

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

04 January 2022

Planning Matters

Reference	211773/DPP
Application Received	Wed 15 Dec 2021
Application Validated	Thu 16 Dec 2021
Address	Area F3 Pinewood Site Adjacent To Countesswells Road Aberdeen
Proposal	Erection of 16no houses with associated landscaping, access and infrastructure
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Gavin Evans
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Dandara
Applicant Address	Dandara Group Head Office Isle of Man Business Park Cooil Road Braddan Isle of Man IM2 2SA
Environmental Assessment Requested	No

Application Validated Date	Thu 16 Dec 2021
Expiry Date	Wed 12 Jan 2022
Standard Consultation Expiry Date	Not Available
Determination Deadline	Tue 15 Feb 2022
Local Review Body Decision Date	Not Available

Existing Site Plan:



Proposed Site Plan:



The Hazeldene site received outline planning permission for 250 residential dwellings and 3no neighbourhood shop units and the Pinewood site gained outline planning for 100 residential units and the formation of access roundabout and access roads in August 2010 (application ref A8/0530 and application A7/2178 respectively).

Zone F3 referred to in this application consists of an area of land currently undeveloped within the Pinewood Hazeldene Masterplan. This land has been the subject of previous applications for Matters Specified in Conditions (MSC) approvals. The most recent approved layout for the Zone F area included for houses and apartments. The northern section of Zone F has now been built and there is still considerable interest in buying houses in this area. The southern part of Zone F, which previously included for a large complex of apartments, has not generated the interest expected, and in response to the market a design review was carried out for this area. To the south of this area, planning permission has now been given for a supermarket. (Application Ref. 200659/DDP.) This design review used the connectivity and landscape strategies set up in the original masterplan to arrive at a revised layout, introducing further houses more suited to the area.

In 18th December 2013, an MSC application was approved for Zones D, E, F, G. (Ref P131005). This was for a total of 174no houses. The layout was designed to reflect the connectivity and landscape frameworks set up in the original masterplan. This application showed 95no houses in Zones F & G. Subsequently, as a reflection of the current housing market in Aberdeen, in February 2016, a non material variation was approved to vary the house types within

the Zone F & G. This kept the same number of houses and retained the connectivity and landscape principles of the masterplan. Zone G was then built out.



MSC Approved Drawing December 2013



Approved NMV February 2016

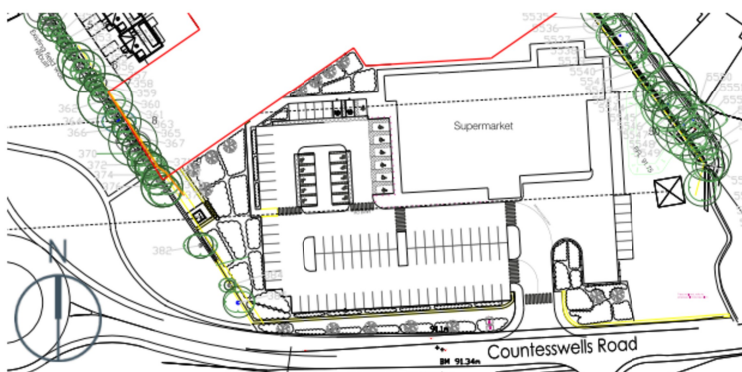


Approved planning layout August 2018

In response to the market conditions in Aberdeen in 2018 , the layout was again reviewed as it was identified that there was a strong demand for housing/ apartments suitable for the over 55's age group. In August 2018 planning approval was given to build 116no dwellings on Zone F, this included 2no apartment blocks, 35no houses and a retirement apartment block. (Ref 170243/DPP). The houses and Block A apartments have been built with the apartment Block B and the retirement apartment block (Block C) never developed. To the south of this pocket of land (and including some of the area originally proposed for the Block C apartments), planning permission has recently been given for a supermarket, leaving a small area of land between the houses and the supermarket . It is now felt that houses are more appropriate in this location.



Concept image of Zone F approved development (Ref 170243/DPP) with approved layout on page 6. The apartment Block A and houses within Zone F have now been built (ref photographs in page 9).



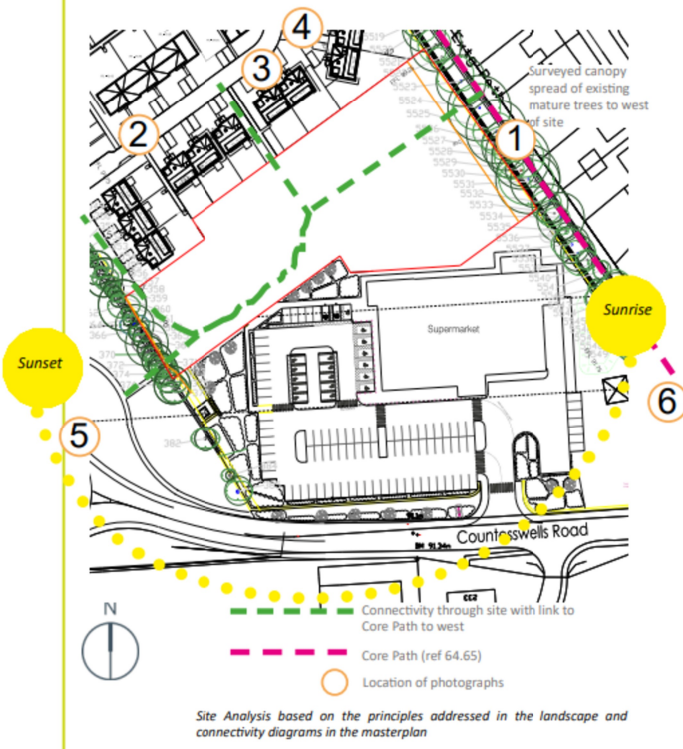
Layout of approved supermarket to the south of application site, together with the proposed supermarket street elevation of the supermarket as viewed from the west. (Shown with indicative two storey houses behind)



02

SITE

2.1 PRINCIPLES ADDRESSED IN THE MASTERPLAN RELEVANT TO ZONE F



The entrance is defined with stone gate posts. A sweeping landscaped linear park will run north/south along the main spine road.

Extract from Access and Connectivity



Existing Core Path (ref 64,65), running along the edge of the site. The path is well defined and well used with existing tree line and drystone dyke defining the edge onto the site.

The canopy spread of the existing mature trees to the west of site (running along the Core Path) extend over the western edge of the site.

Whilst not within the red line boundary of this application, there is an electricity pylon in the south west corner of the overall Zone F. This is 'tucked in the corner' screened by trees but the overhead cable is visible to the south of the site.

Extract from Landscape Strategy diagram

SITE

2.2 VIEWS ON/OFF THE SITE



1 View along Core Path



2 Lime House Type to the north in Zone F



3 Rowan House Type to the north in Zone F



4 Ash3 House Type to the north in Zone F



5 Entrance Gate Posts



6 Base of electricity pylon in South West corner

DESIGN

3.2 STREET



- Existing woodland bounding the development.
- Path to join the existing path network.
- Bungalows located to the south to maximum sunlight into the shared space.
- Path to join into existing path network running from the north.
- Houses address the shared space (street) strengthening the edge of the street.
- The proposed supermarket to the south is relatively low in height.

Overview from the west



Plot F3-1 finishes the street elevation onto the Spine road and turns the corner into the proposed development

Vehicular Entrance

The space is enclosed with masonry walls to form a sense of enclosure, reminiscent of a walled garden development.

Reminiscent of a walled garden, the layout has been intentionally kept simple with the houses addressing the shared space. Entering through the masonry entrance pillars from Zone F, the houses are kept tight reflecting the intimacy of the space. There is a cohesive use of materials reflecting a continuation of the materials used in Zone F.

A1

NOTES:



PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 5

PLOT 6

PLOT 7

PLOT 8

PLOT 9

SECTION AA



PLOT 10

PLOT 11

PLOT 12

PLOT 13



Extract of site plan (not to scale)

SECTION AA



PLOT 14

PLOT 15

PLOT 16

SECTION BB



Elevation Treatment Plot 1

Material Key:

- dark grey tile with slate appearance
- energy efficient windows
- dark grey composite door
- dark grey proprietary cladding panel
- white render
- timber effect garage doors

dandara

Aberdeen Head Office
18 Bazaar Mansard
Stoneywood
Aberdeen
AB21 8AZ

Project: Riverside
Location: Aberdeen
Zone F2
Street Elevations

Scale: Planning
1:125 @ A1
Date: Aug 2019
Sheet: 28

F2_APL_03

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Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
19/08/2021	211203	24 Kinaldie Crescent Aberdeen AB15 8HX	Erection of first floor extension over existing garage to side, formation of dormers to front and rear and erection of single storey extension with steps to rear	Detailed Planning Permission	Pending		
20/08/2021	211207	Site At Junction Of Hazledene Road And Hazledene Drive Aberdeen	Installation of 1 non-illuminated free standing sign and 2 non-illuminated flags on poles (retrospective)	Advertisement Consent	Pending		
20/08/2021	211208	18 Macaulay Drive Aberdeen AB15 8FL	Works to 4 Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	23/08/2021	Approved Conditionally
24/08/2021	211229	Jason White Pavilion Hazlehead Park Groats Road Aberdeen	Proposed conversion of temporary container to form changing/shower rooms	Cert. of Lawfulness	Withdrawn	22/09/2021	Withdrawn by Applicant
25/08/2021	211245	3 Woodburn Crescent Aberdeen AB15 8JX	Erection of single storey extension to rear	Detailed Planning Permission	Approved	20/10/2021	Approved Unconditionally
31/08/2021	211270	25 Hazledene Road Aberdeen AB15 8LB	Formation of porch to front	Detailed Planning Permission	Approved	04/10/2021	Approved Unconditionally
02/09/2021	211291	21 Kepplestone Avenue Aberdeen AB15 7XF	Straightening of roof hip to side and installation of rooflight to rear	Detailed Planning Permission	Approved	26/10/2021	Approved Unconditionally
10/09/2021	211332	Rubislaw Park Care Home Rubislaw Park Road Aberdeen AB15 8DA	Works to 2 Protected Trees; T1 & T2 - Beech - Remove due to health & safety reasons	Works to Tree Preservation Order	Approved		Approved Conditionally
16/09/2021	211364	3 Pinewood Terrace Aberdeen AB15 8LS	Replacement of an existing garage roof to pitched roof to side	Detailed Planning Permission	Approved	14/10/2021	Approved Unconditionally
21/09/2021	211386	Jason White Pavilion Hazlehead Park Groats Road Aberdeen	Siting of 3 containers to be used as changing/shower rooms and installation of 4 containers for equipment storage with associated works (part retrospective)	Detailed Planning Permission	Approved	08/11/2021	Approved Conditionally
21/09/2021	211379	The Park Cafe Hazlehead Park Hazlehead Aberdeen AB15 8BJ	Erection of store to rear with associated works	Detailed Planning Permission	Approved	24/11/2021	Approved Unconditionally
22/09/2021	211391	Macaulay Drive/Countesswells Road Aberdeen	Works to Various Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	07/10/2021	Approved Conditionally
04/10/2021	211446	5 Macaulay Walk Aberdeen AB15 8FQ	Erection of single storey extension to rear	Detailed Planning Permission	Approved	01/12/2021	Approved Unconditionally
26/10/2021	211528	Site Of Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA	Residential development of 89 units (including 25% affordable) comprising 54 houses and 35 flats over 3, 4 and 6 storey blocks, and associated roads and parking, drainage infrastructure, open space and landscaping	Detailed Planning Permission	Pending		
04/11/2021	211569	35 Springfield Avenue Aberdeen AB15 8JJ	Erection of single storey extension, extension of an existing raised decking and formation of external steps to rear	Detailed Planning Permission	Approved	16/12/2021	Approved Conditionally
04/11/2021	211576	19 Seafield Drive West Aberdeen AB15 7XA	Erection of single storey extension and extension of an existing garage to rear	Detailed Planning Permission	Approved	16/12/2021	Approved Unconditionally
19/11/2021	211632	8 Macaulay Grange Aberdeen AB15 8FF	Erection of single-storey extension to rear; erection of boundary walls to front, side and rear; formation of decking to rear	Detailed Planning Permission	Withdrawn	10/12/2021	Withdrawn by Applicant
30/11/2021	211708	12 Macaulay Drive Aberdeen AB15 8FL	Works to 2 Protected Trees; T1 - Beech; T2 - Pine; - Cut back as damaged during storm & rotten / dead inside	Works to Tree Preservation Order	Approved	06/12/2021	Approved Unconditionally
01/12/2021	211628	25 Viewfield Avenue Aberdeen AB15 7XJ	Formation of dormer to rear	Detailed Planning Permission	Pending		
02/12/2021	211697	18 Seafield Road Aberdeen AB15 7YT	Extension of an existing garage to rear	Detailed Planning Permission	Pending		
16/12/2021	211773	Area F3 Pinewood Site Adjacent To Countesswells Road Aberdeen	Erection of 16no houses with associated landscaping, access and infrastructure	Detailed Planning Permission	Pending		
22/12/2021	211802	8 Macaulay Grange Aberdeen AB15 8FF	Change of use of amenity land to private garden ground, erection of single-storey extension to rear; erection of boundary walls to front, side and rear; formation of decking to rear	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list December 2022:

Reference	211802/DPP
Application Received	Wed 22 Dec 2021
Application Validated	Wed 22 Dec 2021
Address	8 Macaulay Grange Aberdeen AB15 8FF
Proposal	Change of use of amenity land to private garden ground, erection of single-storey extension to rear; erection of boundary walls to front, side and rear; formation of decking to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Note: Previous planning application 211632 withdrawn by applicant on 10/12/21

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Roy Brown
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr & Mrs Gary Milne
Agent Name	Ross Clarihew
Agent Company Name	J.V. Carroll, Chartered Architectural Technologists
Agent Address	Inverden House Queens Lane North Aberdeen Scotland AB15 4DF
Environmental Assessment Requested	No

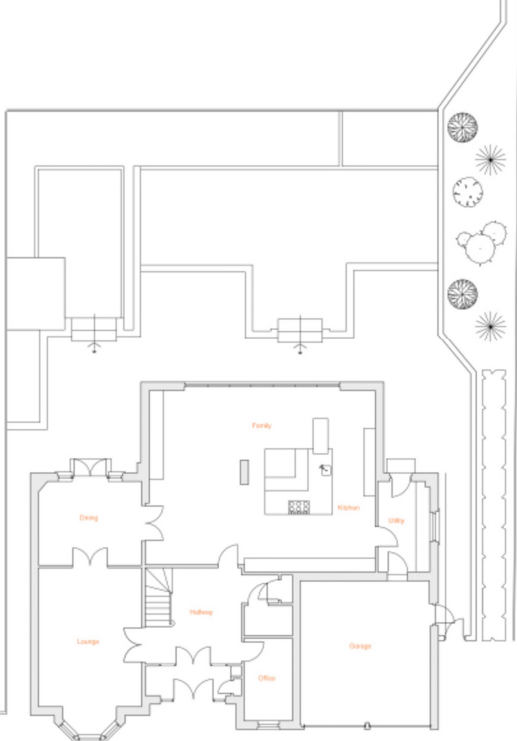
Application Validated Date	Wed 22 Dec 2021
Expiry Date	Thu 13 Jan 2022
Standard Consultation Expiry Date	Not Available
Determination Deadline	Mon 21 Feb 2022
Local Review Body Decision Date	Not Available

Alterations & Extension, new & relocation of existing boundary walls, reduction on amenity strip including change of use of part of said strip to private garden ground.




Location Plan - 1:1250

Existing Plan & Elevations:



Ground Floor Plan



North Side Elevation



Rear West Elevation



South Side Elevation



JV CARROLL
Chartered Architectural Technologist
Building Design Consultants

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ESTABLISHED 1983

Client:	Mr & Mrs Gary Milne		
Project:	Alterations & Extension at 8 Macaulay Grange, Craigebukker, Aberdeen		
Date:	Existing Survey Drawing		
Scale:	1:100 @ A2	Rev:	Sep. '21
Sheet:	M-123	Page:	12
Author:		Check:	RDC/RLS

Proposed Plan & Elevations:

External Finishes

- Roof:** - Brown pitched brick tiles to match main house
 - Gull pipe to match main roof
 - High gull flat roof to match existing
- Walls:** - Full faced limestone throughout extension to match main house (colour - confirmed)
- Windows:** - White upvc fascias & soffits to rear extension to match main house
- Doors:** - White upvc french double doors
- Windows:** - White upvc windows to match existing
- External Doors:** - Black upvc upvc insulated garage to match main house
 - Glass etc. black upvc door to match main house
- Boundary/Retaining walls:** - Full faced limestone colour - buff/yellow



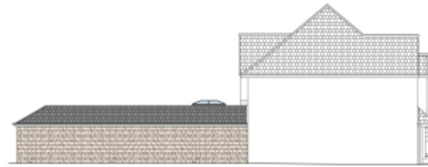
North Side Elevation



Rear West Elevation



Ground Floor Plan



South Side Elevation

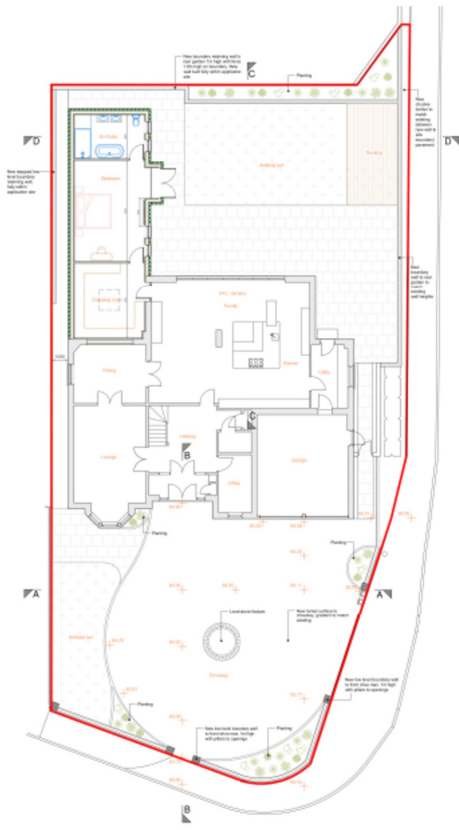
Rev W - Updated Boundary Wall 10/12/21

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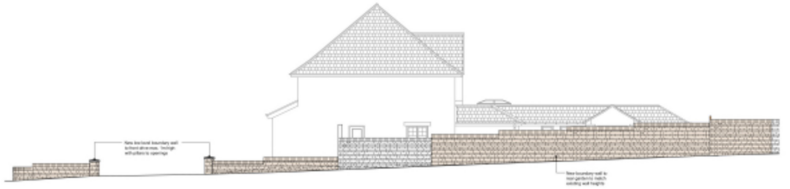
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0274682622-1983

Mr & Mrs Guy Miller		
Alterations & Extension of 3 Storey Garage, Craigkeldier, Aberdeen		
Single Proposal - Planning		
1/18 @ A1	Sec 31	RCC/RS
W123	13	W

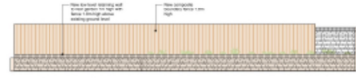


Proposed Site Plan

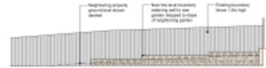


Northmost Boundary Elevation

Boundary Walls - split board (stone to match existing colour - oak/yellow)



Rear West Boundary Elevation



Southmost Boundary Elevation



Front Boundary Elevation



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Mr & Mrs Gary Miles	
Alterations & Extension of 8 Marisley Cottage, Campbeltown, Argyshire	
Proposed Site Plan & Boundary Elevations	
1 x 10 @ A1	Scale: 1:50
1 x 10 @ A1	Scale: 1:50
1 x 10 @ A1	Scale: 1:50

