

Planning Matters

Aberdeen Local Development Plan

Aberdeen City Council is inviting local residents, businesses, landowners, developers, and community organisations to contribute their ideas and identify potential development sites as we begin preparing our next Local Development Plan. This new plan will cover the 10 year period from 2028 to 2038, and will be the first LDP prepared by the Council under the changes to the planning system introduced by the Planning etc. (Scotland) Act 2019.

To take part visit [Have Your Say Today - Call for Ideas - Local Development Plan](#) between now and October 20 2025.

Areas to consider to protect the green and natural character of

- the Hayfield site, the nearby grazing fields and Somebody Cares site.

Comments can be made to say that these sites should not become development sites and should be classed as Green Belt or similar protected natural category.

Action: Submit comments by 20th October

The James Hutton Institute junction off Countesswells Road . Advertising Hoardings

Craigiebuckler and Seafield community council have been made aware of two large advertising hoardings at the entrance to James Hutton Institute new access road of Countesswells Road.

CSCC wrote to the City Council Planning Department as we were unaware of any planning application for advertising hoardings at the James Hutton Institute. On 09/09/25 the Planning Inspector replied to say that the Planning Service observed the signs at a recent site visit and a check of their records has confirmed that no consent has been sought and, as such, appear to be unauthorised and in breach of advertisement regulations. Subsequently they have already contacted The James Hutton Institute's agent and requested the an application for advertisement consent to be submitted for consideration by 01 October 2025 to seek the view of the Planning Service on obtaining the required 'retrospective' consent. This is the second time that James Hutton Institute have been in breach of planning regulations.



Planning Application Representations

The Council is extending the time allowed for representations to planning applications to be submitted and validly received from 21 days to 28 days (from the date of despatch of the neighbour notification letter). The “Go live” date for this change will be 1 October 2025 with all planning applications validated

from the date onwards subject to the new time periods.

Please note that, from that date, the relevant Community Council will also be given 28 days (rather than the current 21 days) to submit a consultee response or request an extension of time from the case officer. The Community Council Concordat has been amended accordingly.

CCs should normally make comments on planning applications within 28 days of validation or any extended expiry date for comments (due to advertisement etc.) and should, therefore, try to ensure that their method of working allows them to respond within this consultation period.

However, if a longer period is required, an extension of up to a further 15 working days will usually be allowed providing this will not extend the time that it will take to determine the application. If an extension is required the PLO will contact the planning case officer in

advance of the 28 day deadline giving with the reasons why an extension is required and, if agreed, this will be confirmed in writing by the case officer. Allowing time for CCs to consider a planning matter at a full scheduled CC meeting will be sufficient reason for the CC to request a time extension.

Planning Application Summary with Decisions September 2025

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
10/06/2025	250614	10 Burnieboozle Crescent Aberdeen AB15 8NP	Works to 1 Protected Tree- T1 - Lime - Removal of any new growth around the base of the tree 10 Burnieboozle Crescent Aberdeen AB	Works to Tree Preservation Order	Approved	25/06/2025	Approved Conditionally
19/06/2025	250630	Land To South Of Hazledene Road Zone E Aberdeen	Residential development comprising of 49 units across Zone E with associated access, landscaping and infrastructure	Detailed Planning Permission	Pending		
16/06/2025	250632	4 John Porter Place Aberdeen Aberdeen City AB15 8LF	Proposed single storey rear house extension	Certificate Issued	Issue Cert. of Lawfulness	18/06/2025	Issue Cert. of Lawfulness
17/07/2025	250742	1 And 2 Groats Road, Skene Road, East Of Groats Road And Jessiefield Drive Aberdeen AB15 8B	Change of use and construction of low carbon energy centre, air source heat pumps (ASHP), thermal stores and excavation of trench and laying of district heating pipes (sui generis)	Detailed Planning Permission	Pending		
25/07/2025	250780	51 Craigiebuckler Avenue Aberdeen AB15 8SE	Erection of single storey garden room to rear (retrospective)	Detailed Planning Permission	Approved	29/08/2025	Approved Unconditionally
07/08/2025	250821	Grove Nursery Recycling Centre Hazlehead Avenue Hazlehead Aberdeen	Erection of warehouse building with adjoining shipping containers and external fenced area	Detailed Planning Permission	Pending		
05/08/2025	250827	Thornlea 14 Seafield Road Aberdeen AB15 7YT	Works to 1 Protected Tree; Poplar - removal	Works to Tree in Conservation Area	Approved	20/08/2025	Approved Unconditionally
27/08/2025	250920	Opposite 146 Seafield Road Aberdeen AB15 7YN	Installation of 7M high telecommunication pole	Courtesy Notification - Telecomms	Determined	29/08/2025	Permitted Development
02/09/2025	250946	24 Seafield Road Aberdeen AB15 7YT	Works to 1no. Protected Tree; T1 - Oak; Removal of branches	Works to Tree in Conservation Area	Pending		
08/09/2025	250949	97 Springfield Road Aberdeen AB15 7RT	Existing erection of single storey rear extension	Cert. of Lawfulness (Existing)	Pending		
11/09/2025	250994	225 Queen's Road Aberdeen AB15 8DL	Works to 1no. Protected Tree: T1 - Beech Tree - 30% crown reduction; T2 - Purple Plum Tree - selective branch reduction and thin up to 30% volume	Works to Tree Preservation Order	Pending		
17/09/2025	250998	13 Countesswells Place Aberdeen AB15 8LR	Formation of dormer to front	Detailed Planning Permission	Pending		
22/09/2025	251008	20 Countesswells Avenue Aberdeen AB15 8LL	Erection of 1.5 storey extensions and formation of dormers to side and rear and installation of decking with external steps to side	Detailed Planning Permission	Pending		
02/10/2025	251064	22 Pinewood Road Aberdeen AB15 8NA	Erection of single storey extension to rear	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list September 2025:

Reference	250946/TCA
Application Validated	Tue 02 Sep 2025
Address	24 Seafield Road Aberdeen AB15 7YT
Proposal	Works to 1no. Protected Tree; T1 - Oak; Removal of branches
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Type	Works to Tree in Conservation Area
Expected Decision Level	Not Available
Case Officer	Richard Brough
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Fiona Smith
Applicant Address	2B Balmoral Road Aberdeen AB10 6AQ
Environmental Assessment Requested	No
Application Validated Date	Tue 02 Sep 2025
Expiry Date	Tue 16 Sep 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Mon 13 Oct 2025
Local Review Body Decision Date	Not Available

Please see the attached photo showing the proximity of the tree branches to the Great Western Medical Centre roof and windows.



24 Seafield Road

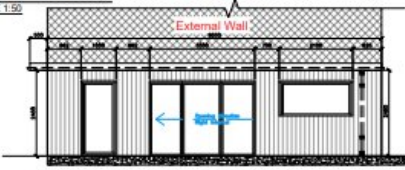
The tree T1 is circled in the above images.

Reference	250949/CLE
Application Validated	Mon 08 Sep 2025
Address	97 Springfield Road Aberdeen AB15 7RT
Proposal	Existing erection of single storey rear extension
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body	Not Available

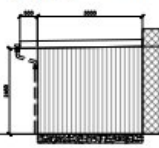
Decision	
Reference	250949/CLE
Application Validated	Mon 08 Sep 2025
Address	97 Springfield Road Aberdeen AB15 7RT
Proposal	Existing erection of single storey rear extension
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Type	Cert. of Lawfulness (Existing)
Expected Decision Level	Not Available
Case Officer	Esmond Sage
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr Fraser Moonie
Agent Name	Ewan Campbell
Agent Company Name	Fitzgerald + Associates Ltd
Agent Address	53 Albert Street Aberdeen AB25 1XT
Environmental Assessment Requested	No
Application Validated Date	Mon 08 Sep 2025
Expiry Date	Not Available
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Fri 07 Nov 2025
Local Review Body Decision Date	Not Available



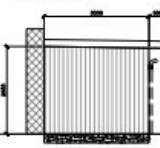
PROPOSED WEST ELEVATION
SCALE 1:50



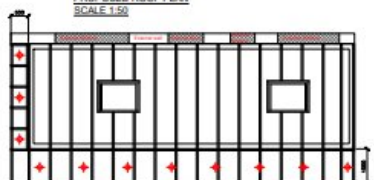
PROPOSED SOUTH ELEVATION
SCALE 1:50



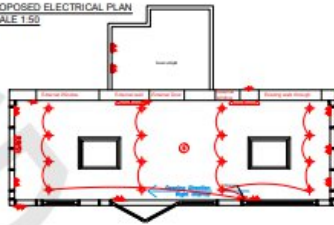
PROPOSED NORTH ELEVATION
SCALE 1:50



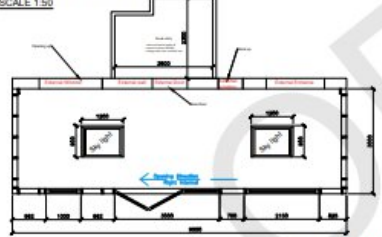
PROPOSED ROOF PLAN
SCALE 1:50



PROPOSED ELECTRICAL PLAN
SCALE 1:50



PROPOSED ANNOTATED PLAN
SCALE 1:50



PROPOSED BLOCK PLAN
SCALE 1:500



PROPOSED CLADDING DETAIL
SCALE N/A

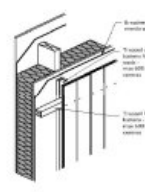
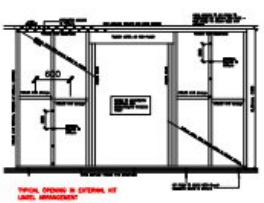


Figure 2 Typical construction vertical height and ground bearing on horizontal balustrade and construction.

ELECTRICS

ELECTRICAL SYMBOLS	
[Symbol]	100 Amp Switch
[Symbol]	External/Panel Mounted Switch
[Symbol]	Single Switch
[Symbol]	2/10 AMP (SEE LABEL)
[Symbol]	5/10 AMP (SEE LABEL)
[Symbol]	10 AMP (SEE LABEL)
[Symbol]	15 AMP (SEE LABEL)
[Symbol]	20 AMP (SEE LABEL)
[Symbol]	25 AMP (SEE LABEL)
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[Symbol]	85 AMP (SEE LABEL)
[Symbol]	90 AMP (SEE LABEL)
[Symbol]	95 AMP (SEE LABEL)
[Symbol]	100 AMP (SEE LABEL)

PROPOSED KIT DETAIL
SCALE N/A



TYPICAL DRAWING IS OPENING KIT LABEL ANNOTATION

Item	Description	Quantity
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N.B. ANY VARIATIONS BETWEEN STATED DIMENSIONS AND SITE DIMENSIONS SHOULD BE REPORTED TO THE SUBMITTER PRIOR TO WORK BEING COMPLETED.

Bill of Materials

Door Schedule	
Item	Description
1	...
2	...

Window Schedule	
Item	Description
1	...
2	...

Electrical Schedule	
Item	Description
1	...
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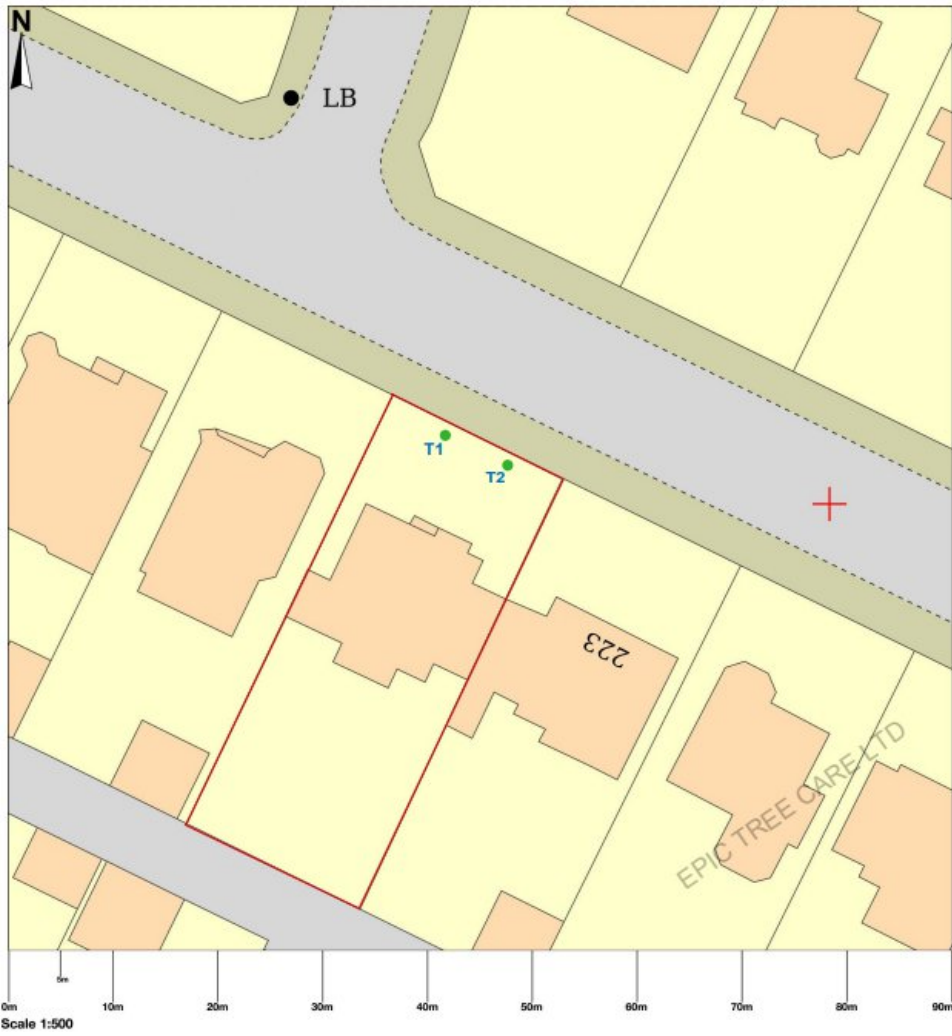
Project Name: Fraser Moor
17 Springfield Road
Aberdeen
CAGDN GARDEN ROOM

Job No: 0022 - Fraser Moor
Construction Plan - 01 (1) VMS
15/10/2024 (1) RC (1) SD

215 LAMINGTON ROAD, GLASGOW, G4 7SB
Tel: 0141 886 0272
Email: sales@bglgroup.co.uk
Web: www.bglgroup.co.uk

Application Validated	Thu 11 Sep 2025
Address	225 Queen's Road Aberdeen AB15 8DL
Proposal	Works to 1no. Protected Tree: T1 - Beech Tree - 30% crown reduction; T2 - Purple Plum Tree - selective branch reduction and thin up to 30% volume
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available
Application Type	Works to Tree Preservation Order
Expected Decision Level	Not Available
Case Officer	Richard Brough
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Ms D Wilson
Agent Name	Elaine Rush
Agent Company Name	Epic Tree Care Ltd
Agent Address	Craigenseat Farm Crossroads Keith AB55 6LQ
Environmental Assessment Requested	No
Application Validated Date	Thu 11 Sep 2025
Expiry Date	Thu 25 Sep 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Wed 05 Nov 2025
Local Review Body Decision Date	Not Available

225 Queens Road, Aberdeen, AB15 8DL





Reference	250998/DPP	
Application Validated	Wed 17 Sep 2025	
Address	13 Countesswells Place Aberdeen AB15 8LR	
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	Sam Smith	
Community Council	Craigiebuckler And Seafield	
Ward	Hazlehead/Queen's Cross/Countesswells	

District Reference	Not Available
Applicant Name	Mrs Nicole Beaton
Agent Name	Ewen Buchan
Agent Company Name	eb-architect Ltd
Agent Address	Office 10 Badentoy Business Centre Badentoy Crescent Portlethen Aberdeenshire AB12 4YD
Environmental Assessment Requested	No
Application Validated Date	Wed 17 Sep 2025
Expiry Date	Fri 10 Oct 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Sun 16 Nov 2025
Local Review Body Decision Date	Not Available





Reference	251008/DPP
Application Validated	Mon 22 Sep 2025
Address	20 Countesswells Avenue Aberdeen AB15 8LL
Proposal	Erection of 1.5 storey extensions and formation of dormers to side and rear and installation of decking with external steps to side
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	Esmond Sage
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells

Mrs. Nicole Beaton
 13 Countesswells Place
 Aberdeen, AB15 8LR
 Formation of Dormer + Internal Alterations
 Planning (Stage 3)
 2864 PL01

District Reference	Not Available
Applicant Name	Mrs Caroline Barclay
Agent Name	Jonathan Cheyne
Agent Company Name	MAC Architects
Agent Address	324 North Deeside Road Cults Aberdeen AB15 9SE
Environmental Assessment Requested	No

Application Validated Date	Mon 22 Sep 2025
Expiry Date	Mon 13 Oct 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Fri 21 Nov 2025
Local Review Body Decision Date	Not Available



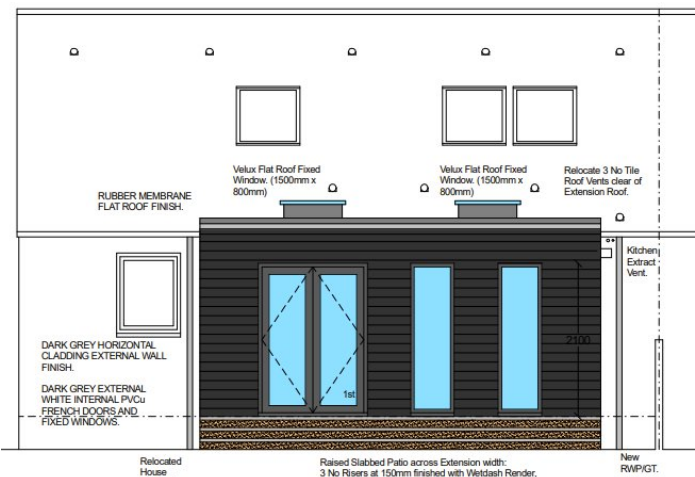
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jane Forbes
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mrs Irene Edgar
Agent Name	Sean Lockhead
Agent Company Name	SL Architectural & Building Services Ltd
Agent Address	22 Seafield Avenue Aberdeen AB15 7XB
Environmental Assessment Requested	No
Application Validated Date	Thu 02 Oct 2025
Expiry Date	Fri 31 Oct 2025
Last Advertised In Press Date	Not Available
Permission Expiry Date	Not Available
Determination Deadline	Mon 01 Dec 2025
Local Review Body Decision Date	Not Available

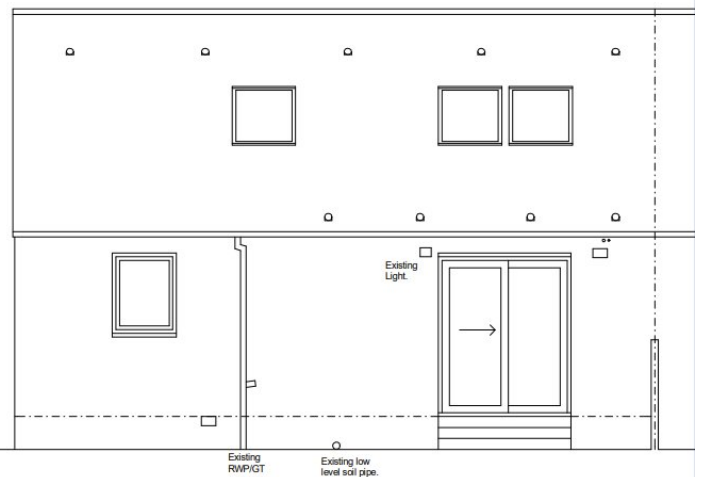


LOCATION PLAN 1:1250

(Ordnance Survey Licence number AC0000817806)



PROPOSED REAR (NORTH) ELEVATION 1:50



EXISTING REAR (NORTH) ELEVATION 1:50