

Consultee Comments for Planning Application 211826/DPP

Application Summary

Application Number: 211826/DPP

Address: 4 Desswood Place Aberdeen AB25 2DH

Proposal: Change of use of ground floor office accommodation to residential including alterations to boundary wall and railings; formation of driveway; installation of vehicle charging point; replacement of windows and glaze frontage screens to form windows; installation of doors and steps; installation of replacement of roof light; installation of solar panels and associated works
Case Officer: Jamie Leadbeater

Consultee Details

Name: Mr Michael Cowie

Address: Aberdeen City Council, Marischal College, Broad Street, Aberdeen AB10 1AB

Email: Not Available

On Behalf Of: ACC - Roads Development Management Team

Comments

It is noted this application for change of use of ground floor office accommodation to residential including alterations to boundary wall and railings; formation of driveway; installation of vehicle charging point; replacement of windows and glaze frontage screens to form windows; installation of doors and steps; installation of replacement of roof light; installation of solar panels and associated works at 4 Desswood Place, Aberdeen AB25 2DH.

It is noted the site is located in the inner city and lies within controlled parking zone (CPZ) L.

It is noted the proposed shall serve direct access onto existing adopted footpaths on Desswood Place and Whitehall Road which provides pedestrian connectivity the wider area and community, this in turn provides link to the nearest public transport provision located on Fountainhall Road to the west of the site.

It is noted the proposal to create residential flat/unit includes the creation of an associated driveway the side of the building which would allow electric vehicle charging, it is confirmed this would be acceptable but would require to meet the dimension of 3m wide and at least 5m in depth. This would require the creation of a footway crossing which shall be required to be constructed by Aberdeen City Council and the applicant responsible for all associated costs. The applicant should contact the Road Network Maintenance Unit at least 6 weeks prior to the work commencing to arrange for an estimation and programme date for the works, contact them on either (01224) 241500 or footwaycrossings@aberdeencity.gov.uk.

It should be noted however that at the location of the proposed driveway there is an existing

utilities chamber which would require to be re-located, there is no guarantee that the utility would allow this and if they were would be at a significant costs for these works. However, should the driveway be unable to be created this would mean residents requiring to park on-street via obtaining a residential parking permit, given this is only one unit this would not be deemed detrimental and considered acceptable.

To confirm, Roads Development Management have no objections to this application and proposal but suitable condition(s) be attached in regard to the associated driveway proposed.