

# Public Document Pack



To: Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton, Cameron, Cormie, Grant, Greig, Lawrence, MacGregor, Jean Morrison MBE, Samarai, Jennifer Stewart, Stuart, Thomson and Townson.

Also (as local members) :- Councillors Taylor and Yuill.

Town House,  
ABERDEEN, 14 February 2014

## **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)**

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)** are requested to meet at the Town House on **TUESDAY, 25 FEBRUARY 2014 at 9.00am.**

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 27 Hammerfield Avenue - Proposed rear extension (Pages 1 - 22)

Reference Number - 131159

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 **9.00am** prompt.

Should you require any further information about this agenda, please contact Martin Allan, tel. (52)3057 or email [mallan@aberdeencity.gov.uk](mailto:mallan@aberdeencity.gov.uk) or Stephanie Dunsmuir, tel. (52)2503 or email [sdunsmuir@aberdeencity.gov.uk](mailto:sdunsmuir@aberdeencity.gov.uk)

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# Agenda Item 1

## Planning Development Management Committee

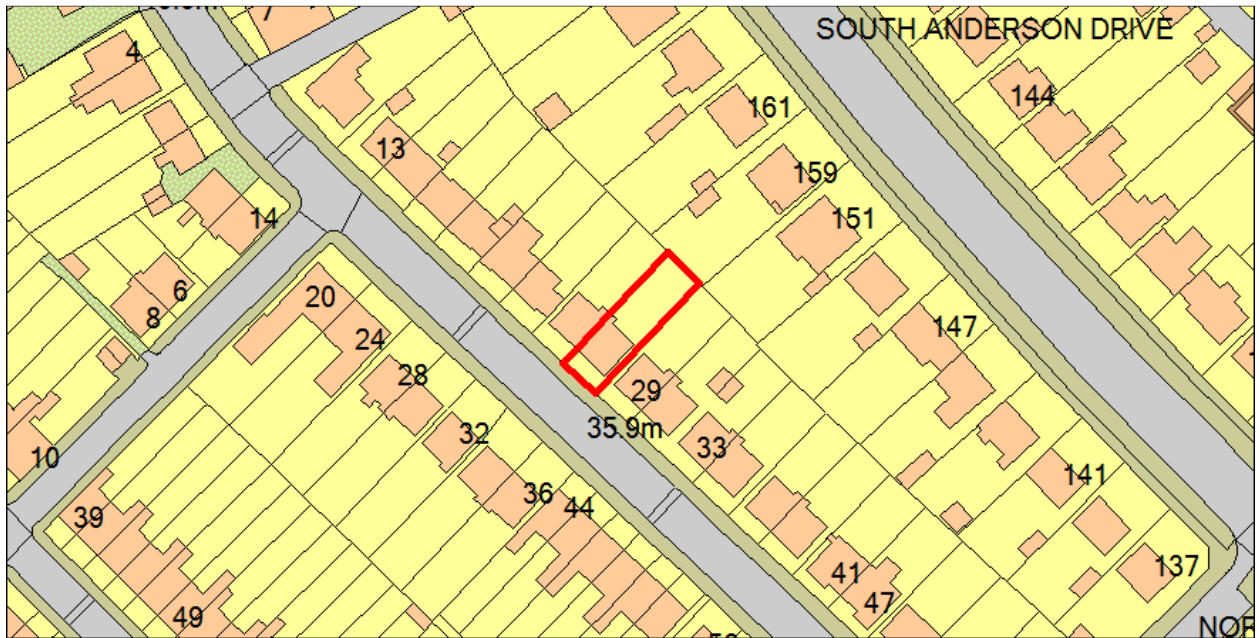
27 HAMMERFIELD AVENUE, ABERDEEN

PROPOSED REAR EXTENSION

For: Mr & Mrs A Cowie

Application Type : Detailed Planning Permission  
Application Ref. : P131159  
Application Date: 07/08/2013  
Officer: Sheila Robertson  
Ward : Airyhall/Broomhill/Garthdee (I Yuill/A  
Taylor/G Townson)

Advert :  
Advertised on:  
Committee Date: 13 February 2014  
Community Council : No Community  
Council



### RECOMMENDATION:

**Approve Unconditionally**

## **DESCRIPTION**

The application site is located on the north eastern side of Hammerfield Avenue and is occupied by a 1.5 storey, semi detached dwelling house of traditional design and build, with a fully hipped roof. There is an original, single storey, lean to extension to the rear elevation housing an external store, 2m wide, extending 1.5m along the north eastern boundary and abutting an identical extension to the adjoining property at 27 Hammerfield Avenue. Current accommodation comprises a lounge, dining room, bedroom, kitchen and bathroom at ground floor level and 2 bedrooms and store at upper level. The plot extends to 311 sq.m with a current site coverage of 26%. The rear garden ground extends 20m from the rear elevation of the dwelling house; the north western boundary is screened by 1.8m high fencing; the rear garden slopes down by 0.5m towards the north eastern boundary which is screened by 1.6m high walls, while the south eastern boundary is screened by 2m high fencing and vegetation.

## **RELEVANT HISTORY**

None

## **PROPOSAL**

Planning permission is sought to erect an extension to the rear elevation, involving removal of the existing store, and extending across the entire rear elevation. A 5m section of the extension closest to the north western boundary would be 1.5 storey, with a pitched roof, while the remainder would be flat roofed. Eaves height would tie in with existing, while the roof ridge of the pitched roof would be 0.5m below the existing roof ridge. The extension would project 4m along the north western boundary, and be finished with horizontal and vertical larch cladding and a slated roof. The rear facing elevation would be extensively glazed with full height windows to both floors, with a narrow horizontal window to the south eastern elevation. Additional accommodation to be created would include a family room/kitchen to the ground floor and new bedroom at upper level.

The plans have been amended since originally submitted, following concerns regarding the design, which proposed an eaves height above existing, and a roof ridge height matching existing.

## **Supporting Documents**

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at - <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?131159>

On accepting the disclaimer enter the application reference quoted on the first page of this report.

## **REASON FOR REFERRAL TO COMMITTEE**

The application has been referred to the the Planning Development Management Committee because 10 letters of objection have been received. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

## **CONSULTATIONS**

**Roads Projects Team** – Comments received. The proposal increases the number of bedrooms from 3 to 4, therefore requiring the provision of an additional off street parking space. However the property currently has no off street parking provision resulting in a shortfall of one parking space for this proposal. The applicant was requested to carry out a parking survey to ascertain whether Hammerfield Avenue has adequate capacity to accommodate an additional on street parking space. The survey results indicate that additional car parking demand could be accommodated within Hammerfield Avenue and the surrounding streets.

**Environmental Health** –No observations.

**Community Council** –No community council.

## **REPRESENTATIONS**

10 letters of representation have been received, including 2 letters from neighbouring Community Councils, Craigiebuckler/Seafield and Ashley/Broomhill. The material planning considerations raised in objection are summarised below:

- Overdevelopment of site and development is out of character with surrounding area.
- Size and scale.
- Design and materials are out of character.
- Lack of parking facilities.
- Loss of daylight/overshadowing.
- Loss of privacy.
- Lack of measurements on submitted plans.

Other concerns also included issues related to construction and devaluation of property values, however these are considered not to be material planning considerations.

## **PLANNING POLICY**

### **Aberdeen Local Development Plan**

#### **Policy D1 - Architecture and Placemaking**

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, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution

#### **Policy H1 - Residential Areas**

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new residential development and householder development will be approved in principle if it:

1. does not constitute over development;

2. does not have an unacceptable impact on the character or amenity of the surrounding area;
3. complies with Supplementary Guidance contained in the Householder Development Guidance relating to House Extension.

## **EVALUATION**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

### **Aberdeen Local Development Plan**

#### **Policy D1 - Architecture and Placemaking**

The extension, following development, would be subservient to the original dwelling house, and its scale, mass and proportions are considered acceptable in relation to the existing building and plot size. The external footprint of the dwelling house would increase by 28 sq. with a corresponding rise in site coverage to 35%, which is considered low and acceptable within the context of the surrounding area. Approximately 84% of the useable rear garden ground would be retained after development; therefore sufficient garden space would remain.

The extension has been designed to integrate with and complement the existing building in terms of design and roof profile. The proposal introduces an extension of contemporary design to a traditional building and demonstrates due regard for its context through use of appropriate scale, materials and design. The local plan promotes well-proportioned and contemporary architecture as an alternative to a poor imitation of existing architecture. The timber linings would likely weather over time to an ash grey, to blend with the existing granite. There are a variety of house styles and scales within the immediate area, many have been altered or extended to the rear since original, and the extension is considered neither to compromise existing architectural consistency nor to impact detrimentally on residential character and visual amenity. The rear elevation of the dwelling house would not be readily visible from a public elevation, therefore the use of timber linings would not be considered detrimental to the surrounding area.

#### **Policy H1 - Residential Areas**

##### **Supplementary Guidance – Householder Development Guide**

#### **House Extensions**

Guidance relating to extensions to semi-detached properties state that the projection along a common boundary separating such properties should not exceed 4 metres. In this instance the projection of the proposed extension is fully compliant with policy.

General principles relating to extensions expect that they should be architecturally compatible in design and scale with the original house and surrounding area, materials should be complementary and the extension should not overwhelm or dominate the original form or appearance of the dwelling house, as noted above.

The extension is considered to be subservient to, and to integrate with and complement the existing building in terms of design, materials used for the external finishes and roof profile. Sufficient useable rear garden ground would be retained. In this instance the proposal is considered to generally meet the requirements of the above guidance.

No development should result in a situation where amenity is 'borrowed' from an adjacent property. Using the "45 degree rule" as set out in the British Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice', calculations indicate no impact to the property at No 29 in terms of loss of daylight. Since daylight is ambient, calculations regarding loss of daylight to neighbouring properties are based only on impact to any facing windows, and are dependent upon distance and height of an extension. The rear elevation of the adjoining property to the north west is a mirror image of the applicant's property, with a windowless store projecting along the mutual boundary. Calculations indicate no windows to the rear of this property would be affected by loss of daylight. All other properties are well out with the area where windows could be impacted by loss of daylight.

Turning to the impact to adjacent properties in terms of overshadowing, the orientation of the proposed extension and its distance are determining factors. Calculations indicate overshadowing to No 25 would be negligible; only a 0.5 metre strip of the rear garden would be affected, extending 3 metres from the mutual boundary wall; any additional overshadowing being confined to a short period around midday during the winter months, and mainly affecting the roof of the external store. All other neighbouring properties would be unaffected by overshadowing due to the separation distance.

Objections relating to loss of privacy have been received on behalf of the owners of properties in South Anderson Drive, to the rear of the application property. A minimum separation distance of 18 metres is generally required between facing windows, if they are on the same plane and height, to ensure no loss of privacy. Since there is a minimum separation distance of 38m between the rear of these properties and the new windows of the proposed extension would neither directly face these windows nor be on the same plane, it is considered that no loss of privacy would occur. Overlooking of their gardens is not an issue as they are already overlooked by surrounding properties. Issues of overlooking were also raised in relation to 25 Hammerfield Avenue; however it is noted in this instance that no windows overlook that garden as they all face towards the rear of the applicants garden giving no opportunity to look back towards the objectors rear windows. The objectors immediate useable private garden space would be unaffected by the proposed extension as the rear garden of No 25 is already overlooked by neighbouring properties. There is sufficient screening to prevent any overlooking of the property to the south east from the ground floor window and the proposed roof lights offer little opportunity for overlooking. The proposed extension would not increase impact on the privacy or amenity of any neighbouring properties and existing residential amenity would therefore be maintained in compliance with policy.

The lack of off street parking provision has been addressed by the Roads Project Team; it is considered that sufficient on street parking space is available.

With regard to the objections, those related to size, scale, design and impact to the character of the area and residential amenity have been addressed. The concerns relating to size and scale have been addressed by the submission of plans reducing the height of the eaves and roof ridge. The submitted plans are drawn to an acceptable scale sufficient to allow a full evaluation. The Roads Project Team has provided no adverse comments in relation to the application following production of an on street parking survey conducted by the applicants. Objections relating to the lack of written measurements on the plans are unfounded since accurately scaled drawings have been submitted. Objections relating to devaluation of property prices and potential damage to mutual structures are considered not to be material considerations.

For these reasons it is considered that the proposals fully comply with the provisions of Policy D1, Policy H1 and the Supplementary Guidance of the Aberdeen Local Plan, and as such the application is recommended for approval. Given this policy position, it is not considered that the application would set an undesirable precedent for approval of similar applications

## **RECOMMENDATION**

**Approve Unconditionally**

## **REASONS FOR RECOMMENDATION**

The proposed extension complies with the Aberdeen Local Development Plan Policies D1 (Architecture and Placemaking) and H1 (Residential Areas), and the Supplementary Guidance contained in the Householder Development Guide. The extension is of suitable scale, design and materials for its location, would not have any adverse impact on residential character or amenity of neighbouring properties in terms of overshadowing, loss of light or privacy or on the visual character of the surrounding area.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.



**Robert Vickers**

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**From:** [redacted] ken Eddie [redacted]  
**Sent:** 06 September 2013 23:22  
**To:** PI  
**Subject:** Fwd: 131159 Application from Ashley Broomhill CC>

Begin forwarded message:

**From**  
**Subject: RE: 131159 Application from Ashley Broomhill CC>**  
**Date:** 6 September 2013 20:50:41 BST  
**To:** "Ac02. [redacted] ken Eddie" [redacted]

This e-mail has come to Sheila Robertson, DUKE OF EDINBURGH'S AWARD DEVELOPMENT OFFICER!!  
It is NOT for me

---

**From:** Ac02. [redacted] ken Eddie [redacted]  
**Sent:** 06 September 2013 10:38  
**To:** Sheila Robertson  
**Subject:** 131159 Application from Ashley Broomhill CC>

Ashley Broomhill Community Council

Planning Officer

Ken Eddie  
14 Ashley Gardens  
Aberdeen  
AB10 6EO  
Tel: [redacted]  
Email: [redacted]

Ashley Broomhill Community Council 5TH September 2013.

We were asked to support the objection to this development, This is out with our area due to lack of Community Councils cover for this person.

It was discussed,  
The chair Mrs J. Buttler recommended that we add our objection.

Support Mrs Helen Ure 25 Hammerfield Avenue. Aberdeen.

For Ashley Broomhill C.C. Ken Eddie Planning Officer.

**Application Reference:**

131159

**Local Authority Reference:**

<b>Proposal Description:</b>	Proposed 2 storey rear extension
<b>Application type:</b>	Detailed Planning Permission

<b>Ward:</b>	<u>Airyhall/Broomhill/Garthdee (I Yuill/A Taylor/G Townson)</u>
<b>Address:</b>	27 Hammerfield Avenue Aberdeen Aberdeen City
<b>Post code:</b>	AB10 7FW
<b>Easting:</b>	392065
<b>Northing:</b>	804518

<b>Status:</b>	Pending
<b>Date application received:</b>	05/08/2013
<b>Date application Registered:</b>	07/08/2013
<b>Date of expiry of period allowed for representations:</b>	05/09/2013

<b>Applicant:</b>	Mr & Mrs A Cowie 27 Hammerfield Avenue Aberdeen Aberdeen City AB10 7FW
<b>Agent:</b>	
<b>Officer:</b>	Sheila Robertson
<b>Officer Telephone Number:</b>	01224 522224
<b>Officer Email:</b>	<u><a href="mailto:srobertson@aberdeencity.gov.uk">srobertson@aberdeencity.gov.uk</a></u>

*Sh Robertson*

DATA file 5082013

Copy of Mrs Ure. letter.

I am writing to you as a matter of urgency concerning a proposed \*two-storey residential development (with a window from the ground right up to the roofline)\* currently at planning stage. Whilst the property concerned is a bungalow in Hammerfield Avenue, there will be an unprecedented and damaging effect in terms of the overlooking of gardens in South Anderson Drive (which face the rear of Hammerfield). Am I right in thinking that your Community Council is responsible for South Anderson Drive? If so, I wonder if you might consider objecting to the proposed development?

Unfortunately, time is running out for objections (deadline this Thursday, 5 Sept), so I'm sorry to present you with this at such short notice. I had hoped to raise the matter with Braehead/Mannofield Community

Council, but I gather it no longer exists. Thus I feel terribly unrepresented at a time when I am faced with severe loss of light and privacy (my bungalow is semi-detached with the neighbour applying to develop into their adjacent garden).

Unfortunately, the garden in South Anderson Drive most directly impacted (opposite the proposed development at 27 Hammerfield Avenue) is being sold at the moment and so I doubt that there will be an objection at such a time. I feel that an established resident would have been likely to object as the overlooking effect would be very great. This is why I felt that your Community Council might like to consider objecting to stop the setting of a drastic new overlooking precedent affecting South Anderson Drive properties.

I look forward to hearing from you.

Sincerely,

Helen Ure

Tel. (any time)

Email

Dear Mrs H. Ure.  
5Th. September 2013.

I have looked at the paper work, this is a situation of one's right to develop with in the plot.

I feel that the councillor is the line to follow.  
Normally one needs ten or more objection to the application.  
The time factor also applies.

I will bring it up at the meeting tonight, We have power to add to the application if approved at the meeting.  
This will be one month from time of our meeting. (5Th. Sept 2013)

Ken Eddie Planning Officer Ashley Broomhill Community Council.  
Ashley Broomhill Community Council 5TH September 2013

**IMPORTANT NOTICE:** This e-mail (including any attachment to it) is confidential, protected by copyright and may be privileged. The information contained in it should be used for its intended purposes only. If you receive this email in error, notify the sender by reply email, delete the received email and do not make use of, disclose or copy it. Whilst we take reasonable precautions to ensure that our emails are free from viruses, we cannot be responsible for any viruses transmitted with this email and recommend that you subject any incoming email to your own virus checking procedures. Unless related to Council business, the opinions expressed in this email are those of the sender and they do not necessarily constitute those of Aberdeen City Council. Unless we expressly say otherwise in this email or its attachments, neither this email nor its attachments create, form part of or vary any contractual or unilateral obligation. Aberdeen City Council's incoming and outgoing email is subject to regular monitoring.

PI

**From:** william sell [REDACTED]  
**Sent:** 04 September 2013 18:55  
**To:** Sheila Robertson; john boylan; allan davidson; Robert Frost; PI  
**Subject:** Planning Application Reference: 131159  
**Attachments:** P1000676.JPG

Dear Ms Robertson,

**Planning Application Reference: 131159**

**Type: Proposed 2 storey extension. Detailed Planning Permission.**

**Location:** [REDACTED] 710

It has come to our attention that you are in receipt of the above referenced planning application.

Although it is in the area of a neighbouring, but dormant Community Council, we object to the proposed extension to the single storey, semi-detached bungalow which is the subject of the application for the following reasons:-

According to the architect's drawing, this is a double-storey extension to the rear of a single storey, semi-detached pre-war bungalow with a low level roof line. We have studied that drawing together with the attached photograph and are of the opinion that the construction of the proposed extension will be to the detriment of the adjoining property, 25 Hammerfield Avenue, because it will overlook that dwelling, causing the occupant(s) to be deprived of natural light and privacy.

Although the planned elevations are proportionate, there are no measurements annotated on the drawings. Therefore we submit that measurements are essential components of a planning application. Without them it is of little more value than a mere sketch and should not be used by Aberdeen City Council to decide the outcome of a planning application.

We also refer to Section BB150 of Drawing Ref: 100/02 which shows the depiction of a person standing upright in the upper storey of the proposed extension. This figure is shown standing in a room with steep lie-ins. We submit that this is not an accepted method of judging the dimensions of the room. For example, is the figure meant to represent an adult or a child? There is no indication of the height of the person that the figure is meant to represent.

It is our submission that the drawings lack the quality of clarity and fail to relate the height of the proposed extension to that of the adjoining property, 25 Hammerfield Avenue.

Finally we contend that if Aberdeen City Council permits this disproportionately tall extension to be built at the rear of 27 Hammerfield Avenue, a single storey semi-detached bungalow, a precedent will be created for granting similar planning applications for high level extensions to single storey, semi detached properties in the area of Craigiebuckler and Seafeld Community Council, much to the detriment of the natural light and privacy of those of our residents whose homes would be overlooked by such exceedingly elevated structures.

Yours sincerely

William Sell  
Chairperson  
Craigiebuckler and Seafield Community Council.

Planning & Sustainable Development	
Mail ID	
RECEIVED - 5 SEP 2013	
REPLY	/ /
Section	Officer

P&SD Letters of Representation		
Application Number: 13159		
RECEIVED - 5 SEP 2013		
Nor	Sou	MAp
Case Officer Initials: SR		
Date Acknowledged: 5-9-13		

Planning & Sustainable Development  
Aberdeen City Council  
Marischal College  
Broad Street  
ABERDEEN AB10 1AB

25 Hammerfield Avenue  
Aberdeen AB10 7FW

3 September 2013

To Whom It Concerns

Re Residential Planning Application No. 131159: 27 Hammerfield Avenue, Aberdeen City, AB10 7FW

I am writing to object to the above proposed double-storey extension to the house next door to me, to which my house (No. 25) is attached. The reasons are outlined below and photos are attached.

**Deficiencies of the plans submitted**

Unfortunately it is not possible to measure various elements of the proposed double-storey extension. The plans are deficient in terms of a number of critical elements (e.g. length of the extension, distance off my boundary, height of extension walls). My house number (25) does not even appear on the plan. The vital information necessary to make a proper assessment is therefore missing.

**Design of extension**

Having a straight gabled extension is out of character for this pair of small semi-detached bungalows (gables on the semis are all hipped).

**Scale of extension**

The side walls of the proposed extension at my boundary are higher than the applicants' existing house's walls. This is a very poor and unsympathetic design feature leading to a long, tall, blank wall facing my property.

As the large, two-storey extension is to the South East side of my property, and almost immediately adjacent, there will be a significant impact on the level of direct sunlight and daylight for my house and garden (which is currently open and sunny and constitutes the main asset of the house). Meanwhile, the extension design seeks to maximise the capturing of direct sunlight and daylight by having floor-to-ceiling glazing on the North East wall (and Velux rooflights). The applicant should be required to submit shadow diagrams for the present house and the extended house – for all seasons of the year.

**Loss of privacy**

The positioning of full-length and (almost) full-width windows on the upper floor of the proposed extension would totally invade the privacy of my garden (which is to the North West of the proposed extension). Dormers and upper-floor windows on most properties have limited outlook, with higher window-sill heights to reduce the effect of overlooking for adjacent properties. The proposed wide, full-height windows would impact unfairly on a very modest semi where the dormer windows face onto the public road, and rear Velux windows have limited overlooking potential.

**Disposition of extensions**

The positioning of the larger two-storey extension closest to my half of the semi block is very unsympathetic as it would result in loss of daylight/sunlight and loss of privacy, while the single-

storey element of the proposed extension is closer to a neighbouring property to the South East (which would not be impacted by a two-storey extension, certainly in terms of loss of daylight/sunlight, and possibly privacy).

A far less imposing and harmful extension for one half of an unaltered pair of traditional semi-detached houses would be to restrict the extension to one storey and to set it further away from the mutual dividing boundary of the two semis.

**Construction concerns**

I am very concerned that the physical integrity of my half of the block would be put at significant risk during such invasive building works. For example, the roof is shared, without any separating structure such as a ridgeline (see photos).

**Conclusion**

This proposal is both disproportionate and unprecedented, and thus not in character for the bungalows in this locale. The plans are both inaccurate (wrong house numbers) and deficient (no critical measurements). I ask that these plans should be rejected.

I would be most grateful for your comments on each of the material points made in this objection letter. I would also very much appreciate receiving confirmation that I will be formally notified of any further plans and/or amendments submitted in relation to this application, so that I have the opportunity to comment on them.

Thanking you for your attention.

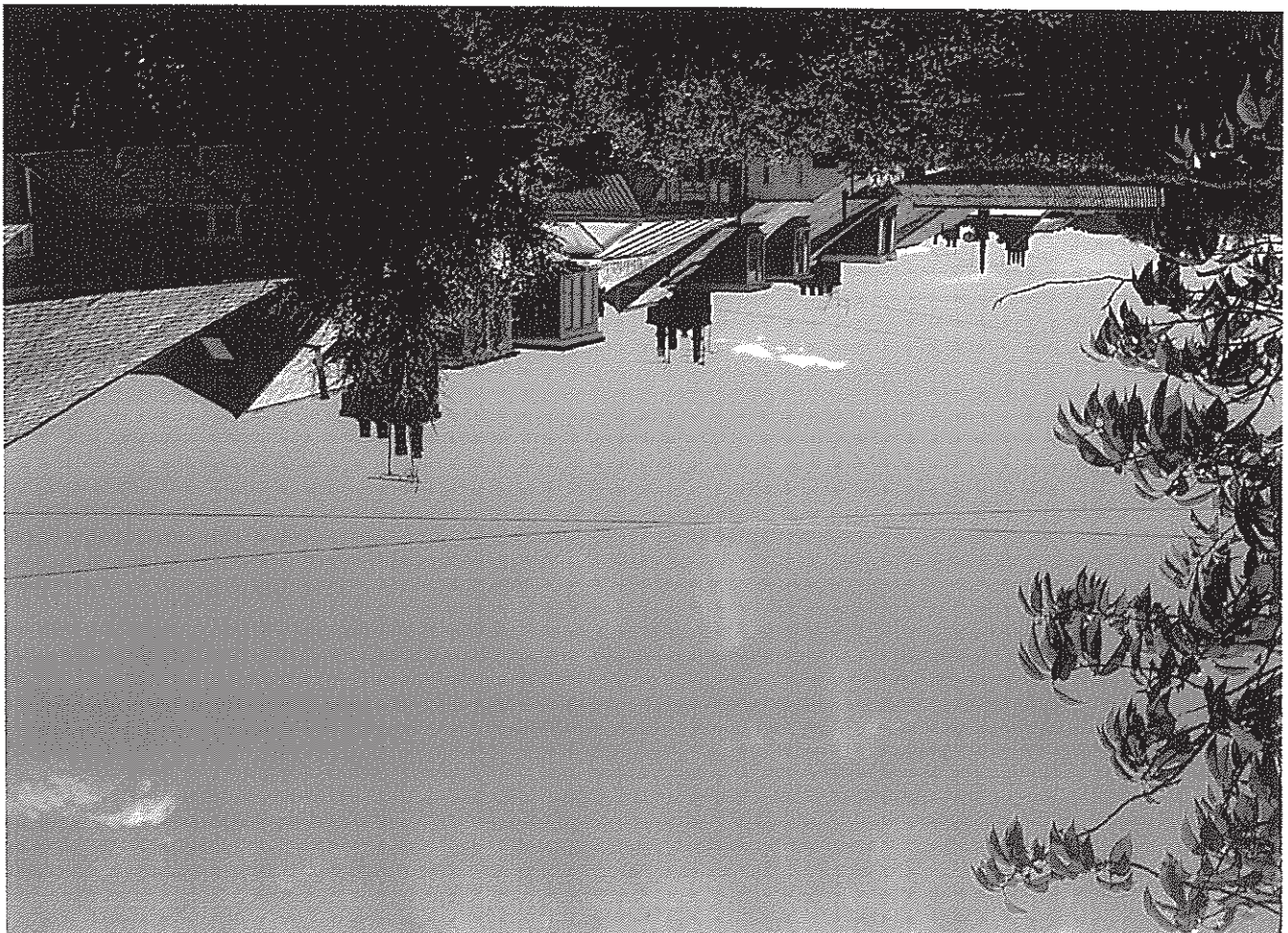
Yours sincerely,

A black rectangular box redacting the signature of Helen Ure.

Helen Ure

Owner/Occupant, No. 25 Hammerfield Avenue, Aberdeen AB10 7FW.

Encs 2 photos are attached.





PI

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**From:** [REDACTED]  
**Sent:** 04 September 2013 20:33  
**To:** PI  
**Subject:** Fw: Planning Application ref.131159

**From:** [REDACTED]  
**Sent:** Wednesday, September 04, 2013 8:23 PM  
**To:** [pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)  
**Subject:** Fw: Planning Application ref.131159

**From:** [REDACTED]  
**Sent:** Wednesday, September 04, 2013 8:06 PM  
**To:** [pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)  
**Subject:** Planning Application ref.131159

Dear Sir/Madam

I wish to object to the proposed extension to No27 Hammerfield Avenue on the grounds that it will be extremely invasive, and definitely not neighbour-friendly. When one decides to buy a house, it is because the environment is important, both inside and out. We spend, probably, the largest amount of money that we will ever spend, based on what we see at the time of purchase. We, rightly expect that environment to remain like that, or as nearly like that, as not to matter. I do not think that it is putting it too strongly to suggest that a house-owner's human rights have a justified place here. Should planning permission be granted this will have significant implications for the neighbourhood.

Yours faithfully  
Celia Hughes  
6 Hammerfield Avenue  
Aberdeen  
AB10 7FX

PI

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 02 September 2013 16:34  
**To:** PI  
**Subject:** Planning Comment for 131159

Comment for Planning Application 131159

Name : Mrs Marjory Rose

Address : 30 Hammerfield Avenue

Aberdeen

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : i feel strongly that 2 storey rear extensions should not be approved for one half of a semi-detached single storey dwelling on the grounds of significant loss of amenity to the other viz. light, outlook and privacy and a total overshadowing of the property. This could set a bad precedent.

5 HAMMERFIELD AVE  
ABERDEEN

AB10 9FW.

3.9.13

PLANNING DEPT.

To Whom it May Concern.

I wish to object to the proposed extension at No 27. Hammerfield Ave although this does not affect me directly, in the near future there is a house in that vicinity coming on the market which I would be interested in purchasing but would now think twice.

I would think it would affect the selling price of No 25. & in the near vicinity, a ground floor extension yes at that height no

Yours faithfully

M. C. D.



**Robert Vickers**

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**From:** [REDACTED]  
**Sent:** 03 September 2013 17:56  
**To:** PJ  
**Cc:** [REDACTED]  
**Subject:** Application number 131159

Dear Sir/Madam

I refer to the above planning application in respect of the dwelling at 27 Hammerfield Avenue, Aberdeen, a modest sized semi-detached dwelling.

Having viewed the plans and the area of development available to encompass said development, I wish to object on the following grounds:

Approval for such a large development would have a significant effect on the residential amenity of neighbours by reason of overlooking into the rear garden of number 25, loss of privacy to said occupier of number 25 and to the rear of those houses located on North Anderson Drive immediately opposite the proposed development. In addition the size of the proposed development would overshadow the rear of the dwelling at number 25 Hammerfield Avenue and would seriously reduce the amount of daylight available.

I would also object on the grounds that such an application represents a considerable surrender of rear garden space, and the consequent loss of open aspect of the area, which in turn impacts on the residential amenities of neighbouring owners.

yours faithfully

Ron Hughes  
6 Hammerfield Avenue  
Aberdeen  
AB10 7FX

Planning Applications  
Planning and Sustainable Development  
Aberdeen City Council  
Marischal College  
Aberdeen

50 Newlands Crescent  
Aberdeen  
AB10 6LH

3<sup>rd</sup> September 2013

Dear Sir/Madam

*Residential Planning Application*  
*Application number 131159*  
*27 Hammerfield Avenue, Aberdeen AB10 7FW*

I am writing to object to the above development.

I am of the opinion that the height of the proposed extension is excessive, causing neighbouring properties to suffer loss of light and privacy. In addition, the design is not at all in keeping with the rest of the house nor the character of the neighbourhood.

I trust that you will take the above factors into account.

Yours sincerely

A black rectangular redaction box covering the signature of David J Swan.

David J Swan

19 Hammerfield Avenue  
Oxenden  
AB107 1W

2/9/13

Dear Sir / Madam,

I wish to register  
an objection to the planning application made  
by the recent purchasers of 27 Hammerfield Ave.  
(two doors south of me) — for a large two-  
storey development at the rear of their house,  
with floor to ceiling windows upstairs  
and a commanding view of the rear gardens  
around (and consequent loss of daylight and  
sunshine from the south)

These are very modest low-rise  
steeply gabled dwellings — whose main asset  
for the likes of me and others in the street  
(no Community Council unfortunately) is a sunny  
secluded garden. Such a large unsympathetic  
development, built at the expense of the privacy  
and amenity of neighbours seems disproportionate  
and unfair — and can hardly be classed as  
Domestic Improvement.

Planning and Sustainable Development  
Aberdeen City Council  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

18 Roslin Terrace  
Aberdeen  
AB24 5LJ

02 September 2013

**RESIDENTIAL PLANNING APPLICATION NO: 131159 AT 27  
HAMMERFIELD AVENUE, ABERDEEN AB10 7FW**

I wish to object to the above proposed development and outline my reasons below.

I ask that the following factors be taken into consideration:

- 1 The proposed extension is far too high and (1) blocks out light substantially from adjacent properties as well as (2) affecting privacy adversely and (3) standing out much too prominently.
  
- 2 It is completely unsympathetic to the area, which is a long-established residential area of traditional, mainly low-rise bungalows, in terms of scale and design.
  
- 3 There is no precedent for a development of this type in Hammerfield Avenue.
  
- 4 No lane access to the rear of the property nor garage space and limited on-street car parking would mean increasing the size of a property substantially without providing additional amenity and therefore to the detriment of neighbouring houses.

May I also point out that the plans appear to show the wrong house numbers.

Thank you for your attention.

Yours sincerely



Aldo Becci

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