrounding conservation area. It must also be considered whether neighbouring amenity is impacted through the development.
- 6.2 At the outset, Policy P3 outlines that any ancillary development relating to a dwellinghouse will be acceptable in principle, providing it respects both the character of the surrounding area and the design/scale of the existing building and does not significantly reduce the amenity of neighbouring residents.
- 6.3 The siting and design of the proposed development is deemed to be acceptable. It is not anticipated that this minor development will in any way cause detriment to the existing dwelling or the wider conservation area. With the proposed velux light tunnel being situated on the rear elevation of the dwelling, the potential for visual impact is negligible. Further, as the velux window shall face skyward, being utilised for allowing light to enter the property as opposed to offering outward views, there is no potential for overlooking neighbouring properties. Therefore, the Planning Service is satisfied that existing neighbouring amenity will not be reduced through these proposals. For the above listed reasons, the proposed development is adjudged to be in compliance with policies Policy P1: Layout, siting and design, Policy P3: Infill and householder developments within settlements (including home and work proposals) and Policy HE2: Protecting historic and cultural areas and is subsequently 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 integrated impact assessment is not required because the granting or refusing of the application will not have a differential impact on the protected characteristics of the applicant or any third parties.
- 8.2 There are no staffing and financial implications.

9. Departures, Notifications and Referrals

9.1 Strategic Development Plan Departures

None

9.2 Local Development Plan Departures

None

- 9.3 The application is not a Departure from the Local Development Plan or Strategic Development Plan and no departure procedures apply.
- 9.4 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.
- 9.5 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.

10. Recommendation

10.1 GRANT Full Planning Permission

10.2 Reason for Decision

The planning authority considers that the application is for a development that is in accordance with the Aberdeenshire Local Development Plan 2017. The proposed alterations are appropriate and would not detract from the character of the property site or the conservation area, and is therefore in compliance with policies P1 Layout, siting and design, P3 Infill and householder developments within settlements (including home and work proposals) and HE2 Protecting historic and cultural areas.

Alan Wood
Director of Environment and Infrastructure Services

Author of Report: James Mould
Report Date: 13 January 2022