

## CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

**Planning Officer's Report**

04 March 2025

**Planning Matters**

Reference	250071/DPP
Application Validated	Wed 05 Feb 2025
Address	Land Adjacent To 22 And 24 Kinaldie Crescent Aberdeen
Proposal	Erection of dwelling house with associated car parking and landscaping
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	Jack Ibbotson
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr Mustapha Berkane
Agent Name	Andrew Brown
Agent Company Name	Brown & Brown Architects
Agent Address	South Wing Aboyne Castle Centre Aboyne AB34 5JP
Environmental Assessment Requested	No
Application Validated Date	Wed 05 Feb 2025
Expiry Date	Thu 27 Feb 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Fri 04 Apr 2025

Local Review Body  
Decision Date

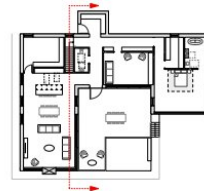
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GF Plan - Not to Scale  
Section line reference



If in doubt please seek clarification.  
Revisions & Notes:

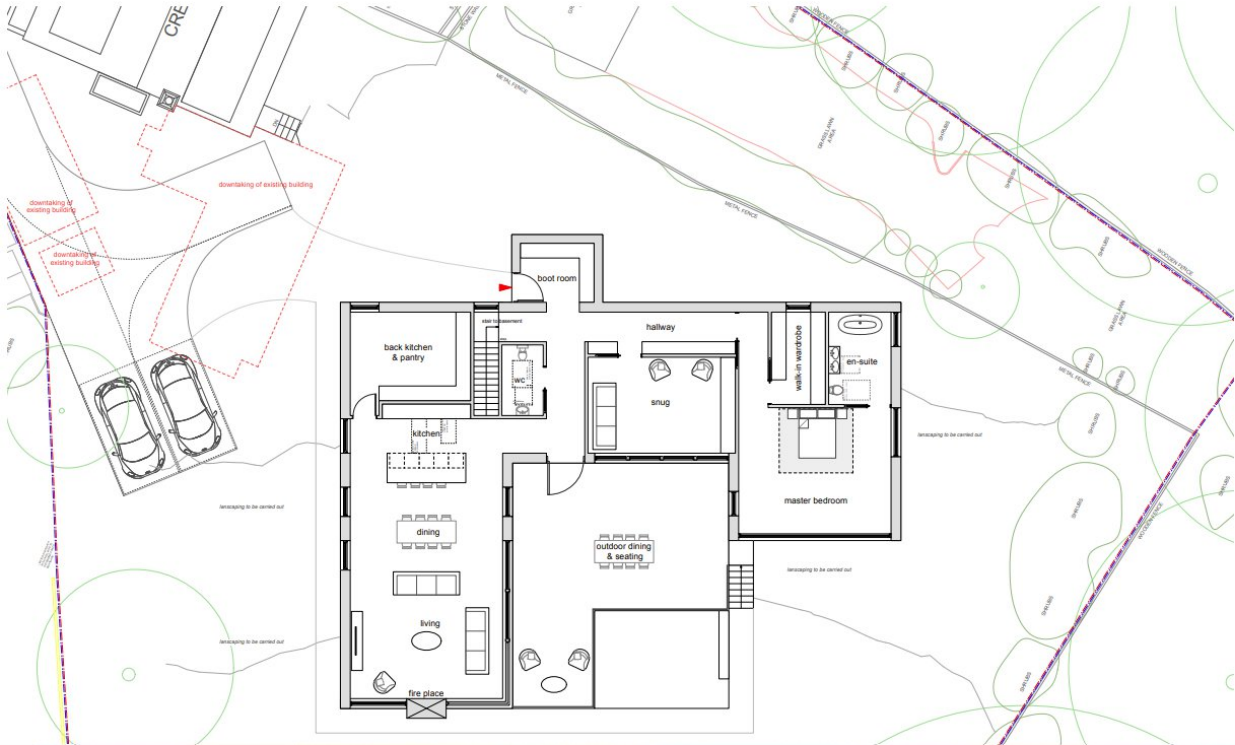


**Brown & Brown**  
Client  
Mustapha Berkane



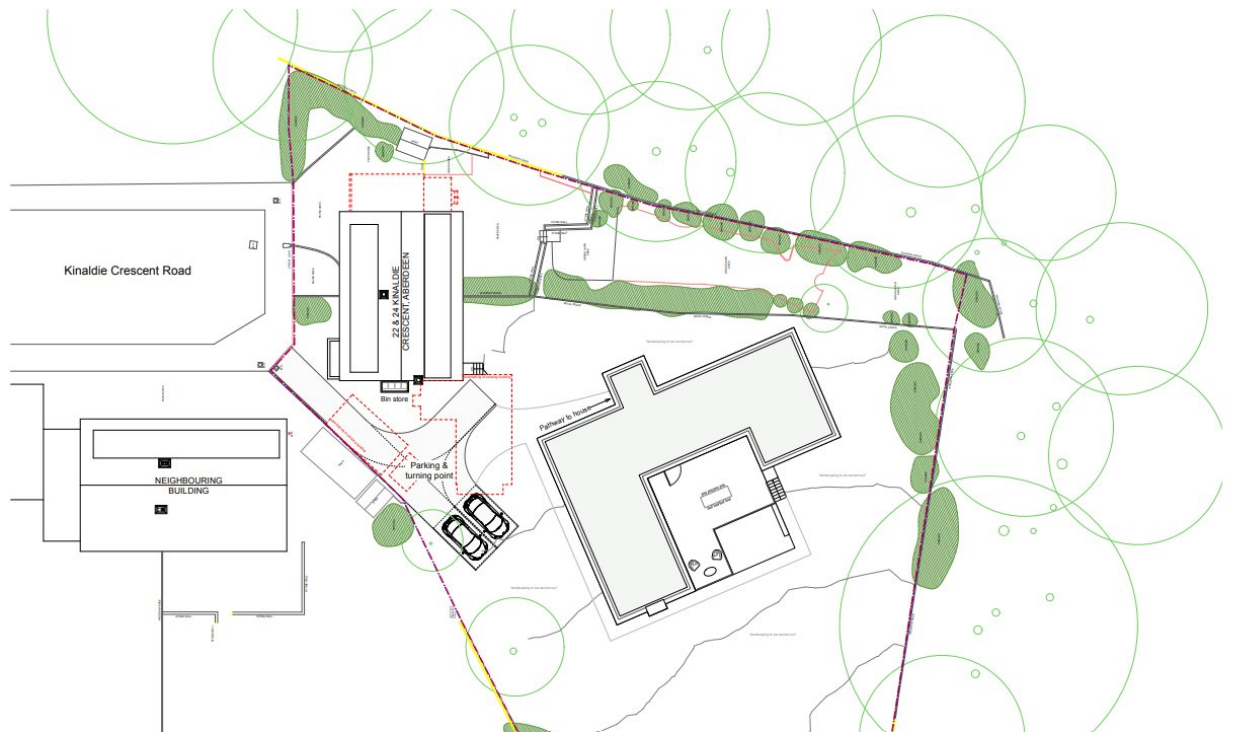


If in doubt please seek clarification.  
Revisions & Notes:



**Brown & Brown**  
Client  
Mustapha Berkane

Revisions & Notes:  
Site Area - Approx 2430 sqm



**Brown & Brown**  
Client  
Mustapha Berkane



## New build contemporary dwelling adjacent to 22 & 24 Kinaldie Crescent

The proposed scheme involves the construction of a contemporary dwelling on land adjacent to the existing properties at 22 and 24 Kinaldie Crescent..

The applicant's vision is to create a sustainable home that is seamlessly integrated into its natural surroundings. The design responds to the site's topography, aspect, and sun path, ensuring both environmental harmony and a thoughtful connection with the landscape.

Access to the site is via a private footpath leading from 22 and 24 Kinaldie Crescent, providing a discreet and direct route to the proposed dwelling.

The site is formed by the plots of 22 and 24 Kinaldie Crescent (existing dwellings) covering an area of 2,460 sq m. Outwith the application site are a number of mature trees and the site slopes gently from southeast to northwest.

The nearest properties, 22 and 24 Kinaldie Crescent, are owned by the client. The proposal include the removal of side extensions and a free-standing garage.

### Property History

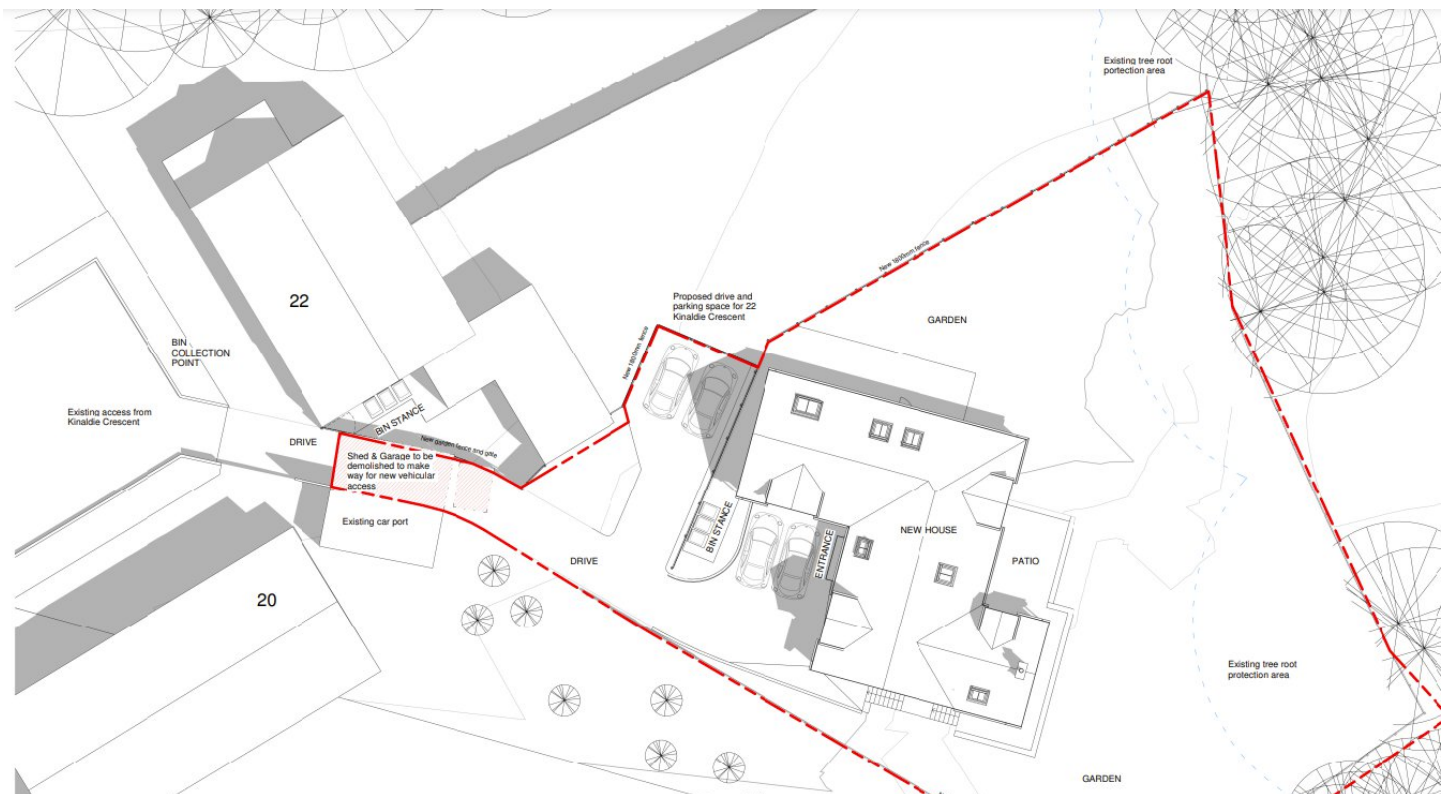
[Address](#) [Property History \(4\)](#) [Constraints \(0\)](#) [Map](#)

#### Planning Applications (3)

- [Subdivision of residential curtilage and erection of residential dwellinghouse and associated works, including demolition of existing garage.](#)  
Ref. No: 171196/DPP | Status: Approved Conditionally
- [Erection of dwelling house with associated car parking and landscaping](#)  
Ref. No: 250071/DPP | Status: Pending Consideration
- [Sub-division of residential curtilage and erection of new dwellinghouse and associated works](#)  
Ref. No: 150311 | Status: Refused

Previous plans approved in September 2018

Reference	171196/DPP
Application Validated	Thu 05 Oct 2017
Address	22 Kinaldie Crescent Aberdeen AB15 8HX
Proposal	Subdivision of residential curtilage and erection of residential dwellinghouse and associated works, including demolition of existing garage.
Status	Approved
Decision	Approve Conditionally
Decision Issued Date	Mon 24 Sep 2018









## Planning Application Summary with Decisions February 2024

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
21/06/2024	240745	31 Rubislaw Park Crescent Aberdeen AB15 8BT	Formation of dormer to rear	Detailed Planning Permission	Determined	24/06/2024	Permitted Development
12/07/2024	240846	10 Woodburn Avenue Aberdeen AB15 8JQ	Formation of dormers to side and rear	Detailed Planning Permission	Approved	06/09/2024	Approved Conditionally
25/07/2024	240842	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Erection of single storey link extension	Detailed Planning Permission	Approved	19/09/2024	Approved Conditionally
13/09/2024	241077	50 Burnieboozle Crescent Aberdeen AB15 8NP	Works to 3no. protected trees; T1-T2; Rowan - pruning; T3; Holly - pruning	Works to Tree Preservation Order	Approved	01/10/2024	Approved Conditionally
30/09/2024	241148	93 Burnieboozle Crescent Aberdeen AB15 8NS	Erection of single storey extension to rear	Detailed Planning Permission	Approved	25/11/2024	Approved Conditionally
09/10/2024	241146	The James Hutton Institute Countesswells Road Aberdeen AB15 8QH	Formation of car park	Detailed Planning Permission	Pending		
23/10/2024	241216	West End FC Playing Fields Hazlehead Park Aberdeen AB15 8BJ	Upgrading of existing grass football pitch to 3G synthetic pitch with associated fencing, gates, floodlighting and all associated works	Detailed Planning Permission	Pending		
28/10/2024	241251	2 Mayfield Gardens Aberdeen AB15 7YZ	Works to 4 protected trees as per schedule of works	Works to Tree in Conservation Area	Approved	12/11/2024	Approved Unconditionally
07/11/2024	241261	30 Viewfield Crescent Aberdeen AB15 7XQ	Erection of single storey extension to rear and formation of dormer to front	Detailed Planning Permission	Approved	13/12/2024	Approved Conditionally
28/11/2024	241355	Former Kepplestone Mansion Viewfield Road Aberdeen AB15 7XF	Demolition of existing boundary wall with associated works	Detailed Planning Permission	Determined	02/12/2024	Permission Not Required
26/11/2024	241379	Hazlehead Academy Sports Pitches Groats Road Aberdeen AB15 8BE	Major development of new campus with associated external amenities, including landscaping, parking and sports pitches	Proposal of Application Notice	Determined	09/12/2024	Further Consultation Required
03/12/2024	241397	Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA	Installation of non-illuminated V-shape free standing sign	Advertisement Consent	Approved	09/01/2025	Approved Conditionally
03/12/2024	241408	1 Pinewood Terrace Aberdeen AB15 8LS	Proposed formation of rear dormer	Cert. of Lawfulness (Proposed)	Certificate issued	24/01/2025	Issue Cert. of Lawfulness
05/02/2025	250071	Land Adjacent To 22 And 24 Kinaldie Crescent Aberdeen	Erection of dwelling house with associated car parking and landscaping	Detailed Planning Permission	Pending		
04/02/2025	250107	32 John Porter Wynd Aberdeen Aberdeen City AB15 8LE	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
13/02/2025	250144	93 Springfield Road Aberdeen AB15 7RT	Formation of dormer to front	Detailed Planning Permission	Pending		
21/02/2025	250143	17 Countesswells Terrace Aberdeen AB15 8LQ	Formation of dormer to rear	Detailed Planning Permission	Pending		

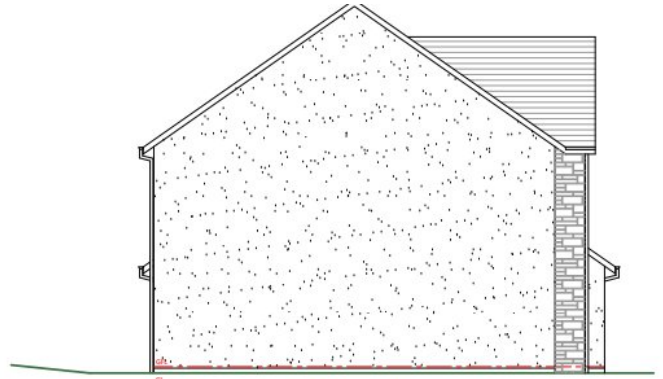
**Planning Applications as per weekly planning list February 2025:**

Reference	250107/DPP
Application Validated	Tue 04 Feb 2025
Address	32 John Porter Wynd Aberdeen Aberdeen City AB15 8LE
Proposal	Erection of single storey extension to rear
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	Jan Frontzek
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr Middleton
Agent Name	Tom Ellis
Agent Company Name	Thistle Windows & Conservatories Ltd.
Agent Address	Thistle House Woodside Road Bridge Of Don Aberdeen AB23 8EF
Environmental Assessment Requested	No
Application Validated Date	Tue 04 Feb 2025
Expiry Date	Thu 27 Feb 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Thu 03 Apr 2025
Local Review Body Decision Date	Not Available





Existing North - West Elevation (1:100)

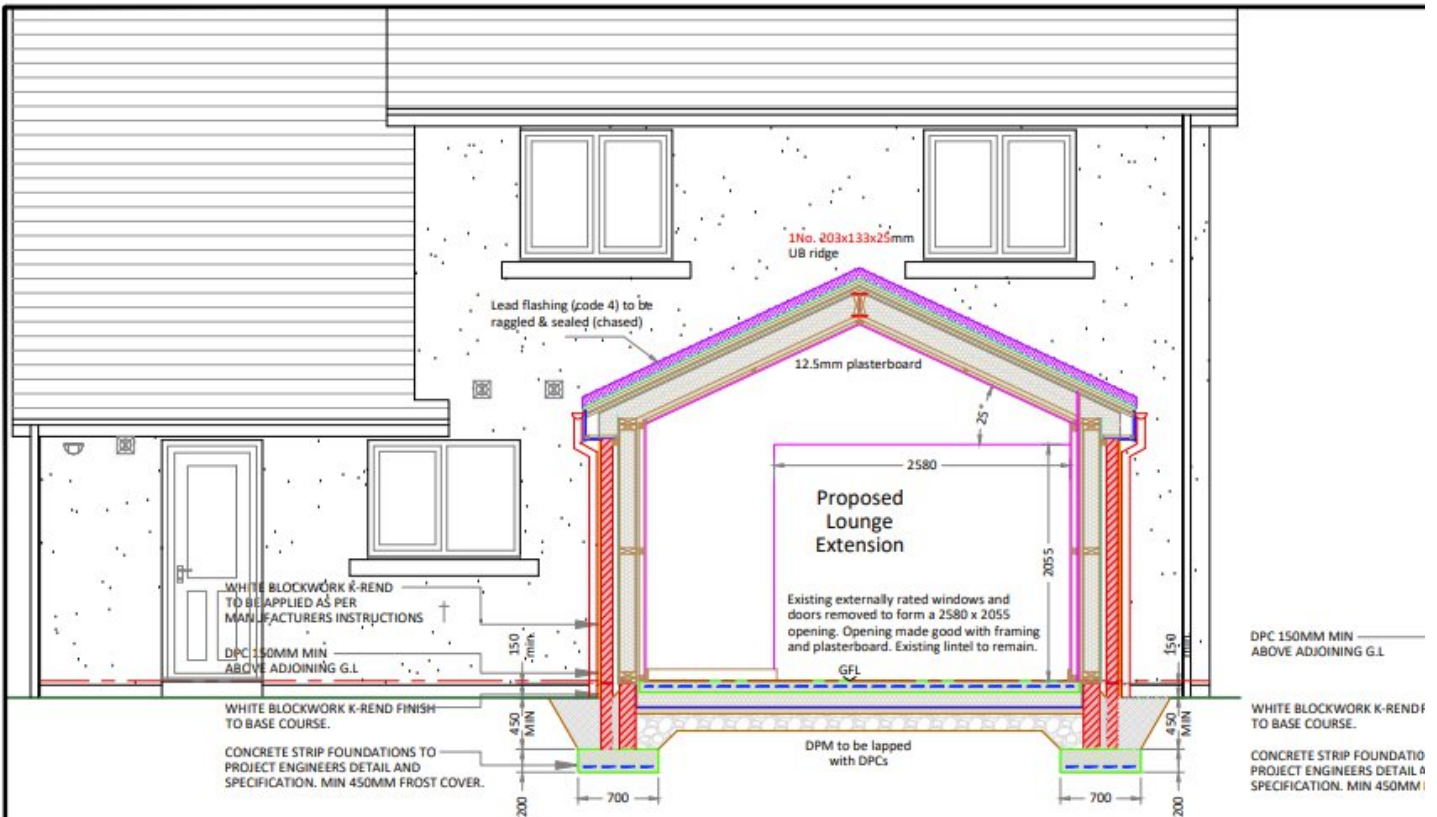
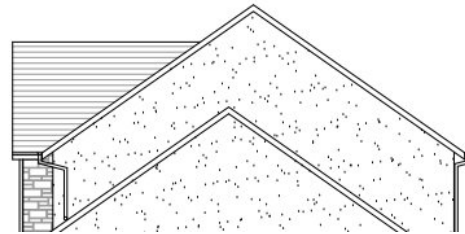


Existing South - West Elevation (1:100)



**EXISTING FINISHES:**

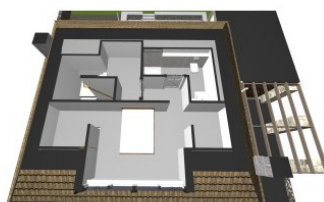
- ROOF:**  
GREY FLAT TILE
- DRAINAGE:**  
BLACK uPVC GUTTERS & DOWNPIPES.
- WINDOWS & DOORS:**  
WHITE uPVC DOUBLE GLAZED UNITS.
- WALLS:**  
GREY K-REND TO BASECOURSE;  
WHITE K-REND TO WALLS



Proposed Section A-A (1:50)

Reference	250144/DPP	
Application Validated	Thu 13 Feb 2025	
Address	93 Springfield Road Aberdeen AB15 7RT	
Proposal	Formation of dormer to front	
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	Jan Frontzek	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Mr Dan Rigby	
Agent Name	Jonathan Cheyne	
Agent Company Name	MAC Architects	
Agent Address	24 Oldmeldrum Road Newmachar AB21 0PJ	
Environmental Assessment Requested	No	
Application Validated Date	Thu 13 Feb 2025	
Expiry Date	Wed 12 Mar 2025	
Last Advertised In Press Date	Not Available	
Permission Expiry Date	Not Available	
Determination Deadline	Sat 12 Apr 2025	
Local Review Body Decision Date	Not Available	



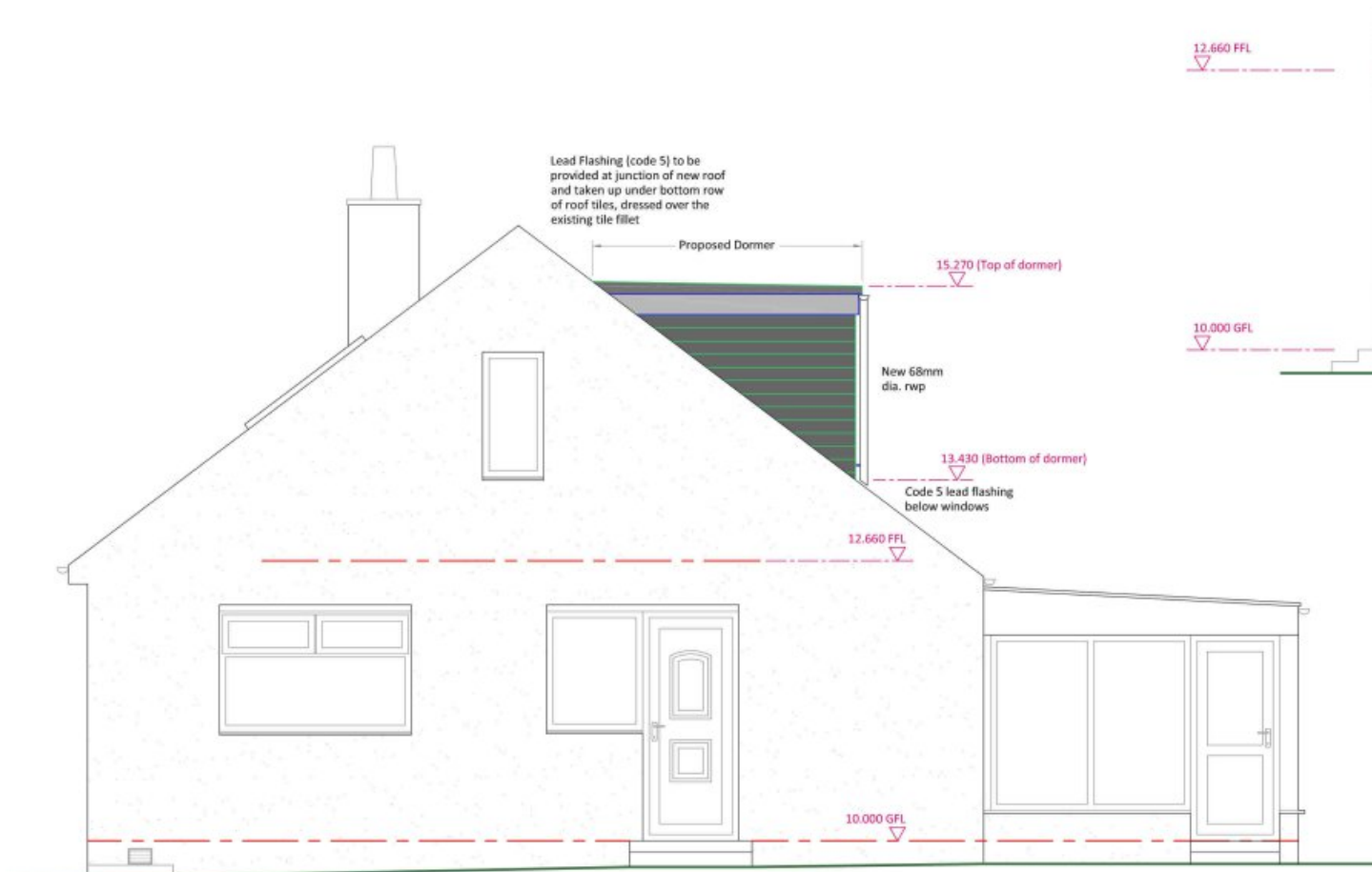


Reference	250143/DPP	
Application Validated	Fri 21 Feb 2025	
Address	17 Countesswells Terrace Aberdeen AB15 8LQ	
Proposal	Formation of dormer to rear	
Status	Pending	
Appeal Status	Unknown	
Appeal Decision	Not Available	
Local Review Body Status	Not Available	
Local Review Body Decision	Not Available	
Application Type	Detailed Planning Permission	
Expected Decision Level	Not Available	
Case Officer	Jan Frontzek	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	
District Reference	Not Available	
Applicant Name	Mr U Kulkarni	
Agent Name	Jonathan McRitchie	
Agent Company Name	Not Available	
Agent Address	Little Bendauch Kinellar Aberdeen AB21 0TF	
Environmental Assessment Requested	No	
Application	Fri 21 Feb 2025	

Validated Date	
Expiry Date	Mon 17 Mar 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Sun 20 Apr 2025
Local Review Body Decision Date	Not Available







Proposed South West Elevation (1:50)





COUNTESSWELLS TERRACE

21

19

17

15

PROPOSED  
DORMER

PROPOSED  
DORMER