

## Planning Matters

### Aberdeen Local Development Plan (2022)

In January 2019 Aberdeen City Council published a Main Issues Report. This is a discussion document summarising the main planning issues facing Aberdeen. The Main Issues Report (MIR) has been published as part of the process in preparation for the 2022 Aberdeen Local Development Plan. It is designed to gather views on specific proposals and sets out options for dealing with the key planning matters facing Aberdeen over the next 20 years.

The MIR and associated documents are now out for a 10-week public consultation from 4 March 2019 to 13 May 2019. It outlines the major differences in approach to the current LDP. In doing so it will also take into account the requirements of the Strategic Development Plan and any issues arising out of its emerging replacement.

The Main Issues Report will link closely to the process of Strategic Environmental Assessment. All proposals (preferred and alternative) put forward in the Main Issues Report will be environmentally appraised and a draft Environmental Report will be published alongside it.

The emerging Strategic Development Plan may suggest the identification of further housing and employment allocations, including proposals to redevelop brownfield sites in the urban area. A development options form and a sustainability checklist will be posted on the Council's website at an appropriate time. All submissions will be assessed against sustainability criteria and, following further consultation, will inform the content of the Main Issues Report.

The draft Main Issues Report for the Aberdeen Local Development Plan 2022 was discussed at the ACC Capital Programme Committee on 23 January 2019. All the developer proposals can be found on the council website.

Key Stages	Dates
Agree Main Issues Report and Monitoring Statement for consultation.	January 2019
Consult on Main Issues Report.	February to April 2019
Publish Proposed Local Development Plan and Proposed Action Programme.	February 2020
Consult on Proposed Local Development Plan and Proposed Action Programme.	February 2020 to May 2020
Submit Proposed Local Development Plan to Ministers. Publicise submission of Plan.	December 2020
Examination in Public of Proposed Plan.	January to September 2021
Report of Examination in Public published and submitted to Aberdeen City Council.	October 2021
Aberdeen City Council adopts Plan.	January 2022

aberdeen local development plan

# Main Issues Report

## what?

Aberdeen City Council has published a Main Issues Report to inform the preparation of the next Local Development Plan for the City.

The Main Issues Report examines options for dealing with the main planning issues facing Aberdeen over the next 20 years.

**We would like to hear your comments on the report and the options presented!**

## when & where?

The consultation period will run from  
**4th March – 13th May 2019**

You can read a copy of the Main Issues Report on our website, at Marischal College reception and at all public libraries.

You can get involved by sending us your comments via the *Consultation Hub* which can be found at [www.aberdeencity.gov.uk/aldp2022](http://www.aberdeencity.gov.uk/aldp2022)

Drop-in sessions will be held at the following venues...



### VENUES

**Inchgarth Community Centre**  
Tuesday 05 March, 3pm-7pm

**Central Library, Rosemount Viaduct**  
Wednesday 06 March, 1pm-7pm

**Mastrick Library, Greenfern Road**  
Monday 11 March, 3pm-7pm

**Dyce Library, Riverview Drive**  
Wednesday 13 March, 3pm-7pm

**Culls Sports Centre**  
Monday 18 March, 4pm-8pm

**Kingswells Community Centre**  
Tuesday 19 March, 3pm-7pm

**Danestone Community Centre**  
Thursday 21 March, 3pm-7pm

**Lochside Academy**  
Wednesday 27 March, 4pm-8pm

**Bon-Accord Shopping Centre**  
Thursday 04 April, 1pm-7pm

**Bon-Accord Shopping Centre**  
Saturday 06 April, 10am-2pm

**Aberdeen Sports Village**  
Tuesday 09 April, 3pm-7pm

**Beach Leisure Centre**  
Friday 12 April, 3pm-6pm

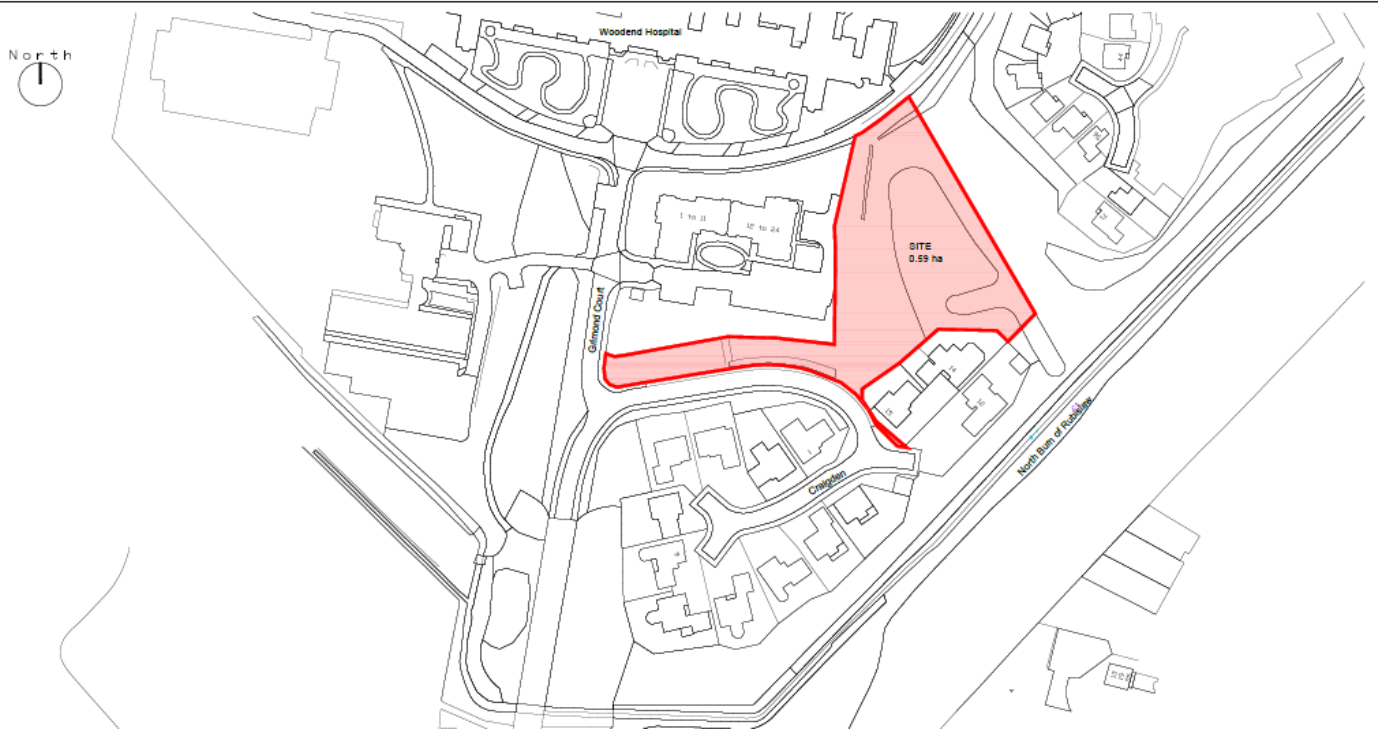
More information is available at:  
[www.aberdeencity.gov.uk/aldp2022](http://www.aberdeencity.gov.uk/aldp2022)  
by phoning 01224 523317 or emailing [ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk)  
You can also follow us on Twitter @AberdeenLDP or visit the  
Aberdeen Local Development Plan Facebook Page



# Ward 3 – Kingswells/Sheddocksley

## B0304 – Land at Woodend Hospital – Care Home

Rubislaw Estates, wishes to promote 0.59ha of land in its ownership at Woodend Hospital for a care home.



## Main Issues Report – Bid Assessment by Council Planners

### B0304 – Land at Woodend Hospital

<b>Land SITE NUMBER:</b> B03/04		<b>NAME of SITE:</b> Land at Woodend Hospital
<b>Nature of the proposal:</b>	Care Home (2,000m <sup>2</sup> )	
<b>Checklist Score:</b>	55	
<b>Constraints:</b>	Green Space Network, access to site, natural conservation	
<b>Recommendation:</b>	Undesirable	
<b>Justification:</b>		
<p>The site is adjacent to a residential area and Woodend Hospital. The proposed use of a care home would fit well within the surroundings and would provide a positive facility for elderly people. However, the site is part of the green space network that forms a corridor linking Kingswells South and Hazlehead green space networks. Development on the site would interrupt this network and it would also have a negative impact on natural conservation in the area - there are several TPOs on site as well as wildlife habitats. In addition, access to the site would present a challenge as the western and southern part slopes steeply with a gradient of 1:14.</p>		

Criteria	Score	Justification
Exposure	3	Generous tree cover provides shelter from northerly winds.
Aspect	3	Southwest facing site.
Slope	1	To the west and south the site has steep slopes with a gradient of not more than 1:14. The rest of the site has more gentle undulations.

Flood risk	3	SEPA Flood Maps show there is a little chance (0.1%) of surface flooding to the east corner of the site. This is due to the North Burn of Rubislaw flowing south of the site. However there have been no flooding incidents on or near the site.
Drainage	3	No evidence of waterlogging on the site.
Built / Cultural Elements	3	Site comprises woodland and grassland with overgrown bushes. There will be no loss of built or cultural elements. It is recognized that Woodend Hospital to the north has Category B-listed features. Any development would need to take this into consideration.
Natural Conservation	1	North Burn of Rubislaw flows to the south of the site – it is part of the Den of Maidencraig Local Nature Conservation Site. Site is covered by a mix of broad-leaved semi-natural woodland, mixed semi-natural woodland, tall ruderal vegetation, semi-improved neutral grassland and riparian. There are several TPOs throughout the entire site (ref. no 251). These cover the broadleaf and coniferous trees on site. The proposal indicates that development would be on the grassland/ruderal vegetation area with limited encroachment into the woodland area.  There are records of bats within the vicinity of the site (Common Pipistrelle) and Wych Elm which is a designated species. Records also show the area is a habitat for various bird species: Mistle thrush, Starling, Redwing, House sparrow, Common Gull, Herring Gull and Dumnock. During the site visit a deer was present on site.  Site is part of the North Burn of Rubislaw Green Space Network (Site No.87) which links to Kingswells South and Hazlehead Green Space Networks. There is likely to be some loss/disturbance to the local wildlife and species.
Landscape Features	1	Site is undeveloped and comprises several mature trees and overgrown bushes. Redevelopment would result in the likely loss/disturbance of these.

<b>Landscape Fit</b>	3	The site is surrounded by residential development and Woodend Hospital to the north. A care home would not have a significant impact on the wider area.
<b>Relationship to existing settlement</b>	3	The site is well-related to the Woodend residential area. Proposed care home is not expected to intrude with the surrounding landscape.
<b>Land Use Mix / Balance / Service Thresholds</b>	3	A care home would add to the mix of uses in the area, which is predominantly residential and a hospital.
<b>Accessibility</b>	3	Closest bus stop is to the south on Queens Road (310m away) with Stagecoach route X17 and First Bus route 11 passing here every 15-20 minutes. Other bus stops are to the north on Langstracht where First Bus routes 23 and Stagecoach route 218 travel along (515m).
<b>Proximity to facilities - shopping / health / recreation.</b>	3	Site is around 430m from Tesco Superstore, Sheddocksley Baptist Church and Curl Aberdeen. It is less than 150m from Woodend Hospital. Northfield and Mastrick Medical Practice is 1.2km away. Hazlehead School is 520m away and Hazlehead Academy is 560m from the site. Hazlehead Park is also less than 800m from the site.
<b>Direct footpath / cycle connection to community and recreation facilities and resources.</b>	3	There are steps leading down to the site. Core Path 27 (Den of Maidencraig to Anderson Drive) and a cycle lane run along North Burn of Rubislaw.
<b>Proximity of employment opportunities.</b>	3	Employment opportunities are available at Woodend Hospital (150m), Tesco Superstore (430m) and Whitemyres Business/Industrial area which has multiple businesses (within 800m). Proposed care home would also offer a source of employment.
<b>Contamination</b>	3	Records show no evidence of contamination on site.
<b>Land Use Conflict</b>	3	A care home is proposed in a predominantly residential area. No conflict is anticipated to arise from this.

<b>Physical Infrastructural Capacity</b>	3	No constraints anticipated.
<b>Physical Infrastructure Future</b>	3	No constraints anticipated.
<b>Service Infrastructure Capacity</b>	3	Site is within the catchment area of Fernilea Primary School and Hazlehead Academy.  Fernilea Primary School has enough capacity (64%) both now and longterm (89% capacity in 2025). Hazlehead Academy presently has enough capacity (87%). This is expected to decrease overtime with forecasts for 2025 showing it to be 114% overcapacity. However, given the nature of this development, education capacity is not applicable.
<b>Other Constraints</b>	1	Site is part of the Green Space Network, forming a corridor that links Kingswells South and Hazlehead Green Space Networks. This would be lost if development were to go ahead.  Access to the site would also be difficult given the gradient of part of the site.

**Developers Bid Report for Land at Woodend Hospital for a Care Home**

**Craigiebuckler and Seafield Community Council Letter of Objection to Aberdeen Local Development Plan Team**

Local Development Plan Team  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

10 Craigiebuckler Drive  
Aberdeen  
AB15 8ND

21st March 2019

Dear Sir/Madam

Aberdeen Local Development Plan Review - Pre-Main Issues Report Bid.  
Land at Woodend Hospital, Site Number B03/04.  
Bid by Rubislaw Estates to promote 0.59 hectares of land at Woodend Hospital for the construction of a care home.

During our Community Council meeting on Tuesday 5th March, the subject of the above referenced main issues report bid was debated.

We note that the proposal by Rubislaw Estates to build a care home on Site Number B03/04 has been categorised as "undesirable". Our members agree with this assessment.

In our opinion the site, which is part of the green space network that forms a corridor linking Kingswells South and Hazlehead green space networks, should be protected from development.

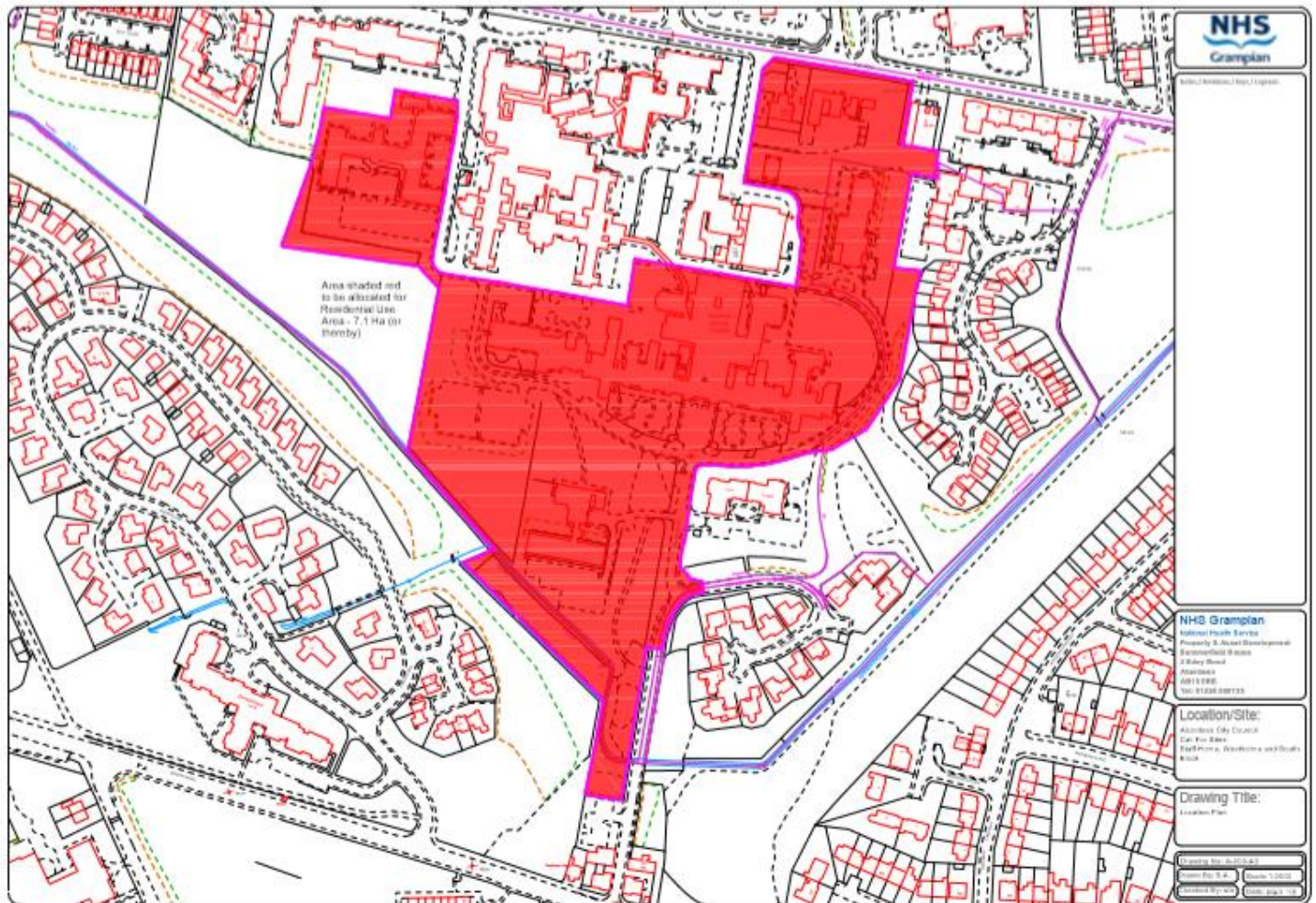
We are informed that it is on record that there are bats near to the site, which is also the habitat for a variety of protected bird species. Development could, in our opinion disturb these protected species and result in the loss of part of their habitat.

It is our contention that the intended development of this site would result in the loss of mature trees. This probable consequence of developing the site is unacceptable to our Community Council.

Yours sincerely

William Sell  
Chair  
Craigiebuckler and Seafield Community Council

# B0319- Woodend Hospital



## B0319 – Woodend Hospital

<b>SITE NUMBER: B03/19</b>		<b>NAME of SITE: Woodend Hospital</b>
<b>Nature of the proposal:</b>	Residential (7.1ha)	
<b>Checklist Score:</b>	53	
<b>Constraints:</b>	Listed buildings, trees, flooding near the burn.	
<b>Recommendation:</b>	Preferred	

### Justification:

Woodend Hospital is largely zoned in the Aberdeen Local Development Plan 2017 as 'Existing Community Sites and Facilities. Parts of it are Urban Green Space and Green Space Network. Residential development in this location would be accessible and well connected to services, facilities and employment areas. It is part of the existing urban fabric and is largely a brownfield site. It is not without issues – parts near the burn are prone to flooding and there are a number of listed buildings and trees on the site. However, the site is large enough that a well-designed proposal would be able to take these issues into account and make them attractive features of the development. The Proposed Strategic Development Plan favours brownfield development. It is recommended that the site is identified as a brownfield opportunity site for residential development with the requirement for a Masterplan and a Flood or Drainage Impact Assessment.

# Ward 10 – Hazlehead/Ashley/Queen’s Road

- B1001 - Dobbies
- B1002 – Hayfield
- B1003 – Land at Phase 1 North East Countesswells
- B1004 – Jessiefield and Smithfield
- B1005 – Bellfield Farm

## Main Issues Report – Bid Assessment by Council Planners

### B1001 – Dobbies

<b>SITE NUMBER:</b> B10/01		<b>NAME of SITE:</b> Dobbies
<b>Nature of the proposal:</b>	Housing (major; 100 units)	
<b>Checklist Score:</b>	46	
<b>Constraints:</b>	Flooding, drainage, GSN, impact on protected species, habitats, local designations, tree loss & post development impacts.	
<b>Recommendation:</b>	Undesirable	
<b>Justification:</b>		
<p>The site proposed for development would be located on a currently zoned Greenbelt and partially zoned Green Space Network area. The site is well sheltered, predominantly flat, would not result in the loss of any built/ cultural elements of historical designations, would fit well within the landscape and would be well related to the emerging residential developments on the urban fringe of the city. However, the proposal would likely have a significant impact upon nature conservation, resulting in the loss/ disturbance of wildlife habitat and species. The proposal would sever the Green Space Network in this location and would pose threats to Ancient Woodland surrounding the site, both during and post construction. There may also be flooding and drainage issues. For the reasons outlined above, on balance, the site is considered unsuitable for development.</p>		

Site B (Equestrian Centre): The proposed development seeks formal recognition of an existing use through future redevelopment. The site is currently zoned as Greenbelt and Green Space Network. It is not considered that there would be any significant constraint to redevelopment on the site, with some potential archaeological and wildlife habitat impacts likely to be sufficiently dealt with through appropriate mitigation.

In respect of Site B, the Reporter, in his response to a representation to the Proposed Aberdeen Local Development Plan 2015 (Issue 8, pages 84, 87, 91 & 92) concluded that, 'Paragraph 52 of Scottish Planning Policy indicates that recreational uses that are compatible with an agricultural or natural setting may be appropriate within a green belt. I therefore consider that the ongoing green belt status of this land is

appropriate. It would nevertheless be possible to designate the site as an opportunity site within the green belt, as has been done elsewhere on the proposals map. However I do not consider this to be essential, given the similar nature of the proposed use to the current use, and the council's formal statement that it is minded to approve the redevelopment. I therefore conclude that no change to the plan is required.'

In terms of Site A, the Reporter states '...the site is in the green belt, currently has a strongly rural character and is divorced from the built-up area of the city. The council has formally stated its willingness to approve an application for the construction of a hotel and associated facilities on this land, subject to a Section 75 agreement', further noting that '...given the site's rural character and separation from the built-up area of the city, I consider that its green belt status remains appropriate. As with the Riding Centre site, it would nevertheless be possible to designate the site as an opportunity site within the green belt. However I do not consider this to be essential, given that the council's formal statement that it is minded to approve the hotel application has already established the principle of development. I therefore conclude that no change to the plan is required.'

As there has been no circumstantial change in the interim, we do not consider that the removal of Greenbelt or Green Space Network status is necessary or desirable.



### B1003 – Land at Phase 1 North East Countesswells

<b>SITE NUMBER: B10/03</b>		<b>NAME of SITE: Land at Phase 1 North East Countesswells</b>
<b>Nature of the proposal:</b>	Housing (major; 355 units).	
<b>Checklist Score:</b>	41	
<b>Constraints:</b>	Greenbelt, GSN, impact on protected species, habitats, local designations, tree loss & post development impacts.	
<b>Recommendation:</b>	Undesirable	
<b>Justification:</b>		
<p>The site proposed for development would be located on a currently zoned Greenbelt and Green Space Network. The site is predominantly flat, would not result in the loss of any built/ cultural elements of historical designations, and would be well related to the emerging residential developments at Countesswells. However, the site is exposed with a north facing aspect, and as a result of its topography and elevation, would likely have a significant impact on landscape character. Further, the proposal would have a significant impact upon nature conservation, resulting in the loss/ disturbance of wildlife habitat and species. The proposal would sever the Green Space Network in this location and would pose threats to natural designations within and surrounding the site, both during and post construction. For the reasons outlines above, on balance, the site is considered unsuitable for development.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current "constrained" supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

### B1004 – Jessiefield and Smithfield

<b>SITE NUMBER: B10/04</b>		<b>NAME of SITE: Jessiefield &amp; Smithfield</b>
<b>Nature of the proposal:</b>	Residential – approx. 200 units, Leisure and Recreation (6.46ha).	
<b>Checklist Score:</b>	42	
<b>Constraints:</b>	Existing OP site	
<b>Recommendation:</b>	Undesirable	
<b>Justification:</b>		
<p>The site is proposed for 200 residential units along with leisure and recreation use. The site is allocated OP50: Skene Road, Hazlehead for a phased cemetery expansion and will be required for this. The site sits immediately to the north of Aberdeen Crematorium and the Aberdeen Garden of Remembrance. There could be land use conflict between the existing crematorium use, the garden of remembrance use and the proposed use. The development is isolated from the existing Aberdeen settlement edge and is remote from existing community facilities and services. It is part of an area that will serve to separate Maidencraig and Kingswells to the north from Countesswells to the south and should remain as green belt.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current "constrained" supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

### B1005 – Bellfield Farm

SITE NUMBER: B10-05		NAME of SITE: Bellfield Farm
Nature of the proposal:	Residential development of c. 1000 units	
Checklist Score:	41	
Constraints:	Pylons, landscape fit	
Recommendation:	Undesirable	

**Justification:**

The site is proposed as a residential development comprising 1000 units. Development on the site would have significant impact on the landscape. The site sits on the crest of rising ground, therefore will be visible from surrounding areas. It occupies land which serves to separate Kingswells from Countesswells, thus maintaining their landscape setting and separate identities. This is an important green belt function. The site is also in close proximity to the crematorium and the Garden of Remembrance, therefore there may be issues with conflicting land uses.

The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current "constrained" supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.

## Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
06/12/2018	182053	Land To South Of Hazledene Road Aberdeen AB15 8LD	Residential development comprising of 216 units (across zones A, B, C, D and E) with associated access, landscaping and infrastructure	Detailed Planning Permission	Pending		
11/12/2018	182080	32 Macaulay Drive Aberdeen AB15 8FL	Works to 5 Protected Trees; T1 & T2 - Ash - Repollard to primary pollard point; T3 & T4 - Beech - Fell x1 as decayed & x1 15% crown reduction; T5 - Lime - Pollard to existing pollard point	Works to Tree Preservation Order	Approved	23/01/2019	Approved Conditionally
20/12/2018	182145	4 Queens Crescent Aberdeen AB15 4BE	Works to 1 Protected Trees; T1 - T4 - Lime - Crown raise, removing epicormics up to main forks to create more light/space	Works to Tree Preservation Order	Approved	23/01/2019	Approved Unconditionally
10/01/2019	190051	225 Queens Road, Aberdeen AB15 8DL	Works to 2 Protected Trees; T1 - Beech, T2 - Purple Leaved Plum; Thin canopies by 25% & reduce by 2m to reduce density	Works to Tree Preservation Order	Approved	14/02/2019	Approved Unconditionally
22/01/2019	190107	24 Seafield Road, Aberdeen AB15 7YT	Works to 1 Protected Tree; T1 - Unknown - Remove overhanging limbs	Works to Tree Preservation Order	Approved	23/01/2019	Approved Conditionally
04/02/2019	190178	4 Seafield Drive East Aberdeen AB15 7UX	Erection of single storey extension to rear	Detailed Planning Permission	Approved	19/03/2019	Approved Conditionally
26/02/2019	190328	37 Springfield Place Aberdeen AB15 7SF	Erection of single storey extension to rear/side	Detailed Planning Permission	Pending		
05/03/2019	190370	124 Seafield Road Aberdeen AB15 7YQ	Erection of single storey extension to side/rear	Detailed Planning Permission	Pending		
07/03/2019	190399	5 John Porter Place Aberdeen AB15 8LF	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
26/03/2019	190505	2 Burnieboozle Place Aberdeen AB15 8NL	Erection of single storey extension to side and rear	Detailed Planning Permission	Pending		

**Planning Applications as per weekly planning list March 2019:**

Reference	190399/DPP
Application Received	Thu 07 Mar 2019
Application Validated	Thu 07 Mar 2019
Address	5 John Porter Place Aberdeen AB15 8LF
Proposal	Erection of single storey extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Roy Brown
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Sandy Thain
Agent Name	Ross McWilliam
Agent Company Name	RJM Architectural Design
Agent Address	8 North Street Inverurie AB51 4QR

Application Validated Date	Thu 07 Mar 2019
Expiry Date	Wed 03 Apr 2019
Determination Deadline	Mon 06 May 2019



North East Elevation  
Scale 1:50



North West Elevation  
Scale 1:50



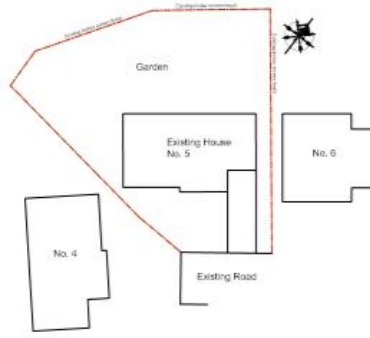
South West Elevation  
Scale 1:50



Existing Photos



Ground Floor Plan  
Scale 1:50



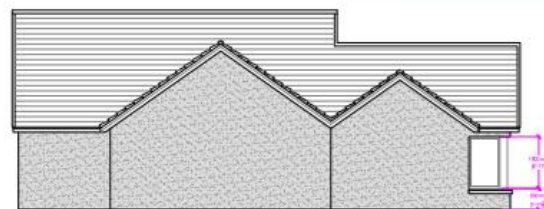
Site Plan  
Scale 1:200



Location Plan  
Scale 1:1250

**Project Details**  
 Address: 100 North Street, 3rd Floor, Aberdeen, AB11 7LJ  
 For the Client: JRM

**Client: JRM**  
 Architects & Designers  
 100 North Street, 3rd Floor, Aberdeen, AB11 7LJ  
 Tel: 01467 228744  
 Email: info@jrmarchitects.com  
 Website: www.jrmarchitects.com



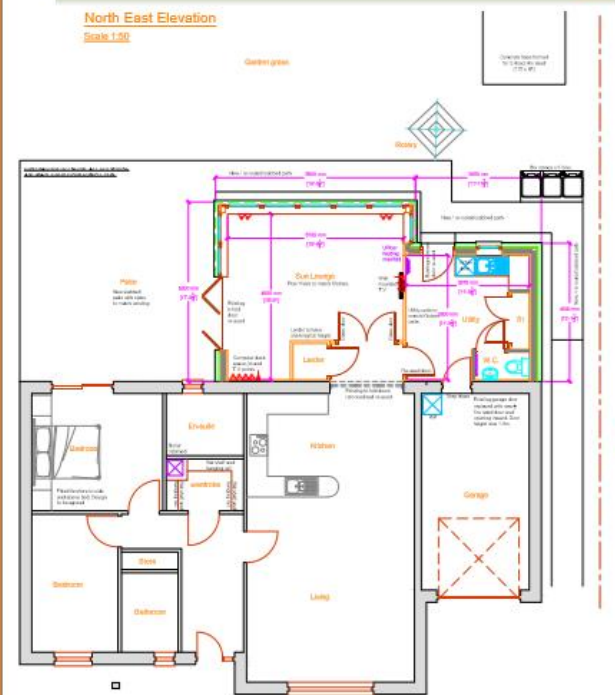
North East Elevation  
Scale 1:50



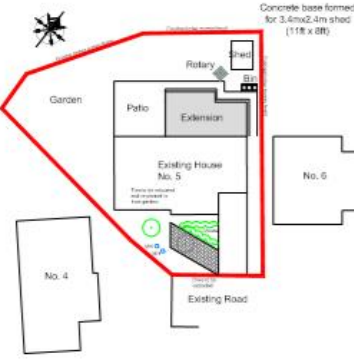
North West Elevation  
Scale 1:50



South West Elevation  
Scale 1:50



Ground Floor Plan  
Scale 1:50



Site Plan  
Scale 1:200



Location Plan  
Scale 1:1250

**MATERIAL NOTES:**  
 External Walls: White Portland Cement rendering  
 Roof: Tiles on metal decking  
 Windows: Grey PVCu in metal casing  
 Internal Walls: White PVCu in metal casing  
 Floor/Decking: White PVCu in metal casing

**Planning Drawing**

**Project Details**  
 Address: 100 North Street, 3rd Floor, Aberdeen, AB11 7LJ  
 For the Client: JRM

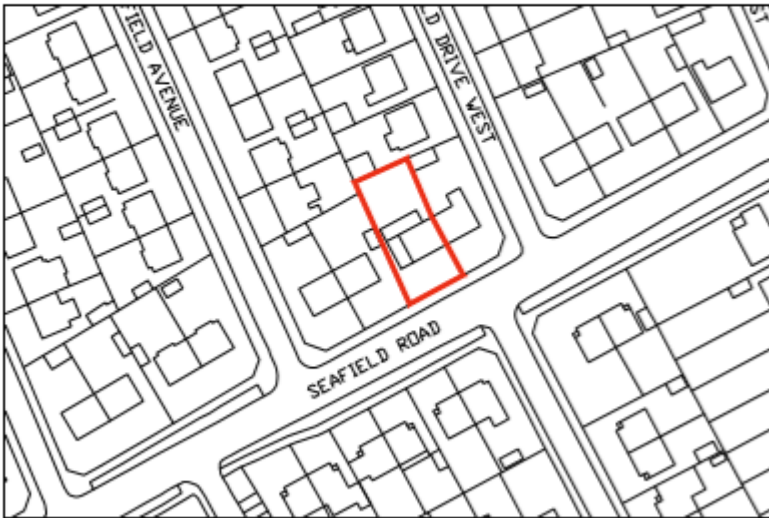
**Client: JRM**  
 Architects & Designers  
 100 North Street, 3rd Floor, Aberdeen, AB11 7LJ  
 Tel: 01467 228744  
 Email: info@jrmarchitects.com  
 Website: www.jrmarchitects.com

Reference	190370/DPP
Application Received	Tue 05 Mar 2019
Application Validated	Tue 05 Mar 2019
Address	124 Seafield Road Aberdeen AB15 7YQ
Proposal	Erection of single storey extension to side/rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Sheila Robertson
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Wojtek Majewski
Agent Name	Mike Mair Architectural Services
Agent Company Name	Not Available
Agent Address	2 Harvest Hill Westhill Aberdeenshire AB32 9PU
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Tue 05 Mar 2019
Expiry Date	Tue 26 Mar 2019
Determination Deadline	Sat 04 May 2019

PROPOSED ALTERATIONS & EXTENSION AT  
124 SEAFIELD ROAD, ABERDEN



LOCATION PLAN 1:1250



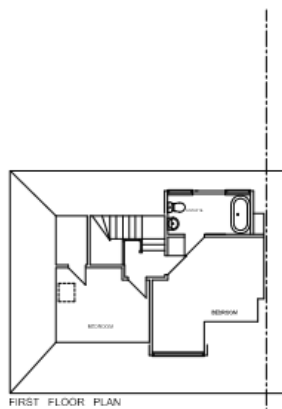
BLOCK PLAN 1:500



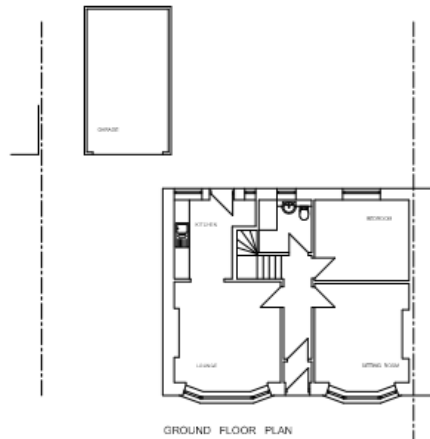
NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

**MIKE MAIR** MCIAT  
 ARCHITECTURAL SERVICES  
 2 HARVEST HILL, WESTHILL  
 Tel: 01224 741701

PROPOSED EXTENSION AT  
 124 SEAFIELD ROAD  
 ABERDEEN  
 FOR Mr W. MAJEWSKI

EXISTING PLANS  
 + ELEVATIONS

SCALE 1:100      Dwg No 19/1118/01  
 DATE Feb. 2019

**FINISHES**  
 ROOF : GRAY AND WHITE TERRAZZO FLOOR  
 WALLS : WHITE GLOSS PAPER LINING WITH  
 WHITE GLOSS PAINTWORK  
 WINDOWS : GRAY FRAMED GLAZED  
 DOORS : GRAY FRAMED

**FOUNDATIONS**  
 ALL FOUNDATIONS TO BE CONSTRUCTED TO THE  
 REQUIREMENTS OF THE FOUNDATION DESIGN  
 MANUAL (FDM) 2013. ALL FOUNDATIONS TO BE  
 CONSTRUCTED TO THE REQUIREMENTS OF THE  
 FOUNDATION DESIGN MANUAL (FDM) 2013.  
 ALL FOUNDATIONS TO BE CONSTRUCTED TO THE  
 REQUIREMENTS OF THE FOUNDATION DESIGN  
 MANUAL (FDM) 2013. ALL FOUNDATIONS TO BE  
 CONSTRUCTED TO THE REQUIREMENTS OF THE  
 FOUNDATION DESIGN MANUAL (FDM) 2013.

**ROOFING**  
 ALL ROOFING TO BE CONSTRUCTED TO THE  
 REQUIREMENTS OF THE ROOFING DESIGN  
 MANUAL (RDM) 2013. ALL ROOFING TO BE  
 CONSTRUCTED TO THE REQUIREMENTS OF THE  
 ROOFING DESIGN MANUAL (RDM) 2013.

**INTERNAL FINISHES**  
 ALL INTERNAL FINISHES TO BE CONSTRUCTED  
 TO THE REQUIREMENTS OF THE INTERNAL  
 FINISHES DESIGN MANUAL (IFDM) 2013. ALL  
 INTERNAL FINISHES TO BE CONSTRUCTED TO  
 THE REQUIREMENTS OF THE INTERNAL  
 FINISHES DESIGN MANUAL (IFDM) 2013.

**EXTERNAL FINISHES**  
 ALL EXTERNAL FINISHES TO BE CONSTRUCTED  
 TO THE REQUIREMENTS OF THE EXTERNAL  
 FINISHES DESIGN MANUAL (EFDM) 2013. ALL  
 EXTERNAL FINISHES TO BE CONSTRUCTED TO  
 THE REQUIREMENTS OF THE EXTERNAL  
 FINISHES DESIGN MANUAL (EFDM) 2013.

**ELECTRICAL**  
 ALL ELECTRICAL WORK TO BE CONSTRUCTED  
 TO THE REQUIREMENTS OF THE ELECTRICAL  
 DESIGN MANUAL (EDM) 2013. ALL ELECTRICAL  
 WORK TO BE CONSTRUCTED TO THE  
 REQUIREMENTS OF THE ELECTRICAL DESIGN  
 MANUAL (EDM) 2013.

**MECHANICAL**  
 ALL MECHANICAL WORK TO BE CONSTRUCTED  
 TO THE REQUIREMENTS OF THE MECHANICAL  
 DESIGN MANUAL (MDM) 2013. ALL  
 MECHANICAL WORK TO BE CONSTRUCTED TO  
 THE REQUIREMENTS OF THE MECHANICAL  
 DESIGN MANUAL (MDM) 2013.

**GENERAL NOTES**  
 ALL WORK TO BE CONSTRUCTED TO THE  
 REQUIREMENTS OF THE BUILDING REGULATIONS  
 2013. ALL WORK TO BE CONSTRUCTED TO THE  
 REQUIREMENTS OF THE BUILDING REGULATIONS  
 2013.

**ELECTRICAL LEGEND**  
 ● 13mm BROWN SWITCH  
 ○ 13mm WHITE SWITCH  
 ○ 13mm GRAY SWITCH  
 ○ 13mm RED SWITCH  
 ○ 13mm BLUE SWITCH  
 ○ 13mm GREEN SWITCH  
 ○ 13mm YELLOW SWITCH  
 ○ 13mm PURPLE SWITCH  
 ○ 13mm PINK SWITCH  
 ○ 13mm LIGHT BLUE SWITCH  
 ○ 13mm LIGHT GREEN SWITCH  
 ○ 13mm LIGHT YELLOW SWITCH  
 ○ 13mm LIGHT PURPLE SWITCH  
 ○ 13mm LIGHT PINK SWITCH  
 ○ 13mm LIGHT LIGHT BLUE SWITCH  
 ○ 13mm LIGHT LIGHT GREEN SWITCH  
 ○ 13mm LIGHT LIGHT YELLOW SWITCH  
 ○ 13mm LIGHT LIGHT PURPLE SWITCH  
 ○ 13mm LIGHT LIGHT PINK SWITCH

**FOUNDATION PLAN**

**GROUND FLOOR PLAN**

**WEST ELEVATION**

**SOUTH ELEVATION**

**NORTH ELEVATION**

**EAST ELEVATION**



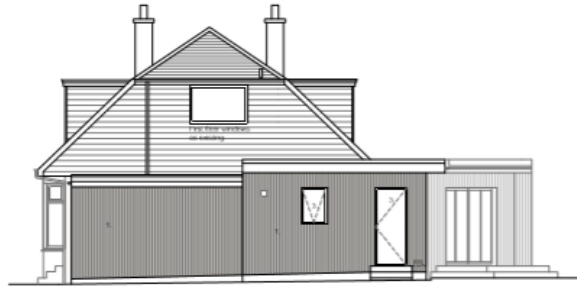
Reference	190505/DPP
Application Received	Tue 26 Mar 2019
Application Validated	Wed 27 Mar 2019
Address	2 Burnieboozle Place Aberdeen AB15 8NL
Proposal	Erection of single storey extension to side and rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Ross McMahon
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Steve Clark
Agent Name	PaQ Design
Agent Company Name	PaQ Design Limited
Agent Address	125 Wellington Road Aberdeen Scotland AB12 3BB
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Wed 27 Mar 2019
Expiry Date	Thu 18 Apr 2019
Determination Deadline	Sun 26 May 2019



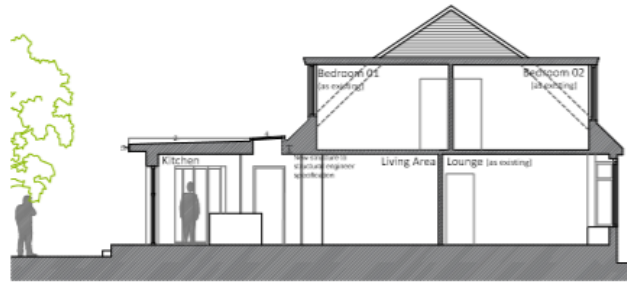
North Elevation - PROPOSED  
1:100



East Elevation - PROPOSED  
1:100



South Elevation - PROPOSED  
1:100



Section A - PROPOSED  
1:100

- Exterior External Finishes
1. Walls: Timber cladding - vertical
  2. Roof: Gable ply membrane or equal (dark grey) for Sarnit with dark grey fascias
  3. Windows & doors: Dark grey colour
  4. Rooflights: Dark grey colour
  5. Rainwater goods: Colour to match fascias
  6. Garage Door: As existing - blank

**Notes**

Client: [Redacted]  
 Date: [Redacted]  
 Drawn by: [Redacted]  
 Checked by: [Redacted]  
 Project: [Redacted]  
 Location: [Redacted]  
 Scale: [Redacted]  
 Date: [Redacted]

**Revision**

A - elevation titles updated

A 27.03.19  
 Rev Initial Date

PAJ Design  
 01224 678368  
 01905 762817  
 www.pajdesign.co.uk  
 info@pajdesign.co.uk

**Project**

2 SURVIVODDLE PLACE  
 ARKLEIGH  
 A379 HW

**Drawing Title**

ELEVATIONS & SECTION  
 PROPOSED

**Drawing No. Rev**

10112-01-005 A

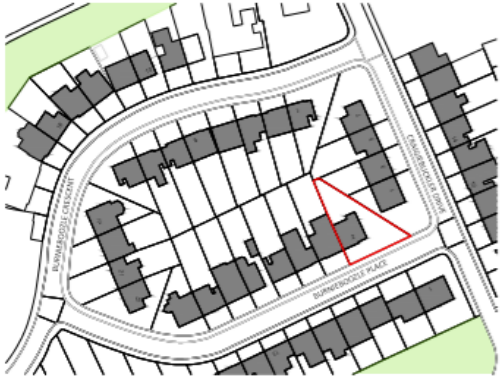
**Drawing Status**

PLANNING

**Scale Date**

1:100 (E) 25.03.2019

Copyright © PAJ Design Limited 2019



① Location Plan  
1:1,250



② Site Plan  
1:500



**Notes**

1. All drawings are the property of the developer and shall remain the property of the developer. If you require a copy of any drawing, please contact the developer.

2. All drawings are the property of the developer and shall remain the property of the developer. If you require a copy of any drawing, please contact the developer.

3. All drawings are the property of the developer and shall remain the property of the developer. If you require a copy of any drawing, please contact the developer.

**Revision**

Rev	Initial	Date
-----	---------	------

KO Design  
02224 618368  
01885 194317  
www.ko-design.co.uk  
info@ko-design.co.uk

**PLANNING APPLICATION**

<b>Project</b>	
2 BURIEBOOZLE PLACE, ABERDEEN AB9 5NL	
<b>Drawing Title</b>	
LOCATION SITE PLAN	
<b>Drawing No.</b>	<b>Rev</b>
01/23-1-PL001	1
<b>Drawing Status</b>	
PLANNING	
<b>Scale</b>	<b>Date</b>
1=1000 A3	28.01.23/21

Copyright © KO Design Limited 2023