

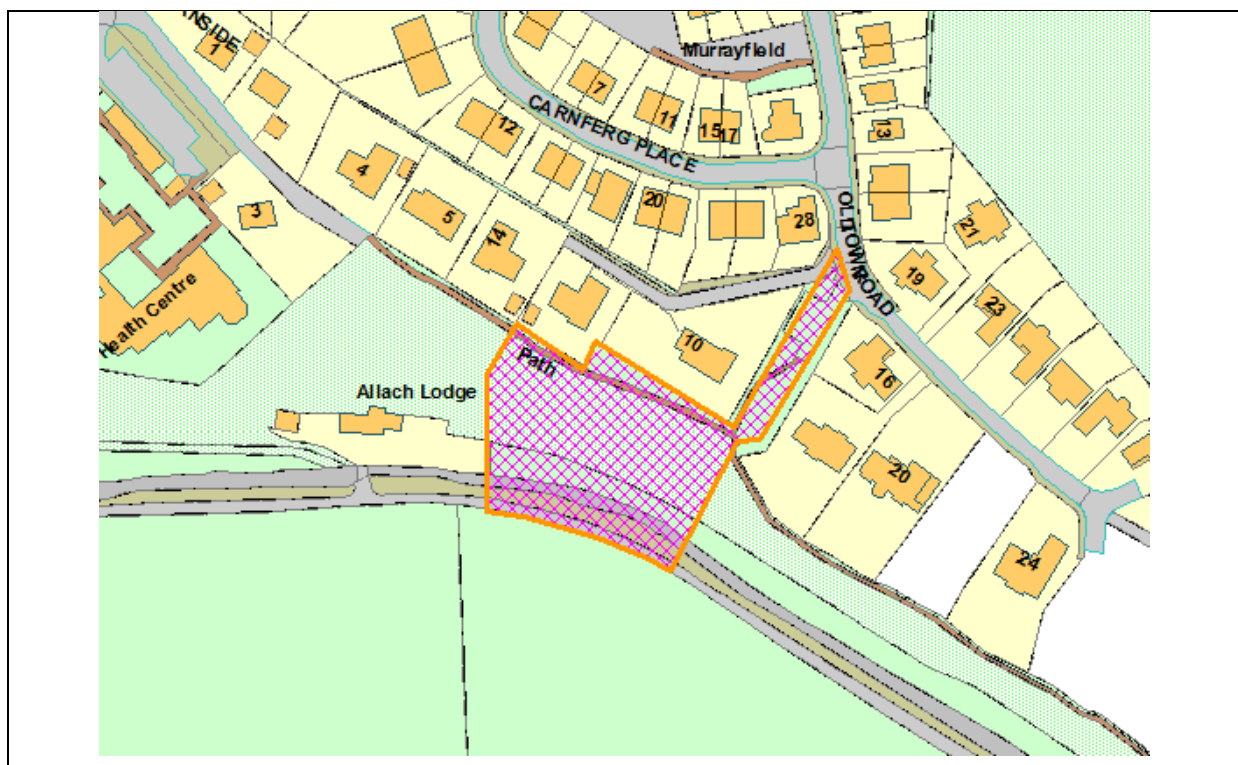
Marr Area Committee Report 5 May 2015

Reference No: APP/2015/0416

Full Planning Permission for Erection of Dwellinghouse (Amendment to Previously Approved APP/2010/3543) at Plot 2, 1 Aboyne Grange, Old Town Road, Aboyne, Aberdeenshire, AB34 5QH

Applicant: Mr and Mrs Ross Wood, Per Agent
Agent: Michael Rasmussen Associates, The Studio, Station Square, Aboyne, AB34 5HX

Grid Ref: E:353788 N:798561
Ward No. and Name: W15 - Aboyne, Upper Deeside and Donside
Application Type: Full Planning Permission
Representations: 10
Consultations: 1
Relevant Proposals: Aberdeenshire Local Development Plan
Map
Designations: Aboyne Settlement
Complies with: Yes
Development Plans:
Main Recommendation: Approve



NOT TO SCALE

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1. Reason for Report

- 1.1 The application is being referred to Area Committee because there have been valid objections from more than five separate households.
- 1.2 This application was considered by the Marr Area Committee at their meeting on 31st March 2015, where the application was deferred for a site visit. The site visit took place on 21st April 2015.

2. Background and Proposal

- 2.1 The application is for the erection of a dwellinghouse, but seeks an amended design and siting from the previous approval (APP/2010/3543) which granted permission for two houses on this site and adjacent land to the west. The application also includes the formation of a driveway which shall occupy an existing footway to become a publically accessible shared surface. The adjacent house on plot 1 has full planning permission for a dwellinghouse and garage, granted consent at the Marr Area Committee on February 17th. The house on this site, plot 2, is quite far through the build process with the main structural works now complete. Having gained consent previously, the house being built is not on the same footprint or of the same design as what has consent, hence the need for a retrospective application to rectify the breach of planning. The agent has been asked to cease work on site until this application is determined, but they have continued in full knowledge of the risk should this application be refused. The footpath which runs along the north boundary of the two sites has been closed off during construction for health and safety reasons.
- 2.2 When a neighbouring property alerted the Planning Service that the dormer window of the house did not reflect what was on the approved plans of APP/2010/3543, the agent was asked to submit a new retrospective application (APP/2015/0073) for the dormer on the north elevation. The submitted plans in that drawings highlighted a series of inaccuracies; the dormer was not built in accordance with the proposed plans, window/door placing's were not drawn as they were built, and the dwelling had been constructed approximately 2.5 metres further north (towards 12 Old Town Road) than what was shown on the previously approved drawings, and the house has also been rotated slightly. These flaws in the submission could not be rectified through amending that application, so it was withdrawn and the current submission has correct drawings which reflect what is being built on site.
- 2.3 The original application site did not include the footpath which was beyond the red line site boundary to the north. The house was originally approved to be located 2.5 metres further south (on the western gable, approximately 1m south at the eastern gable) than it has been built. It is understood that the site levels and ground conditions prevented the foundations of the house being built as per the originally approved plans. The same scenario unfolded on plot 1, and the re-siting and amended design on that plot has now been rectified through the grant of planning permission. The plot 1 application differed slightly to this one, the house on that plot was re-oriented and moved closer to the neighbouring properties to the north, which in turn minimised the overshadowing, overbearing and overlooking impacts the revised location

created. The house design approved on plot 1 is nearly identical to this proposal.

- 2.4 The house design now being sought is similar to what was initially granted consent, being a contemporary storey and a ½ dwelling with a flat roof attached car port on the eastern gable. Materials consist of a slate roof and timber cladding walls with decking area to the south. The site boundary now extends over the footpath to the north and this has been incorporated into a shared driveway leading from the car park at Oldtown Road through plots 1 and 2, narrowing to 1.2m past the access into plot 1 and exiting to Burnside Walk. The section of shared driveway/path within plot 1 has consent. A 1.2m high post and wire fence would be located at the edge of the red line site boundary to the north and a 1.8 metre timber fence between the property and shared drive. There are existing trees on the wider site. The majority of the trees are located on the bank to the south and to the west of the site, and these are to be retained and protected during construction. To the north, pedestrians would still be able to continue to use the footpath along the same route.
- 2.5 In relation to other existing houses in the area this house is located approximately 6m from the nearest point of the boundary fence to the north, with the shared driveway/footway separating the house from the fence. Beyond the fence lies 10 and 12 Old Town Road, The original site plan (0636/10F) incorrectly showed the location of 12 Old Town Road, therefore the assessment of this application has been made using the corner of the fence line as a fixed point to assess difference between the approved and proposed house positions. The approved plans (APP/2010/3543) show a distance of approximately 8.6metres and the current application and sitting of plot is a distance to the fence of approximately 6.1metres. Therefore, the overall move in the house position is approximately 2.5metres towards the boundaries of No 10 and 12 Old Town Road. In addition there would be an overall separation of 12m between the proposed house and the boundary of plot 1 (to the west).
- 2.6 The house would connect to public water infrastructure for water supply and foul water disposal, and soak away details are shown on the plans for surface water drainage to the south east of the house. Supporting information in the form of a design statement, sun path diagram and visual dominance information was received from the agent on 23rd February 2015.
- 2.7 The Design Statement was submitted by the agent on 23rd February and states that the location of the house as shown in the original approved planning consent was not possible due to localised depression on the south east corner of the plot, impacting on the location and siting of the house. Soil investigations identified that the ground conditions were not suitable to carry the imposed loads from the foundations. Therefore, the house position was amended to be located away from the poor ground conditions. The Design Statement highlights that the house now sits approximately 6.2 metres from the north boundary of the plot at its closest point which is further than the equivalent distance for the approved house at Plot 1 (5.5m from boundary).

- 2.8 Further to this, the agent highlights that the closest distance of plot 2 to the nearest house to the north 12 Old Town Road, is 16.7 metres to the living room window.
- 2.9 Further supporting documents were received on 19th and 20th March 2015 from Barton Willmore on behalf of Heritage Properties Scotland and the agent Michael Rasmussen to respond to the letters of objections raised.

3. Representations

- 3.1 A total of 10 valid representations (8 objections and 2 of support) have been received as defined in the Scheme of Delegation. All issues raised have been considered. The letters raise the following material issues:
- Inaccuracies in documents such as measurements on plans, overshadowing and elevation drawings, notably dormer on north elevations.
 - The movement of the property emphasises this overlooking issue.
 - The property overlooks private garden ground, living room and kitchen of 12 Old Town Road causing loss of amenity.
 - Overlooking and overbearing is emphasised by plot 2 being situated higher than neighbouring dwellings to the north.
 - Concern that the developer has continued work without a decision on the outcome of the current application.
 - Shared public footpath will cause further loss of amenity, privacy and safety issue to 12 Old Town Road.
 - Additional impact of 1.8m timber fence instead of original 1.2m post and wire fence along footpath.
 - The footpath is well used and having it shared with cars is not safe, it is not straight and a safe and attractive path is required.
 - Trees have been removed to accommodate the change in location of the house and to create the vehicular access along public right of way.
 - The development pays little respect to its existing context given the significant detrimental impact it is having on neighbouring properties, therefore not complying with Policy 8 SGLSD2.
 - Plot 2 is more dominating than plot 1.
- 3.2 Further to this a number of issue are raised which are questions and points of clarification relating to conditions applied to the previous consent and application which have limited or no materiality but which are included for avoidance of doubt:
- Questions asked as to why the localised depression was not picked up by surveyors and why the new location has only come to light now when a condition was placed on original application to give a detailed levels survey.
 - Supporting information states that there were no objections to the previous application this is incorrect.
 - Conditions on original planning application have not been met.

3.3 There was two letters of support received which highlights the following:

- The house had to move to the north to resolve a technical matter to accommodate inaccuracies in the original engineer's site survey, specifically due to the steep bank running down to Tarland Burn.
- The combined access and public footpath is common in many housing estates throughout Aberdeenshire
- The evidence provided demonstrates that the visual and shading impact on the adjacent houses is negligible to what was previously approved.
- By comparison Plot 2 is at its closest 16.3m (No 12) and 33.1m (No 10) to the nearest houses to the north, whereas the house on plot 1 is only 12.3m from the nearest house.

3.4 Objectors raised concerns regarding the process of the application. To confirm, the previous application (APP/2015/0073) was withdrawn due to inaccuracies in the documents received and house siting. Due to these being incorrect the Planning Authority could not entertain the application and a revised application was submitted with corrected details in order for a decision to be made with correct and full information based on what has actually been constructed on site. The application allows for proper public notification and to give the public an opportunity to comment on all aspects of the application rather than that incorrectly proposed in APP/2015/0073.

4. Consultations

4.1 **Infrastructure Services (Environment Team)** don't object to the principle of combining the path and access track but have commented that gravel is not an appropriate surface for the shared path/track, it should be bitmac or a bound type suitable for cyclists, and details are required. Details of the safety barrier are required. A wider width of 3.7m is to be maintained past the access to the garage, and the driveway/path will need signage at either end indicating a public path.

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 2014

The purpose of this Plan is to set a clear direction for the future development of the North East. It promotes a spatial strategy. 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.

5.3 Aberdeenshire Local Development Plan 2012

Policy 8: Layout, siting and design of new development

SG LSD2: Layout, siting and design of new development

SG LSD4: Infill development

SG LSD6: Public access

SG LSD11: Carbon neutrality in new development

Policy 9 Developer contributions

SG Developer Contributions2: Access to new development

SG Developer Contributions3: Water and waste water drainage infrastructure

Policy 14 Safeguarding of resources and areas of search

SG Safeguarding3: Protection and conservation of trees and woodland

5.4 Other Material Considerations

Planning Advice: Number 6/2012, Implementation of policy SG LSD2 Layout, siting and design of new development.

6. Discussion

- 6.1 A house has already been approved for this site under APP/2010/3543. Therefore, the principle of a dwelling on this site is accepted and the key issues in determining this application are the impact of the changes to the house design & layout, and primarily the impact on neighbouring properties in relation to over-shadowing, overbearing and privacy. The change to the existing public footway at the northern edge of the site is also an important consideration; however the principle of a shared driveway/footpath has been accepted through the approval of the amended house design and siting for plot 1.

- 6.2 The proposal is for a contemporary 1 ½ storey house, with a ridge height of 7.2m. It would be closer to the rear boundary of neighbouring properties to the north by 2.5 metres, and sit parallel to their boundary fence. The design of the proposed house is not too dissimilar from what was initially granted, and replicates that which has been approved on plot 1. The scale, design, proportions and materials of the dwelling are compliant with Policy 8 and SG LSD2 and 4 of the Local Development Plan, however the revised siting of the proposed house is the more contentious element of this proposal.
- 6.3 The distance from the boundary (north) on the original approval was approximately 8.6metres and the new distance is approximately 6.1 metres, indicating the house has moved approximately 2.5metres. The original approval states 12 Old Town Road would be 19 metres from plot 2 but, for the avoidance of doubt, the location of the neighbouring dwellings on site/location plan on original approval was incorrect. This explains the discrepancies between the measurements stated in some of the representation and the measurements provided with this application.
- 6.4 The dwelling in its new location has raised concern in terms of the level of overbearing impact and the resulting loss of sunlight the development creates in relation to the neighbouring dwellings at 10 and 12 Old Town Road. The Design Statement attempts to respond to these concerns and compares this proposal to that approved on plot 1. The agent argues that the dwelling on plot 1 is approved and is located closer to the neighbouring properties than plot 2. However, plot 1 is located at an angle and the measurement is taken from the corner of the property rather than a windowed elevation facing onto neighbouring ground, which in turn is much “bulkier” than the corner of a building. This proposal for plot 2 is situated parallel to the neighbouring dwelling, therefore visually appears a much more dominant structure when viewed from the properties to the north. The agent confirms that great care was taken to ensure plot 2 was situated between 10 and 12 Old Town Road to minimise the visual impact. The sun path diagram and dominance diagrams provided by the agent evaluate the potential impact on existing properties in this regard.

Loss of Daylight

- 6.5 Turning to the loss of daylight, the diagrams for overshadowing show that for most of the year there would be no significant overshadowing of the houses or garden grounds to the north. However during winter there would be some shading to ground floor windows but to no greater extent than is currently the case from existing trees. There would be an element of overshadowing to some parts of the garden ground of No10 Old Town Road but the key property affected would be No 12 Old Town Road. The sun path diagram states there will be a short period of approximately a week year either side of the winter solstice when, for an hour or two either side of 12 noon, a shadow will fall on the living room windows of 12 Old Town Road. At all other times of the year there is no overshadowing to the house rooms, the agent reiterates that the mature trees on the site will cast significantly more of a shadow on all the properties to the north than the house on plot 2. The agent provides images of 12 Old Town Road on 16th January 2015 at 12.15 and 14.05 and 12th February 2015 at 12.00 and 15.00 which show shading from existing trees. This is not necessarily a fair comparison as vegetation tends to cast a

softer shadow or dappling rather than the absolute shadow created by a solid structure.

- 6.6 It is clear that there is a considerable level of overshadowing of the garden ground to the south of No 12 Old Town Road during the winter months. However, the supporting information does demonstrate that whilst the proposed dwelling is 2.5m closer to neighbouring properties than the previous approval, the overall impact in terms of overshadowing is relatively minimal. In fact it would make little difference to the area of garden ground overshadowed in the winter. The initial impact in terms of overshadowing and overbearing was accepted in the previous approval of APP/2010/3543, and this proposal is not considered to have a significantly worse impact than the consented proposal.

Overlooking and privacy

- 6.7 The new dormer on the rear (north) elevation which has been included as part of this application has potential to have an overlooking impact on 12 Old Town Road. The total dormer height is 1.4 metres with a length of 5.0 metres. The agent has confirmed that there are 3 panes of glass within the dormer which are 1 metre by 0.5 metres and located towards the top half of the dormer window. The fourth, western most opening on the dormer which has caused concern to objectors has been slated over and is accurately shown on the elevation drawing 0636A/28E. The windows are bathroom windows and therefore not considered to be from an occupied room (such as living room, bedroom, dining room) and given the small size of the windows, it is considered that this potential overlooking issue could be overcome with obscure glass, which is common on bathroom/shower room windows. When compared to the original approval, there are some changes to windows/doors on the other elevations of the property but these are not visible to the neighbouring properties and not considered to have a detrimental impact on privacy. In this respect the proposal is acceptable in terms of Policy 8 and SG LSD2 and 4.

Overbearing impact

- 6.8 As outlined above, information on the visual dominance of the proposed dwelling was submitted as part of the supporting statements. The agent plotted the originally approved and current proposed dwelling at plot 2 on a cross section plan through to 12 Old Town Road with two sight lines were set up to match the elevation of each dwelling from an eye height of 1.7m (average standing eye height). This gave two sight lines from eye line to two retrospective ridge heights the difference between the two sight lines was 0.45 metres. Through calculations and diagrams explained in the Design Statement the agent concluded that the two house positions cause minimal impact on ridge position and subsequently minimal difference in the house's dominance and massing. Whilst the house is located 2.5m closer to the properties to the rear, the vertical massing of the building only increases by 0.45m. The agent provides examples of nearby properties which demonstrate more dominant impacts than the houses on plot 1 and 2, however those comparisons are not entirely relevant to what is being proposed and present a variety of factors which are not all similar to this situation.

- 6.9 Whilst with the measures outline in paragraph 6.7 the proposal would not result in a unacceptable impact in terms of overlooking and privacy and the agents comments on actual differences are noted the development will still create an impression of overlooking to the garden grounds of No 10 and No12 resulting from the dormer window and that privacy has been reduced. From No 12, whilst the house is actually set back some 6 metres from the boundary, the full length of the back of the house would be prominent and the differences in height and change from previous woodland do mean that the perception would be of a development which has a strong presence when viewed from the garden.
- 6.10 Given the above we note and understand the concerns of those closely affected by the development and agree that there will be a degree of impact on amenity. The degree of increase of actual impact from that originally approved is however relatively minimal but we consider the perception of the impacts due to the level of change in the outlook may well be stronger than this, particular at No 12 Old Town Road due to the factors discussed in the report. However the proposal would not lead to a significant loss of daylight to the property and would not create an unacceptable infringement on privacy. There is a degree of perceived erosion due to the elevated nature and dormer window, but balancing this against the previous approval and the lack of significant loss of privacy ultimately this perception is not considered to be unacceptable in relation to SG LSD4: Infill Development and SG LSD2.

Other matters

- 6.11 The alterations to the footpath and its current closure have led to significant concern from objectors. The Council's Footpath Officer has been involved and agrees that the closure of the path for Health and Safety reasons is necessary during construction. The Footpath Officer has arranged for more official signs to be provided at both ends of the closed section to inform the public. The Environment Planner has not objected to the shared drive and footpath as proposed, however the gravel surface is not considered appropriate and details of a safety barrier at the junction of the path with the shared driveway are required, these matters can be conditioned. The minimum width of the path should be 3.7m, this would have to be conditioned but the land is within the applicant's control and there is enough room. The number of cars using the shared surface would be limited to those from the two new houses and it is not unusual to have shared pedestrian and vehicular accesses, and the vehicular access will be safe and acceptable to Roads Development, thus complying with Policy 9 and SG Developer Contributions2. The proposed path would be easier to use than the existing path which is narrow and uneven, therefore the public will benefit from this proposal in terms of accessibility, which is fully in keeping with the spirit of SG LSD6.
- 6.12 In summary, the issues raised in the letters of representation have been largely addressed although the concerns of residents are understood. The proposed amended house design and location, and incorporation of the existing public footpath to the driveway to serve the dwellings are acceptable both in terms of current LDP policies and in relation to the previous approval APP/2010/3543 subject to mitigation measures. It cannot be said that the new location of the house has no impact on the amenity of nearby properties, 12 Old Town Road in particular, however when view in the context of the

original approval this location is marginally different. The proposal is therefore and on balance recommended for approval, subject to conditions.

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. Equalities and Financial Implications

- 8.1 An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.

9. Sustainability Implications

- 9.1 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

10. Departures, Notifications and Referrals

10.1 Strategic Development Plan Departures

None

10.2 Local Development Plan Departures

None

- 10.3 The application is not a Departure from the Local Plan or Structure Plan and no departure procedures apply.

- 10.4 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.

- 10.5 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.

11. Recommendation

11.1 GRANT Full Planning Permission subject to the following conditions:-

01. The development shall be served in accordance with the approved drawings and the following details:
- a) Prior to occupancy of development, 3 Parking spaces, surfaced in hard standing materials shall be provided within the site.

- b) Prior to commencement of development, visibility splays measuring 2m x 25m to be formed on either side of the junction of the vehicular access with the public road. The visibility splays so formed shall thereafter be kept free of all permanent obstructions above adjacent carriageway level.
- c) Prior to occupancy of development a refuse bin uplift store area shall be constructed (behind any visibility splay) so as to be accessible for bin uplift shall be secure enough to prevent empty bins from being wind blown. Details must be submitted to Roads Development for approval.

Reason: In order to ensure that the development is served by an appropriate standard of access and associated servicing in the interests of road safety.

02. That no further works in connection with this permission hereby approved shall take place unless a tree management scheme has been submitted to and approved in writing by the Planning Authority. The scheme shall provide details of appropriate management proposals for the care and maintenance of all trees to be retained and any new areas of planting. The tree management proposals shall conform to BS5837:2012 Trees in Relation to Design, Demolition and Construction, and shall be carried out in complete accordance with the approved scheme.

Reason: In order to preserve the character and visual amenity of the area.

03. All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme as detailed in the Tree Report dated 16th December by Astell Associates and shall be completed during the planting season from the date of this consent or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long term management and maintenance of all the approved landscaped and open space areas within the development shall be submitted for the further written approval of the Planning Authority. Thereafter, all management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme.

Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

04. Prior to the occupancy of the dwellinghouse an Energy Statement applicable to that dwellinghouse must be submitted to and approved in writing by the Planning Authority, including the following items:
- (i) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development.
 - (ii) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development,

arising from the measures proposed, will enable the development to comply with the Council's Supplementary Planning Guidance on Carbon Neutrality in New Developments. (In this case the development will achieve at least a Bronze Active rating under Section 7 of the Building Standards Technical Handbook).

The development shall not be occupied unless it has been carried out in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and the Council's Supplementary Planning Guidance - Carbon Neutrality in New Developments.

05. That the proposed foul and surface water drainage systems shall be carried out in accordance with the approved plans and the dwellinghouse shall not be occupied unless the approved drainage system has been implemented in this form, unless otherwise agreed in writing with the Planning Authority. Following provision of the drainage system it shall thereafter be maintained by the developers or their successors in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and maintained, in the interests of the amenity of the area.

06. Prior to the occupancy of development hereby approved details of the footpath/driveway construction, including details of surfacing, width, safety barriers and signage, shall be submitted to the Planning Authority for further written approval. Once agreed the provision of the footway and driveway shall be completed in accordance with these details prior to the occupancy of the dwellinghouse.

Reason: In order to ensure the replacement footpath is appropriate for safe public use and delivered in a timely fashion.

07. For the avoidance of doubt, the dormer window on the north elevation shall be obscured glass and retained in perpetuity.

Reason: In the interest of public amenity and privacy.

08. That no further development in connection with the permission hereby approved shall take place unless a detailed plan of Plot 2 showing the area of woodland to the east of the site as non-domestic garden ground. The plan should detail appropriate fencing to separate this area from the rest of the plot. The woodland area should not form part of the domestic curtilage, no trees shall be removed and no domestic use of that area to occur in perpetuity. Evidence of inclusion of this provision within the respective title deeds of Plot 2 shall be submitted to the Planning Authority on conclusion of the title.

Reason: In the interests of the natural heritage and biodiversity of the site, to ensure the trees on site remain as private amenity woodland and are afforded adequate protection.

09. Notwithstanding the details shown on the drawings hereby approved, the public right of way/path along the northern edge of this site shall at no time be permanently obstructed or blocked. Users of the path shall continue to have full access across it at all times.

Reason: In the interests of public access

Reason for Decision

01. On balance and subject to the conditions set out in the report the development would not have an unacceptable impact on residential amenity and in all other respects complies with Policy SG LSD4:Infill Development and SG LSD2: Layout Siting and Design of New Development of the Aberdeenshire Local Development Plan 2012.

Stephen Archer
Director of Infrastructure Services
Author of Report: Louise Smith
Report Date: 23 April 2015