

Public Document Pack



To: Councillor Milne, Convener; and Councillors Boulton, Corall, Cormie, Delaney, Finlayson, Grant, Jaffrey, Lawrence, MacGregor, McCaig, Jean Morrison MBE and Thomson.

Also (as local members) :- Councillors Allan, Dickson, Donnelly, Greig, Kiddie and Jennifer Stewart.

Town House,
ABERDEEN, 23 August 2012

DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)

The Members of the **DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)** are requested to meet at the Town House on **THURSDAY, 30 AUGUST 2012 at 9.30 am.**

JANE G. MACEACHRAN
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 1.1 70 Queens Road, Aberdeen - Alteration and extension of office (Pages 1 - 24)
Reference Number - 120787

- 1.2 27 Crown Terrace, Aberdeen - Proposed change of use and alterations on first floor from office to form 7 No. flats (Pages 25 - 34)
Reference Number - 120615

Note: (One) The Planning Officials in attendance on the visits can be contacted by mobile phone, the number is :- 07802 323986.

(Two) The transport for the visits will depart the Town House from the Broad Street entrance at 9.30 prompt.

Should you require any further information about this agenda, please contact Martin Allan, tel. (52)3057 or email mallan@aberdeencity.gov.uk.

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Agenda Item 1.1

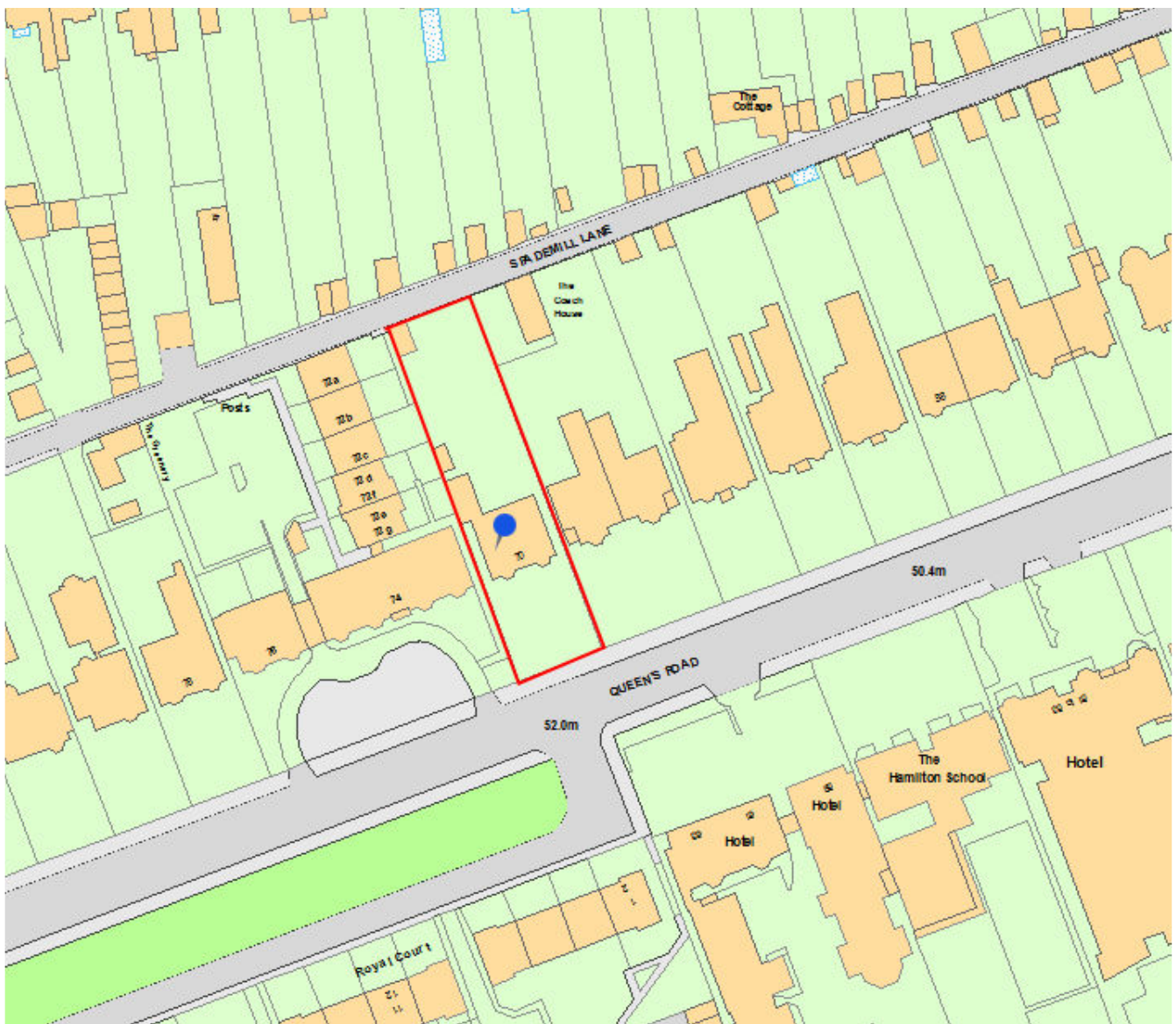
70 QUEEN'S ROAD, ABERDEEN

ALTERATIONS AND EXTENSION OF
OFFICE

For: JPR Services Ltd

Application Ref. : P120787
Application Date : 29/05/2012
Officer : Tommy Hart
Ward: Hazlehead/Ashley/Queen's Cross(M
Greig/J Stewart/R Thomson/J Corall)

Advert : Section 60/65 - Dev
aff LB/CA
Advertised on : 11/07/2012
Committee Date : 23 August 2012
Community Council : No response received



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application property is a 2 ½-storey granite and slate villa, situated within a large feu on the north side of Queen's Road. Access is gained from both Queen's Road and Spademill Lane. There is space for 18no cars (including 2no disabled) in the formal rear car park and 3 cars in the informal front car park . There is a 1 & ½-storey granite off-shoot to the rear of the building situated on the western boundary. The site benefits from pockets of landscaping throughout.

To the immediate west of the application site are residential properties which take the form of 1 & ¾-storey town houses and flats to the rear of no 74 Queen's Road which itself comprises residential flats. On the north side of Spademill Lane are the rear gardens of residential properties on Rubislaw Den South. To the east, the properties are similar in style to the application property and similarly in office use.

The application property lies within the Albyn Place/Rubislaw Conservation Area and is allocated as West End Office Area in the Adopted Local Development Plan.

HISTORY

There have been 4 other applications at this property in the past 30 years for change of use, introduction of rooflights, illuminated signage and minor alterations to the building & car park to rear – all of which have been approved.

PROPOSAL

Planning permission is sought for alterations and extension to no 70 Queen's Road, namely;

- At the front of the property a flat-roofed dormer window would be introduced at attic level. The car parking arrangements would be formalised with 4no spaces introduced. The driveway/turning/parking area would be upgraded through a hard and soft landscaping scheme which would include granite cassies laid to the access point onto Queen's Road. A short-stay cycle rack would also be introduced.
- At the rear, the existing 1 & ½-storey rear off-shoot extension would be removed. In its place a full 3-storey extension is proposed. An 8m x 3m corridor/lift shaft link would abut the rear of the existing building. The main body of the extension would be 11m wide and would project into the rear of the site by some 18m. The extension would be around 10m in height. The main part of the extension would be set 4m off the west boundary. The top floor would be set back around 2m off the western and eastern edges of the extension, and be set around 2.5m off the rear (north) edge of the extension.
- There would be a plant room at ground floor level on the west elevation, measuring 6m x 3m. A covered cycle rack for 5no cycles would be located on the west side behind the link corridor.

- Other minor alterations include relocating a few windows on the rear elevation.
- In terms of materials, the solid walls would be constructed of Kemnay Grey natural Granite. The glazing along the western elevation of the extension would be obscured up to 1600mm in height on the first and 1500mm on the second floor. The rest of the glazing on the extension would have sunguard silver glass with silver grey aluminium frames. The roof would be finished with a dark grey sarnafil membrane and grey metal bullnose soffit. The link corridor would have clear structural glass to the east elevation.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application has attracted more than 5 objections and thus, in terms of the Council's agreed Scheme of Delegation, has to be determined by the Development Management Sub Committee.

CONSULTATIONS

ROADS SECTION – with regards parking, the shortfall of 7no spaces on-site is not considered to have a significant effect on parking in the area as the development is located within a controlled parking zone and has adequate accessibility to public transport. A Green Travel Plan has been requested and it has been agreed that this can be as a condition to any grant of permission.

ENVIRONMENTAL HEALTH – no comments received

COMMUNITY COUNCIL – no comments received

REPRESENTATIONS

A total of 12 objections have been received from nearby residents in response to the neighbour notification, press advert and site notice. The material planning considerations raised can be summarised as follows;

- The proposed extension would block out the light into the adjacent residential dwellings;
- The size/massing/height of the development is out of keeping with the surrounding residential area;
- The development would impact negatively on the character of the Conservation Area;
- There would be a reduction in privacy and residential amenity due to the extension being close to the boundary and the windows facing directly towards the houses and back gardens;
- The development would lead to an increase in traffic levels on Spademill Lane to its detriment; and
- The amount of car parking spaces proposed would not be sufficient.

Other matters raised were; loss of a private view and reduction in property values, although were not taken into account as these are not material planning considerations.

PLANNING POLICY

The application site lies within an area designated as West End Office Area (policy BI3) in the Aberdeen Local Development Plan (ALDP). ALDP policy D1 (Architecture and Placemaking) is also applicable. Since the application site lies within the Conservation Area, ALDP policy D5 (Built Heritage), as well as the Conservation Areas section of SPP and Historic Scotland's Scottish Historic Environment Policy (SHEP) are also relevant. In relation to the dormer window, the Council's Interim Supplementary Guidance: Householder Development Guide is applicable.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that in determining a planning application, regard must be had to the Development Plan. Determination shall be made in accordance with the Plan unless material planning considerations indicate otherwise. The Development Plan consists of the Aberdeen City and Shire Structure Plan and the Aberdeen Local Development Plan.

Policies and Guidance

ALDP policy BI3 (West End Office Area) is an enabling policy for new office developments in that part of the City. As the proposal is an extension to an existing office there is no conflict with the principles of the policy and the extension is therefore acceptable. However, it is the design of the extension that needs to be evaluated in more detail with regard to its impact on the nearby residential properties to the west, the Conservation Area as a whole and setting of the adjacent Listed Building to the east.

ALDP policy D1 (Architecture and Placemaking) states *that to ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing colour, materials, orientation, details, the proportions of building elements etc will be considered in assessing that contribution.*

Siting: the extension would be set around 4m off the west and 3m off the east boundary. This is an improvement on the originally submitted plan which showed the extension being 3m off the west boundary. It is also considered that this is a vast improvement on the current situation whereby the existing 9m high x 9m long extension abuts the common boundary with no 72e & g, and therefore is only around 10m away from the rear windows of the flats to the west. By moving the extension a further 1m to the east the potential impact from the new structure has been further reduced. It should be noted that the distance between the residential properties and the extension would be around 15m. In relation to the Listed Building to the east, it is considered that the extension has been adequately sited so as not to have a negative impact.

Sun/daylight: although the extension would be to the immediate east of the residential properties at no 72 Queen's Road, it is considered that this would only lead to a loss of sun/daylight for a short period of the day in the morning before the sun heads behind the existing building and thereafter the loss of sun/daylight would be the same as present. Therefore, it is considered that the extension

would have little additional impact on the residential properties compared to the existing situation. It is also worthy of note that the only impact is likely on properties 72 c-g Queen's Road given their close proximity to the extension.

Height/scale/massing/plot ratio: at 3-full storeys (10m) in height, the proposed extension would be no higher than the ridge of the existing building and, by virtue of the levels of this and the adjacent site, would be only around 1.2m above the ridge level of no 72 Queen's Road to the west. It is considered that there is very little difference in terms of impact of the mass of the extension on the residential properties to the west between the existing rear off-shoot which is around 9m tall x 9m long on the west boundary and the new extension at 10m tall x 17m long at 4m off the boundary. In terms of plot ratio, it is considered that the increase from around 16% to around 27% is acceptable as it still leaves more than 2/3 of the site undeveloped which is comparable with the nearby properties at 74, 80 and 82 Queen's Road. The overall massing of the building is not considered to be onerous and again it is comparable with other nearby development at 74, 80 and 82 Queen's Road. Lastly, it is considered that the extension would appear smaller by virtue of the amount of glazing and lack of solid walls.

Privacy/overlooking: The current extension does not have any windows facing to the west. In order to overcome any issues relating to potential loss of privacy/overlooking towards the residential properties to the immediate west from the new extension, the windows on this elevation would be obscurely glazed up to 1600mm at first floor and 1500mm at second floor levels. It is considered that this is adequate to mitigate any impact from having windows facing towards the residential properties. Furthermore, as the second floor is set back from the edge of the extension by around 2m, this would further restrict any potential overlooking and loss of privacy.

Materials: the materials proposed for the extension are considered to be in keeping with the existing building by virtue that natural granite is proposed for the solid walls. Although there is a large amount of glazing proposed, it is considered that this contemporary approach is acceptable on the rear elevation given that it is not readily visible from Queens Road and its site well in the context of this feu. It is not considered that the materials would have a negative impact on the character of the surrounding area.

ALDP policy D5 (Built Heritage), SPP and Historic Scotland's SHEP seek to ensure that any development within a Conservation Area enhances or preserves the area – in other words, the proposed development should not have a detrimental impact on the character of the area. The application property is not Listed. However, there is a Category C(s) Listed building to the immediate east (no 68/66 Queen's Road) and as such this also needs to be taken into account. The principle of extending a building such as this is clearly acceptable (given the various examples of similarly sized extensions nearby) provided it does not undermine the integrity, or adversely affect the setting, of the Conservation Area. Although the extension comprises a greater floor area than the existing building

(476sqm gross floorspace as existing and 629sqm gross floorspace proposed), its design and use of materials minimise the apparent massing and bulk of the extension, thus reducing its impact on its setting within the Conservation Area and adjacent to a C(s) Listed Building. It is considered that a contemporary design is appropriate as it can clearly be read as a new addition to the building and provides a contrast between the old and the new, while the extensive use of granite complements and respects the historic character of the building within the Conservation Area. The full height glass screen corridor link ensures a visual separation between the extension and the original building on the east elevation. The design and external finishing materials are of a high standard appropriate for this sensitive site and the conservation area in general.

In assessing the details of the new dormer at the front of the existing property, the Council's Interim Householder Design Guide is relevant. It states that *in the case of dormer windows and roof extensions, the guidelines will also extend to originally residential properties now in non-domestic use*. It goes on to say as a basic principle, *new dormer windows should respect the scale of the building and they should not dominate or tend to overwhelm or unbalance the original roof*. In specific relation to older properties of a traditional character, it states that on the public elevation, the Council will seek a traditional, historically accurate style of dormer window which shall be of appropriate scale i.e. a substantial area of the original roof must remain untouched and clearly visible. It is considered that the dormer is acceptable in this context. The dormer has been appropriately sited off the wallhead and down from the ridge. The dormer does not dominate the roofspace in any way. It is considered that the dormer is more appropriate than what exists on other nearby properties (no's 74-76 Queen's Road) by virtue that the windows proposed would be traditional in appearance rather than the modern interpretation used nearby.

Letters of Representation

The matters raised in objection relating to massing, height, materials, loss of light, impact on privacy and impact on Conservation Area have been dealt with above.

With reference to the potential parking and traffic issues, the Roads Officer has not raised any concerns.

Conclusion

In conclusion, the proposed development has been designed to a high standard and is of a scale, design and general appearance that preserves the character of the Conservation Area. It is considered that the proposal does not detract from the character or appearance of the conservation area or impact negatively on the adjacent C(s) Listed Building. Accordingly, the proposal complies with the relevant local and national policies and guidance. The proposal does not raise any residential amenity or public/road safety concerns sufficient to warrant refusal. Therefore, the application is recommended for approval subject to the conditions listed below.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The proposed development has been designed to a high standard and is of a scale, design and general appearance that preserves the character of the Conservation Area. It is considered that the proposal does not detract from the character or appearance of the conservation area nor does it have any negative impact on the residential amenity of the nearby residential properties. The proposal is considered to comply with the Aberdeen Local Development Plan policies D1, D5 and BI3, the Conservation Areas section of SPP; Historic Scotland's SHEP and the Council's Interim Supplementary Guidance: Householder Design Guide.

it is recommended that approval is granted with the following condition(s):

(1) that the development hereby approved shall not be occupied unless the car parking areas hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with drawing No. 100D of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval - in the interests of public safety and the free flow of traffic.

(2) that no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of hard and soft landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting - in the interests of the amenity of the area.

(3) that all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity of the area.

(4) that no part of the development hereby approved shall be occupied unless a plan and report illustrating appropriate management proposals for the care and maintenance of all trees to be retained and any new areas of planting (to include

timing of works and inspections) has been submitted to and approved in writing by the Planning Authority. The proposals shall be carried out in complete accordance with such plan and report as may be so approved, unless the planning authority has given prior written approval for a variation - in order to preserve the character and visual amenity of the area.

(5) that any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied - in order to preserve the character and visual amenity of the area.

(6) that, except as the Planning Authority may otherwise agree in writing, no construction or demolition work shall take place:

(a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays;

(b) outwith the hours of 9.00 am to 4.00 pm Saturdays; or

(c) at any time on Sundays,

except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery] - in the interests of residential amenity.

(7) That the extension hereby granted planning permission shall not be occupied unless a scheme detailing cycle storage provision has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme - in the interests of encouraging more sustainable modes of travel.

(8) That no development shall take place unless there has been submitted to and approved in writing a detailed Green Transport Plan, which identifies sustainable measures to deter the use of the private car, in particular single occupant trips and provides detailed monitoring arrangements, modal split targets and associated penalties for not meeting targets - in order to encourage more sustainable forms of travel to the development.

(9) that no development shall take place unless a scheme of all drainage works designed to meet the requirements of Sustainable Urban Drainage Systems has been submitted to and approved in writing by the Planning Authority and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the said scheme - in order to safeguard water qualities in adjacent watercourses and to ensure that the development can be adequately drained.

(10) That the extension hereby approved shall not be occupied unless the opaque glazing has been installed to a height of 1600mm above floor level on the west elevation of the first and 1500mm above floor level on the west elevation of the second floors and the obscure glazing shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority - in the interests of residential amenity

(11) that no development pursuant to this planning permission shall take place nor shall the building be occupied unless there has been submitted to and approved in writing for the purpose by the Planning Authority an assessment of the noise levels likely within the building, unless the planning authority has given prior written approval for a variation. The assessment shall be prepared by a suitably qualified independent noise consultant and shall recommend any measures necessary to ensure a satisfactory noise attenuation for the building. The property shall not be occupied unless the said measures have been implemented in full - in the interests of residential amenity.

Dr Margaret Bochel

Head of Planning and Sustainable Development.

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From: Gary McKenzie
To: <pi@aberdeencity.gov.uk>
Date: 03/07/2012 10:06
Subject: Planning Application Objection
Attachments: Planning Application Objection.pdf

To whom it may concern,

Please be advised that, in my capacity as owner of 74F Queens Road, Aberdeen, I wish to register my objection to the planning application detailed in the attached document.

Yours sincerely,
Gary McKenzie.

This e-mail has been scanned for viruses by <http://www.marinIT.no>

**Notice to be served on all Notifiable Neighbours
Town and Country Planning (Development Management Procedure)
(Scotland) Regulations 2008**

NOTICE IS HEREBY GIVEN THAT AN APPLICATION HAS BEEN MADE TO ABERDEEN CITY COUNCIL FOR PLANNING PERMISSION FOR.

APPLICATION NUMBER:	120787	DATE OF NOTICE:	06 June 2012
PROPOSED DEVELOPMENT AT:	70 Queen's Road, Aberdeen, Aberdeen City, AB15 4YE		
DESCRIPTION OF PROPOSAL:	Alterations and extension of office		
APPLICANT DETAILS:	JPR Services Ltd		
AGENT DETAILS (where applicable):	The William Cowie Partnership, 6/7 Albyn Lane, Aberdeen, AB10 6SZ		

A plan showing the location of the proposed development is printed overleaf.

The plans and other related documents may be inspected at Aberdeen City Council, Planning Reception, Planning & Sustainable Development, Marischal College, Broad Street, Aberdeen AB10 1AB or online at <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=120787>.

Objections/Representations

Representations on this planning application should be made within 21 days of the date of this Notice to the postal address or weblink above or to the e-mail address below.

Representations received within 21 days will be available for public inspection and be taken into account in determining the application if they are material planning considerations. For more information on what matters are material considerations go to http://www.aberdeencity.gov.uk/web/files/Planning/comment_planning.pdf.

Please note that representations that you may have made to the agent/applicant at any Pre-Application Consultation stage will not be transferred to the current application and new representations will have to be submitted.

The Council's Scheme of Delegation allows some applications to be determined by officers without reference to Committee. Details are available at: www.aberdeencity.gov.uk/Planning/sl_pla/pla_modern_plan_update.asp.

For further information on the Council's planning application procedure visit our website www.aberdeencity.gov.uk/planningapplications. For information specifically relating to this application, please contact the Application Support Team (01224 523470) or by email to pi@aberdeencity.gov.uk.

If you are not the owner of the property to which this notice has been sent, please inform the owner of this proposal.

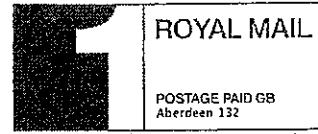
For help with language / interpreting and other formats of communication support, please contact: 01224 523 470

JF

THIS IS NOT A CIRCULAR

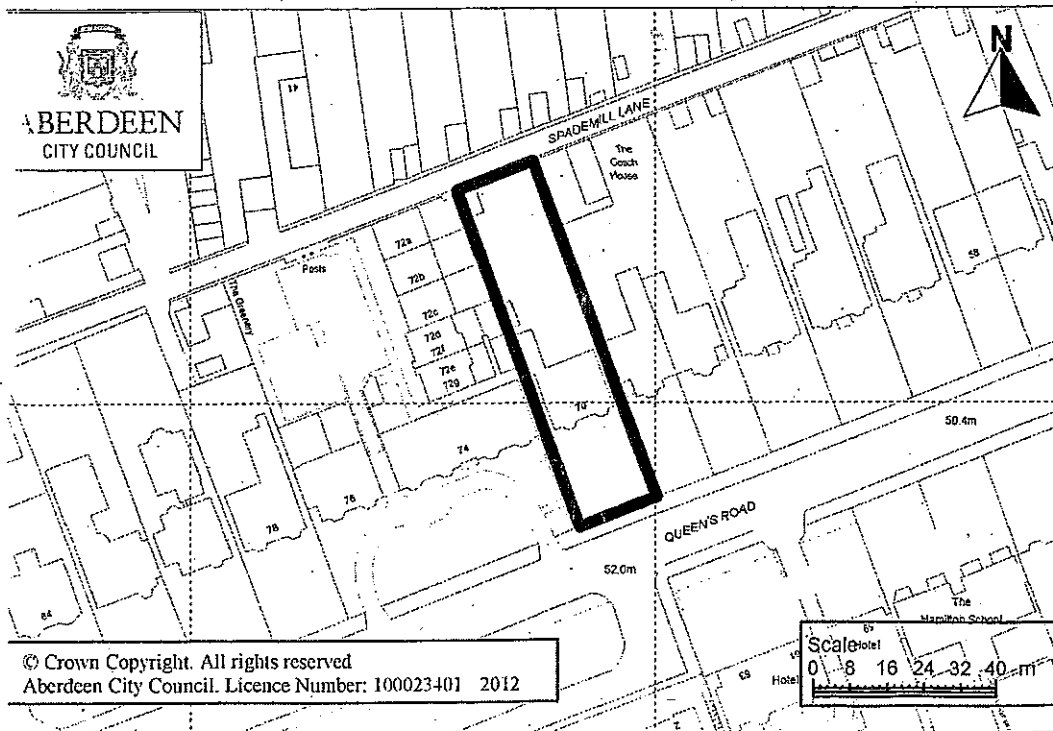
Neighbour Notification Notice

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008



Owner/Occupier/Lessee
Flat F
74 Queen's Road
Aberdeen
Aberdeen City
AB15 4YE

Undelivered please return to:
D. E. P & I, at C. Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB



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From: beverley aitken <pi@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 26/06/2012 16:26
Subject: Planning application 120787 70 Queens Road

Dear Sir,

I am the property owner at 72d Queens Road and wish to lodge my objections to the above proposed development.

At the moment my property to the rear has un restricted views and I feel that a development of such a large scale as the one proposed would be extremely intrusive. It will not only block out all light at the rear of my property it would also be an extreme invasion of my privacy as it will look directly into both my bedrooms. The nature of my work often require's me to sleep in the afternoon which leads me to have concerns over noise levels from the plant room of this development along with the privacy issue's.

The size of the development is totally out of keeping with any other in the immediate vicinity and will be the only commercial property, of that size, to surround the existing residential buildings.

It is without question that this development will affect the value of my property, as you are aware, Queens Road is a highly desirable residential area of the city. Following on from the above points the fact that the development is extremely large in size, and most importantly height I believe it would actually be an eye sore not only for my property to look onto but for all properties within my development, and within the vicinity and would have a detrimental impact upon the character of the conservation area in which we fall.

Apart from the total loss of privacy to the living space in my property I feel the development would have an adverse impact upon residential amenity due to its proximity which would result in overlooking of garden ground where a reasonable level of privacy is expected.

A development of this size would surely also lead to an increase of traffic levels on Spademill Lane which is not designed for.

Finally I would like you to take into account the Refusal of an application on 26 April 2010, planning application No P091797. Many reasons given on the refusal I feel would also be applicable to this proposed development.

Yours,

Beverley Aitken

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 26/06/2012 12:47
Subject: Planning Comment for 120787

Comment for Planning Application 120787

Name : philip dawson
Address : 29 rubislaw den south
aberdeen
ab15 4bd

Telephone :

Email :

type :

Comment : I would wish to object to the proposed development on several grounds.

1) The proposed extension is of a size that will dwarf existing rear extensions and neighbouring houses at Queens Road when viewed from the rear. It will almost double the amount of the accommodation in the existing building.

2) The height proposed is excessive as 3 full storeys will mean that it is almost higher than the apex of the existing building, and much higher than the apex of the adjacent housing.

3) There appear to be only a few parking spaces for such an increase in accommodation - perhaps fewer than exist already.

4) The development will lead to increased traffic along the narrow rear lane which has no footpath, which was always mentioned as a factor in neighbouring developments.

5) The extension will overlook the rear gardens of neighbouring properties including those in Rubislaw Den South leading to a loss of privacy in what remains a predominantly residential area.

6) The settings of the numerous listed buildings in the adjacent area, and Conservation area, will be adversely affected.

7) The extension, comprising what appears as a glass "box", could in no way be described as sympathetic to any of the surrounding properties. It will be very visible from the houses on Rubislaw Den South and Bayview Road.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 27/06/2012 09:34
Subject: Planning Comment for 120787

Comment for Planning Application 120787

Name : Euan Imrie
Address : 72E Queens Road,
Aberdeen,

Telephone :

Email :

type :

Comment : I object to the proposed development of 70 Queens Road.

* The proposed development will result in a significant loss of value to my property.

*As a ground floor flat, a large percentage of windows on the west side of the proposed development will look directly into the bedroom windows of my property.

* The loss of light to the rear of my property would be significant and unacceptable.

* The plans for the new development and & 72 Queens Road inaccurately reflect the current situation of Number 72.

Regards,
Euan

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 24/06/2012 17:27
Subject: Planning Comment for 120787

Comment for Planning Application 120787

Name : Kevin Angus
Address : 72G Queens Road
Aberdeen
AB15 4YE

Telephone :

Email :

type :

Comment : The proposed development will have a huge impact on the amenity and privacy of the residential properties at 72-76 Queens Road , a residential development . The examples of similar extensions in the application are not overlooking low density houses and flats.

From: Shelagh Brown <
To: <pi@aberdeencity.gov.uk>
Date: 23/06/2012 22:17
Subject: Planning Application Ref: 120787

Reference Planning Application: No. 120787

70 Queen's Road, Aberdeen, AB15 4YE

Dear Sirs,

I wish to object to the above planning application for the following reasons:

Impact on residential amenity

I object to the adverse impact this proposed commercial development would have on the character of the immediate area and on the quality of life of residents, without due consideration for those residents. With a much higher proportion of residential property, this area, on the north side of Queen's Road, is entirely different in character to the opposite, south side of Queen's Road, and the development arguments and examples cited in the proposal are therefore not relevant.

Scale

The scale and density of the proposed development is too large in all aspects; ground area, width, depth and height. It is, in my opinion, and in the opinion of other adjacent residents at 72 - 76 Queen's Road, including Mr. Douglas Milne and others, a gross overdevelopment of the site, which will have an extremely detrimental effect on residents in the following ways:

- visual impact
- commercial building overlooking residential property
- residents overlooking a large, dark commercial building in a substantially residential quarter
- loss of privacy for residents
- loss of already limited light to the north facing rear of the residential development, especially to my own ground floor flat, being the nearest residence to the proposed extension.
- creating a totally unacceptable precedent for unnecessary commercial development in this immediate area

In this case, I think that there is no justification for the Plot ratio policy to be exceeded, due to the high proportion of residential properties in the immediate area, and the adverse affects, in a residential area, of immediately adjacent commercial development on this scale.

Design

The simplified modern, sleek, dark and predominantly glass design, along with the size of the building, is not in keeping with the granite and residential nature of architecture in the immediate residential area.

The design dominates in scale and character and does not fit with the character of this historical conservation area.

Parking Issues

Increasing the commercial viability of this property is bound to create increased traffic and need for parking facilities, despite good public transport being available.

Reduced availability of parking at the proposed site will put further unacceptable pressure on traffic flow and the already limited parking facilities on Queen's Road, and on private residential parking at 72 - 76 Queen's Road, which already suffers from considerable abuse by visitors to the area who have no legitimate reason for parking within the residential development.

From: Gill Barker <
To: <pi@aberdeencity.gov.uk>
Date: 20/06/2012 18:49
Subject: Application No 120787

Dear Sir/Madam

With reference to planning application no. 120787 we wish to object to the proposed plans and cite the following reasons :-

1. The proposed building will considerably increase the amount of people – and consequently vehicular traffic - coming and going on Spademill Lane. This will include office workers as well as visitors to the building – who may arrive in their own transport or may be dropped off by taxi. Given the physical dimensions of this back lane, it is not designed for heavy traffic nor does it easily accommodate 2-way traffic.
2. The number of parking spaces will decrease whilst the number of users of the building will increase significantly, we would therefore like know where these additional people will park?
3. The proposed building is an over development of the space available. The proposal is for a 3 storey extension which is oversized given the physical footprint available. It will also restrict light to the neighbouring town houses.
4. The building proposed is not sympathetic with the surrounding area or buildings – all of which are in a conservation area and some of which are C or B Listed.
5. We live in this area because it is attractive, peaceful and all extensions are modest in nature. We believe that this proposal is not modest and it is unreasonable to build an extension of these dimensions on this site.
5. It is important to note that any extension that is built on this site will be in our direct line of sight – immediately visible from all of our rear windows and from our garden. Consequently we would hope that you will consider our objections carefully.

Regards
Mr and Mrs S Barker
33 Rubislaw Den South
Aberdeen
AB15 4BD

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 17/06/2012 17:43
Subject: Planning Comment for 120787

Comment for Planning Application 120787

Name : C.P.Fletcher

Address : 72A Queens Road, Aberdeen, AB15 4YE

Telephone :

Email :

type :

Comment : As the owner of house number 72A Queens Road, we have the following comments on the proposed development at 70 Queens Road.

The Queens Road corridor between Forest Road and Anderson Drive is currently finely balanced between residential development (old and new), and businesses, the latter being within largely unaltered granite mansions. This balance is threatened by the proposed development. The proposed office extension is the furthest west, and one of the largest of its type, so would represent a major westward advance in urbanisation along this corridor, while several other corridors in the city are dilapidated and in desperate need of such developments. The supporting documentation cites several similar examples of offices as justification, but these are in urbanised business areas further east, so would have had limited effect on domestic properties. Also included are developments to the west (80 and 82 Queens Road), but these were themselves residential and had no adverse effects on existing homes.

The development would have a severe negative effect on the amenities, outlook, privacy and daylight currently enjoyed to the rear (gardens and back bedrooms) of the adjacent homes at 72A-G Queens Road. It is clear that 72C-F would be extremely adversely affected, but the documentation is inconsistent in this regard: the narrative states that the end of the extension corresponds with the southern boundary of the first of the houses (72C), while the drawings show it reaching at least a third of the way northwards along the rear boundary of 72C. This is a crucial piece of information to be misrepresented, and causes us to wonder what other misrepresentations there might be.

The office would be substantially bigger than the existing one, yet with fewer parking spaces. It must be assumed that the most of the staff will use cars, and most of these will park (or try to) in the already restricted surrounding residential streets and developments (including ours).

The development will put additional pressure on Spademill Lane, attracting more cars, despite there being fewer parking places - many of these will arrive, fail to park, and drive off again. The development and resulting increased urbanisation might add to calls from some for traffic calming measures, as has occurred in more urbanised back lanes. In Aberdeen, traffic calming is usually restricted to old fashioned “speed bumps” which are dangerous (especially when icy), cause additional noise, wear & tear on vehicles, increased CO2 emissions, fracturing to adjacent road surfaces and vibration damage to adjacent properties (including mine).

From:
To: <pi@aberdeencity.gov.uk>
Date: 15/06/2012 15:33
Subject: application no. 120787 for 70,Queens Road Aberdeen

I would like to object to the above application, on the following grounds. 1)The scale of the development is out of keeping with a conservation area. 2)The development is likely to have a detrimental impact on my privacy and 3)previous attempts to obtain permission to heighten my garage roof have been rejected on the grounds that the proposals were not in keeping with the conservation area and this development appears to contradict the same rules. Mr F. Bowden 31, Rubislaw Den South Aberdeen

From: Findlay MACLEOD
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 12/06/2012 14:12
Subject: Ref 120787 70 Queens Road

Dear sir,

I reside at 72F Queens Road and acquired the two bedroom upper flat in March 2008 at the not inconsiderable cost of for a residential property of this type in Aberdeen. I wish to make the following points in the strongest possible terms, as frankly I find it outrageous that this has been given any serious kind of contemplation:

This was primarily as I wanted a high quality location and for it to retain value, which it certainly would not if a disproportionately large office carbuncle was built in ridiculously close proximity to my flat & that of my neighbours.

I have a very good view from the rear of my property - from the master bedroom, as has both French window doors and a metal veranda where I can get a lot of sunlight in. Equally the other rear bedroom has this same unadulterated view. Again if this development were to go ahead I'd be opening my bedroom windows to darkness & stepping on to the aforementioned veranda to the not exactly aesthetically pleasing sight of an office eyesore and perhaps its incumbent workers at all hours of day!

This side of Queens road is predominantly a mixture of residential and office properties unlike the fee paying schools and hotels that are across the road so the comparative you've used seems deeply flawed.

This is a relatively peaceful area; which it most certainly is highly unlikely to be with both a/ the likely interminable and noisy associated works during building and b/ the large increase and probably higher associated influx of office workers 24/7.

I think it's pretty late in day to advise of potential plans in place and both naive and distasteful seemingly not to have done any substantiated research at all and assumptions that there would be no serious protestations.

I do know that the local councillors will be duly informed about this as it hardly seems environmentally friendly in the least or likely to ease traffic flows or parking on any way whatsoever (probably the contrary) - despite the lamentable & highly questionable reasoning you've cited.

Sincerely,
Findlay MacLeod,
Joint Venture Accounting Manager

TOTAL E&P UK Limited, Loirston House, Wellington Road, Altens, Aberdeen AB12 3BH

Registered in England and Wales No.811900
Registered Office 33 Cavendish Square, London W1G 0PW

From: DG MILNE
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 10/06/2012 13:48
Subject: proposed development at 70,queens road.

Dear sirs, I wish to object to the applicants office extension, my reasons are as follows, parking problems, evading all our developments privacy and views, lack of sun light, extension to vast, i.e. ground area, width, depth, height, etc., additional car parking problems on queens road. Also, what is planned for number 74, east side, access to rear, existing original wall, chimney breast, external window etc. has all these historic parts of our development to be removed to accommodate this far too large extension. I thank you in anticipation. Mr. Douglas Milne, 74d, queens road, aberdeen. ab15 4ye.

From: Alan Sim <
To: <pi@aberdeencity.gov.uk>
Date: 08/06/2012 12:41
Subject: Ref 120787 70 Queens Road

Dear Sir,

I am the owner of the property at 72c Queens Road and wish to record the following points regarding the proposed development at 70 Queens Road.

* This proposed development will have a significant adverse impact on the amenity and value of my property.

* The plot ratio guidance must surely restrict an intrusive overdevelopment of this nature.

* The size of the development is totally out of keeping in a primarily residential area.

* The reduction in the number of parking spaces (from 21 to 17) and significant increase in the number of employees (160% increase in floorspace) on the site will cause significant problems in our adjacent private car park which is already abused by office workers which gives rise to considerable nuisance to residents. Provision of cycle parking is laudable but risible given our climate and employees will continue to use private cars as a primary mode of transport with subsequent disruption in all adjacent unregulated car parks.

* The loss of light to the rear gardens of the properties in 72 Queens Road will be significant and unacceptable. The gardens face east and enjoy only limited light without the proposed development. Low morning sunlight from the east will be totally obscured.

* We currently enjoy an unrestricted open view to the east which will be completely destroyed.

* The significant loss of privacy resulting from offices which will directly overlook bedrooms in 72 Queens Road is completely unacceptable. The developers cite the proximity of 80 and 82 Queens Road as justification for the proximity but ignore the fact that these were new developments and no existing proprietors suffered any loss of amenity.

* The impact of construction traffic related to such a significant development will cause major problems in Spademill Lane which has no speed regulation and is plagued by high speed traffic avoiding Queens Road at peak times.

* The potential for noise from a new plant room directly adjacent to the boundary wall with 72 Queens Road is unacceptable.

* No details are provided regarding the impact on the common wall of the existing extension, nor is the impact on the front(south) elevation where 74 Queens Road abuts the subject property addressed. This will impact on the front elevation from Queens Road.

* The statement that the development coincides with the start of the 3 house terrace at 72 Queens Road is inaccurate as it appears to overlap the terrace by approx 5 meters.

Agenda Item 1.2

27 CROWN TERRACE, ABERDEEN

PROPOSED CHANGE OF USE AND
ALTERATIONS ON FIRST FLOOR FROM
OFFICE TO FORM 7NO FLATS

For: Ensco 330 Ltd

Application Ref. : P120615
Application Date : 26/04/2012
Officer : Tommy Hart
Ward: Torry/Ferryhill (Y Allan/A Donnelly/J
Kiddie/G Dickson)

Advert :
Advertised on :
Committee Date : 23 August 2012
Community Council : No response received



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application property lies on the east side of Crown Terrace and is accessed from the main entrance which faces onto the street. There are 2 restaurants on the ground floor of the application property. On the opposite side of Crown Terrace is a church and flats. Further north on Crown Terrace, past the stair access to Bridge Street, there are 3 further restaurants on ground/basement floor level. On the first floor of the building from the Bridge Street elevation, there is an Indian restaurant (which is 3 floors below the application property). The property is the first floor of no 27 Crown Terrace but it stretches back to College Street where it is at fourth floor equivalent. There is an emergency access in the middle of the building which comes out onto Crown Street immediately adjacent to the access to Nazma Tandoori.

PROPOSAL

This application seeks planning permission for a change of use of the first floor office accommodation of 27 Crown Terrace to Residential Flats. No external alterations are proposed. The existing entrance from Crown Terrace would remain. There are only internal alterations proposed with this application in order to provide 4 no bedsit apartments and 3 no one-bedroom apartments.

REASON FOR REFERRAL TO SUB-COMMITTEE

The Council's Environmental Health section have raised concerns about the proposal and as such the application is required to be determined by the Development Management Sub-Committee.

CONSULTATIONS

ROADS SECTION – following the receipt of details of the cycle storage, the roads officer has confirmed that the provision is adequate given the site constraints. In terms of car parking, It is noted that the proposed development has been put forward as a “no car” development with no proposals to provide residents with car parking. The Roads officer is willing to support this proposal as it is located within the city centre boundaries but it should be noted by the applicant that residents of a “no car” development are not eligible to apply for Residential Parking Permits for parking within the city's Controlled Parking Zones.

ENVIRONMENTAL HEALTH – concern has been raised that the close proximity of the proposed flats to the adjoining and neighbouring licenced food premises may have a negative affect on the amenity of the prospective residents. This being from customers entering and exiting the premises during the evening hours, and from the general day to day operation of these food businesses. This Service therefore would not support this application for the aforementioned reasons. However, should the Committee be of a mind to support this application then we would ask that suitable conditions be attached to any planning permission granted relating to hours of construction, noise assessment and refuse provision.

COMMUNITY COUNCIL – no comments received

REPRESENTATIONS

Three letters of objection have been received in respect of the application. The only material planning consideration raised relates to perceived parking problems in the area and how this application might impact on that.

PLANNING POLICY

The application property is within an area designated for Mixed Use purposes (policy H2) in the Aberdeen Local Development Plan. The site also lies within the Union Street Conservation Area and therefore Historic Scotland's 'SHEP' is of relevance.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that in determining a planning application, regard must be had to the Development Plan. Determination shall be made in accordance with the Plan unless material planning considerations indicate otherwise. The Development Plan consists of the Aberdeen City and Shire Structure Plan and the Aberdeen Local Development Plan.

Policy

Aberdeen Local Development Plan policy H2 (Mixed Use Areas) states *applications must take into account the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. Where new housing is proposed, a satisfactory residential environment should be created which should not impinge on the viability or operation of existing businesses in the vicinity.*

As mentioned above, the surrounding area is characterised by a mixture of uses; e.g. residential, church, offices and restaurants. The existing offices are accessed via Crown Terrace adjacent to the access for 'Royal Thai' but the floorspace of the application site is situated immediately above the restaurant. It is considered that neither the location of the flats, nor the proposal itself, would impact on the viability or operation of the existing businesses. What needs to be assessed is the residential environment which the flats would have given the close proximity to the restaurants. The current use as office would unlikely be impacted on by the nearby restaurants by virtue of the pattern of occupation (day time as oppose to evening/night time). However, given that the flats are most likely to be occupied at the same time as the restaurants would be in operation, it is clear that if planning permission is to be granted that the current noise attenuation measures of the application site are unlikely to be adequate for the residential purposes and would lead to a negative impact on the amenity afforded. The Council's Environmental Health section have concerns over the potential negative affect on the amentiy of the prospective residents given the lack of information relating to noise etc. A condition has been requested (should permission be granted) for a noise assessment to be submitted for approval which should offer attenuation measures to combat the potential noise nuisance from the surrounding area. Given the location within the city centre, it is considered that the proposed flats, like many others within the area, will be

impacted upon in some way by local businesses and other outside noise and this is to be somewhat expected. It is considered that, if attenuation measures can be identified and put in place, the level of amenity afforded by the residents would not so detrimental that would make them unlivable. It should be noted that the Environmental Health section do not object to the application. They have made it clear that if the attenuation measures can be satisfactorily implemented, then there would be no concerns from them.

In terms of Historic Scotland's SHEP, there are no external alterations proposed and therefore it is considered that there would be no detrimental impact on the Conservation Area.

In relation to the material planning consideration raised in the objection, namely the impact the development would have on the car parking provision of the area, the Council's Roads officer not raised any concerns and it is therefore considered that this is not an issue in this location.

Conclusion

The concerns of the Environmental Health section are noted with respect to potential impact on residential amenity. It is considered that the applicant should be afforded the opportunity to prove that attenuation measures can be put in place to ensure that the surrounding business uses would not impact on the residential amenity of the residents. Given the city centre location and type of development, it is contended that the level of amenity is likely to be less than a typical suburban area but not to the level of being unlivable. Therefore, on balance, the application is recommended for approval subject to the conditions listed below.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

It is considered that, subject to implementing satisfactory noise attenuation measures, the proposed flats would benefit from a reasonable level of residential amenity. The proposal would not negatively impact on the adjacent local businesses.

it is recommended that approval is granted with the following condition(s):

- (1) that, except as the Planning Authority may otherwise agree in writing, no construction or demolition work shall take place:
 - (a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays;
 - (b) outwith the hours of 9.00 am to 4.00 pm Saturdays; or
 - (c) at any time on Sundays,except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery] - in the interests of residential amenity.

(2) That the use hereby granted planning permission shall not take place unless provision has been made within the application site for refuse storage and disposal in accordance with a scheme which has been submitted to and approved in writing by the planning authority – in order to preserve the amenity of the neighbourhood and in the interests of public health.

(3) that no development pursuant to this planning permission shall take place nor shall the building be occupied unless there has been submitted to and approved in writing for the purpose by the Planning Authority an assessment of the noise levels likely within the building, unless the planning authority has given prior written approval for a variation. The assessment shall be prepared by a suitably qualified independent noise consultant and shall recommend any measures necessary to ensure a satisfactory noise attenuation for the building. The property shall not be occupied unless the said measures have been implemented in full - in the interests of residential amenity.

(4) That none of the flats hereby granted planning permission shall be occupied unless the cycle storage facilities as shown on drawing no. 120615-001 have been provided - in the interests of encouraging more sustainable modes of travel.

(5) That prior to the date of occupation of each unit hereby approved, the developer shall provide evidence that it has paid for and provided two annual memberships of a car club for a period of two years the first owner of each flat - in the interest of providing sustainable transport and preserving residential amenity.

Dr Margaret Bochel
Head of Planning and Sustainable Development.

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10th of May 2012

Dear Sir/Madam,

I would like to strongly object the proposed Development No. 27 on Crown Terrace (Application Number 120615), a proposed change of use from office accommodation to 7 No. flats.

This Development can have a damaging impact on my business; already threaten by the opening of the shopping mall in its proximity. The proposed development would increase the problem of parking on Crown Terrace, would lead to a mismanagement of residential wastage and not ultimately, would alter the environment of our clientele due to possible incidents between residents and customers.

For the reasons above, I consider that this proposed Development would dramatically affect the income of my business and finally, it could lead to the closure. Therefore, I would like to request you consideration regarding local businesses and as a consequence, please reject this development.

Regards,

Mr. Ash Fazal

Manager of Nirvana

23 Crown Terrace, /

4th of May 2012

Sai Gon

Application number: 120615

Vietnamese Cuisine

Dear Sir/Madam,

The reason I am writing to you is because I want to strongly object against the change from commercial to residential purpose of the proposed development comprising 27, 29, 29A Crown Terrace and 56, 58, 60, 62, 64.

At the moment, these properties are for commercial use solely and a change from this status into a residential development would be not appropriate due to various reasons: a challenge for an already overcrowded parking space on Crown Terrace, an increased amount of residential waste and a detrimental impact on the businesses we hold on Crown Terrace. Furthermore, I would like to say that this building is inappropriate for residential use and it can emerge various problems due to the proximity of this possible residential development to our restaurants.

As a consequence, I would like to kindly ask the planning committee to reject the application mentioned above.

Regards,

Sean Phu

Mr Lee Restaurant

21 Crown terrace

Aberdeen

12/5/12

To: Planning Department and committee

Application Number: 120615

Proposed Address: 27 Crown Terrace Aberdeen

Dear Sir or Madam

The street is very busy for parking and this block building is commercial use. I know this building four office one Thai Restaurant, Indian Restaurant and Saigon Restaurant. Ground floor is shop. I hope this Building can keep same use but not for residential use. I would like to object for this development.

Regards

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