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To: Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton, Corall, Cormie, Crockett, Dickson, Greig, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Jennifer Stewart, Stuart and Thomson.

Also (as local members):- Councillors Malone

Town House,
ABERDEEN 12 February 2015

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE (VISITS)** are requested to meet at the Town House on **WEDNESDAY, 18 FEBRUARY 2015 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 Gowanbrae Road, Bieldside - Replacement Dwelling (Pages 1 - 50)

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 Martyn Orchard, tel. 01224 5223097 or email morchard@aberdeencity.gov.uk

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Agenda Item 1

Planning Development Management Committee

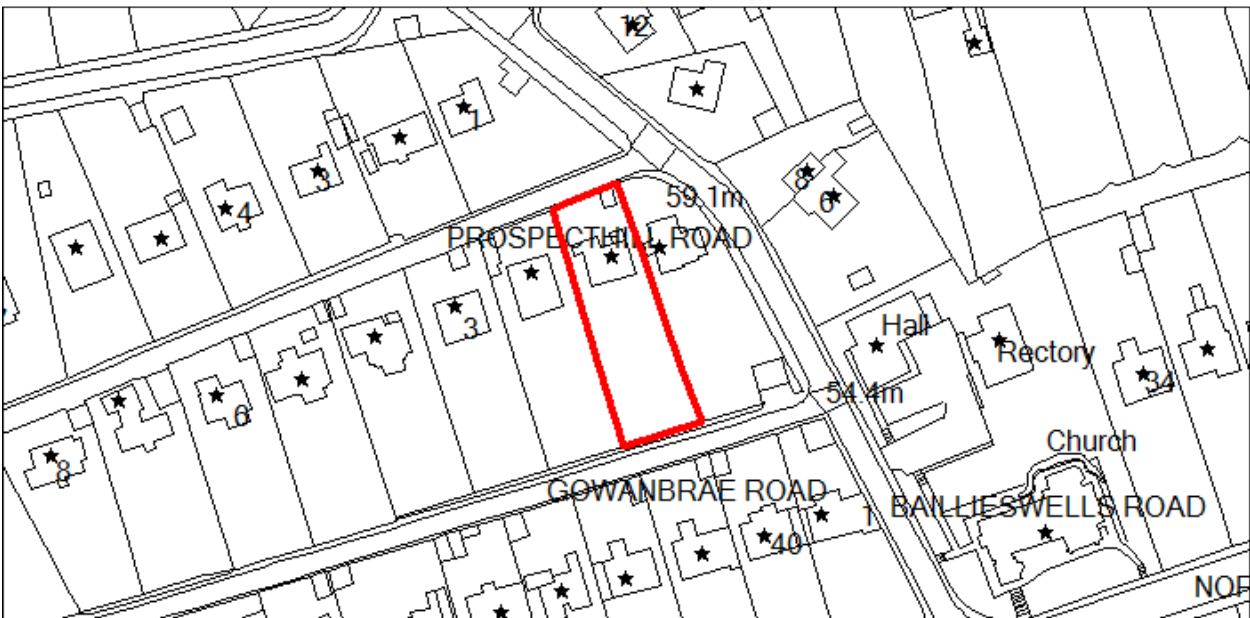
THE COTTAGE, 1 GOWANBRAE ROAD,
BIELDSIDE

DEMOLISH EXISTING HOUSE AND ERECTION
OF REPLACEMENT HOUSE

For: Mr R Openshaw

Application Type : Detailed Planning Permission
Application Ref. : P141543
Application Date: 05/11/2014
Officer: Dineke Brasier
Ward : Lower Deeside (M Boulton/A Malone/M
Malik)

Advert :
Advertised on:
Committee Date: 12/02/15
Community Council : No response
received



RECOMMENDATION:

Approve subject to conditions

DESCRIPTION

The property at 1 Gowanbrae Road is a traditional one and a half storey detached granite-built house with a hipped slated roof. The property has been extended to the rear and to the side. The dwelling is set in the rear part of a large plot with a long front garden facing south with mature trees and planting. Vehicular access is to the rear from Prospecthill Road. A small single garage fronts that road.

The site is located within a residential area in Bielside. This part of Bielside is characterised by linear development with long front gardens and vehicular access to the rear. The relatively modest dwellings are set in generous plots with wide spacing between the properties. This pattern is repeated along North Deeside Road, Gowanbrae Road and Prospecthill Road.

RELEVANT HISTORY

There is no planning history for 1 Gowanbrae Road.

In 2012 a planning application for the removal of the existing roof, extension to the rear and formation of a new roof across the entire footprint of the house at 2 Gowanbrae Road was granted unconditional approval under 121038. This permission has not been implemented, but remains valid until 18 November 2015, and is therefore a material consideration in respect of this application.

PROPOSAL

Detailed planning permission is sought for the construction of a replacement dwelling at 1 Gowanbrae Road, Bielside. The replacement dwelling would be significantly larger than the existing property on the site. The design shows four distinct parts to the dwelling: a rear section containing a kitchen/ dining/ family area; a link section with a utility room and landing; middle section with a bedroom with en-suite, study, wc and lounge; and a double garage to the front. The first floor contains four bedrooms, one with en-suite bathroom and a family bathroom. The front section measures 11.3m by 7.2m, the middle section measures 15m by 7.2m and the double garage measures 6.6m by 6.6m. Thus, the overall dimensions of the house would be 23.0 metres by 15.0 metres. The rear and the middle section will have fully pitched roofs with gable ends. The eaves height is set at 2.2m with an overall ridge height of 6.7m. The design includes three dormers to the south elevation, two dormers on the north elevation and a further dormer on the south elevation of the middle section. A number of rooflights would be inserted in the roof slope in the link section to provide additional daylight into the landing area.

The dwelling would be set at the rear of the plot and would front Prospecthill Road. A clearance of 2m has been kept from each side boundary. The granite from the existing dwelling would be reused in the north and south elevation of the

proposed dwelling, whilst the west and east elevations would be finished in roughcast render. The roof would be slated and doors and windows would be constructed of timber.

The proposal has been amended throughout the application process to reduce the overall scale and massing of the development. Specifically, the overall width of the house has been reduced by approximately 1.2 metres, thus increasing the distance from the side boundaries. The height of the garage has been reduced by lowering the ridge of the roof by 1 metre. The position of the house on the plot has also been adjusted. It has been moved approximately 2.5 metres to the north.

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?ref=141543>

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

Bat Survey
Tree Survey
Design Statement

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to the Planning Development Management Committee because a total of 10 written representations were received. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Projects Team – The five bedroomed property will have provision for at least three off-street parking spaces. The information provided on parking and access arrangements are considered acceptable to Aberdeen City Council guidelines.

Environmental Health – No observations

Enterprise, Planning & Infrastructure (Flooding) - No observations

Community Council – None received

REPRESENTATIONS

10 letters of objection have been received. The objections raised relate to the following matters –

Size and massing of the proposed dwelling: The proposed property is too large when compared to the surrounding housing stock, being significantly larger than the adjacent dwellings and dwarfing the neighbouring property at 3 Baillieswells Road. It represents an overdevelopment of the site. The dwelling is significantly higher than other properties in the street, which is further accentuated by different ground levels.

Out of character with the existing housing stock: Although a number of large replacement houses have been built in the surrounding area, in this case, the proposed property is out of character. The existing dwelling is a good, relatively unaltered example of traditional architecture and is pleasing to the eye.

Replacement of a modest dwelling with a very large property: The proposal would alter the mix of dwellings within the area, removing a more affordable dwelling from the mix. The house is more than four times the size of the existing property and is an overdevelopment of the site. There are sufficient modern developments with large houses in nearby Cults and West Milltimber for the applicants to secure such a property.

Precedent: This proposed development would set an unacceptable precedent for large replacement dwellings in this immediate area.

Property extends beyond the existing building line on Gowanbrae Road: The property would extend beyond the front and rear building lines that have been maintained along Gowanbrae Road. It also comes nearer the side boundaries with 3 Baillieswells Road and 2 Gowanbrae Road.

Loss of existing dwelling: This type of property is characteristic for this part of Bielside, and the reason why many residents bought their own property. The proposed redevelopment would erode this traditional character of the street.

Road safety: Prospecthill Road and Gowanbrae Road are used as ratruns. The large volume of traffic using these roads is dangerous for pedestrians as pavements are only narrow. This situation would be aggravated by construction traffic. The access should be located at the western side of the plot.

Impact on residential amenities: The plot is relatively narrow, and this house cannot be accommodated without unacceptable intrusion, overlooking and loss of amenity for adjacent and nearby properties. The garage extension would have an unacceptable impact on 3 Baillieswells Road. Windows in east gable would overlook 3 Baillieswells Road. The height of the building would result in a loss of light to the rear garden of 3 Baillieswells Road. All dormer style windows should be rooflight windows to prevent overlooking, intrusion and loss of amenity to neighbouring properties.

All bedrooms and the patio of 2 Gowanbrae Road would suffer from a loss of privacy, sunlight and visibility.

The development would impact on views from 1 Prospecthill Road.

Front first floor windows would overlook 46 North Deeside Road.

Drainage: The footprint of the proposed new house and patio area would impact severely on the sloping site towards Gowanbrae Road. This over-development of the site is not compatible with drainage as proposed. Due to inadequate existing drainage, water has entered the rear garden and basement of the properties at 46 and 48 North Deeside Road. The drainage proposal as submitted will only deteriorate this situation.

Removal of trees: Various mature trees have been removed from the front garden. Tree protection fencing must be erected before any demolition, site preparation or construction work commence.

PLANNING POLICY

Aberdeen Local Development Plan

D1 – Architecture and Placemaking: 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 proportion of building elements, together with the spaces around buildings, including open space, landscaping and boundary treatments will be considered in assessing that contribution.

D2 – Design and Amenity: In order to ensure the provision of appropriate levels of amenity the following principles will be applied:

- Residential development shall have a public face to a street and a private face to an enclosed garden or court;
- All residents shall have access to sitting-out areas;
- Individual houses shall be designed to make the most of opportunities offered by the site for views and sunlight.

D4 – Aberdeen’s Granite Heritage: The City Council will encourage the retention of granite buildings throughout the City, even if not listed or in a conservation area. Where a large or locally significant granite building that is not listed or in a conservation area is demolished, the City Council will expect the original granite to be used on the principal elevation of the replacement building.

H1 – Residential Areas: Within existing residential areas, proposals for new residential development will be approved in principle if it:

- Does not constitute overdevelopment;
- Does not have an unacceptable impact on the character or amenity of the surrounding area;
- Complies with SG on Curtilage Splits and Redevelopment.

NE5 – Trees and Woodlands: There is a presumption against all activities and development that will result in the loss of or damage to established trees that contribute significantly to local amenity.

NE6 – Flooding and Drainage: Where more than 100m² floorspace is proposed, the developer will be required to submit a Drainage Impact Assessment. Surface water drainage associated with development must:

- Be the most appropriate available in terms of SuDS; and
- Avoid flooding and pollution both during and after construction.

NE8 – Natural Heritage: Development that has an adverse effect on a protected species will only be permitted where it satisfies the relevant criteria in Scottish Planning Policy.

R7 – Low and Zero Carbon Buildings: All new buildings, in meeting building regulations energy requirements, must install low and zero-carbon generating technology to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.

Proposed Aberdeen Local Development Plan

The following policies substantively reiterate policies in the Adopted Local Development Plan as summarised above:

D1 – Quality Placemaking by Design

D5 – Our Granite Heritage

H1 – Residential Areas

NE5 – Trees and Woodlands

NE6 – Flooding, Drainage and Water Quality

NE8 – Natural Heritage

R7 – Low and Zero Carbon Buildings, and Water Efficiency

Supplementary Guidance

Subdivision and Redevelopment of Residential Curtilages SG – Provides general guidance on redevelopment of residential plots.

Transport and Accessibility SG – Provides guidance on parking standards and access

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.

Principle of development:

The site is located within a residential area. Policy H1 (Residential Areas) sets out that, in principle, new residential development will be acceptable in existing residential areas if the proposal does not constitute overdevelopment; does not have an adverse impact on residential amenity of neighbouring dwellings; and complies with all other relevant planning policies from the Adopted Local Development Plan and Supplementary Guidance. These will be discussed in detail below.

The proposal involves the demolition of a granite building. Policy D4 (Aberdeen's Granite Heritage) sets out that the City Council will encourage the retention of granite buildings throughout the city, even if not listed or within a conservation area. In this case, the site is located outside a conservation area. Even though the demolition of the granite house is regrettable, the house cannot be considered large or locally significant as it is a common house type throughout this part of Bielside. Furthermore, the proposal incorporates the re-use of granite from the existing building in the front and rear elevations of the replacement dwelling. This is sufficient to comply with the criteria of this policy in this instance.

Impact on the character and appearance of the surrounding area:

The proposal is for the construction a large detached dwelling with attached double garage on Gowanbrae Road to replace the existing house on the plot. The dwelling would be set at the rear of the large garden, and would face Prospecthill Road.

Since the planning application was lodged the dimensions of the proposed house have been reduced, as noted earlier in this report. As a result, its overall scale and massing and its impact on the surrounding area have been reduced. The most significant change has been to the double garage, which initially had a ridge height of 6m and a dormer facing 2 Gowanbrae Road. This height has been reduced to 5m and the dormer has been removed and replaced by a small rooflight window. Furthermore the overall width of the dwelling has been reduced by approximately 1.2 metres, increasing the distance from the side elevations to the side boundary on either side to 2m.

This part of Bielside is characterised by linear development with long front gardens and wide spacing between individual properties. The majority of dwellings along Gowanbrae Road are original and constructed in the first part of the 20th century. Throughout the years, many of these have been altered with single storey flat roof side and rear extensions. The front elevations facing Gowanbrae Road have largely been retained as originally constructed.

Despite all these alterations, the main original features defining the character and appearance of this street and many surrounding streets such as North Deeside Road and Prospecthill Road have been maintained: the wide spacing between the properties and a fairly straight building line to especially the south (front) elevation.

It is acknowledged that the proposed house is significantly larger than the existing dwelling, and most other dwellings along this stretch of Gowanbrae Road. This proposal would result in a dwelling of an overall much larger scale and massing than present in this general area. Notwithstanding, the design of the house is such that when viewed from a public place, it would have the appearance of a relatively modest sized dwelling. It would break through the existing building line on the north and south elevation, and would significantly reduce the gaps to the side boundaries when compared with the original dwelling. It should be noted that following revision of the proposal, a distance of 2 metres on either side of the building to the side boundary would be retained.

The original design showed a building projected some 4.5 metres forward of the existing southern building line retained by 2 and 3 Gowanbrae Road and 3 Baillieswells Road. The building has been re-sited approximately 2.5 metres further to the north and whilst some 2 metres forward of the adjacent houses, it would broadly conform to the existing building line in the context of the whole length of the street. It is noted that, even though at present there is a clear building line stretching from 3 Baillieswells Road to 3 Gowanbrae Road, this becomes less distinct further along the street with the introduction of bay windows and minor alterations to properties.

The northern building line is less clear than the southern building line. Again, there is a reasonably clear pattern as to the original dwellings, but more properties have been extended to the rear – often with single storey extensions – and many have garages located on the plot boundary facing onto Prospecthill Road. The proposed house would not conform to the general appearance of low buildings with outbuildings on the boundary. It opens the plot more as the design incorporates an integral double garage rather than a separate building on the boundary. As such, the massing of the building on the north elevation is significantly larger than that of any neighbouring properties. However, to reduce the impact of this massing, the ridge height of the garage has been lowered by 1 metre, and a dormer facing 2 Gowanbrae Road has been replaced by a small rooflight. This represents a significant improvement to the scheme as it reduces the impact of the east elevation on general views from Baillieswells Road and the top of Prospecthill Road.

As such, it is considered that, on balance and taking account of these alterations to the initial design of the dwelling, enough has been done to contain the footprint of the building within the existing overall building lines of both the north and south side of this street.

The design results in a building with a large footprint, which is partly due to the complicated roof design. This roof plan with two distinct main sections to the dwelling and a link between is designed to reduce the overall height of the dwelling and its impact on the surrounding area. Even though the dwelling is still higher than most surrounding properties, it is kept relatively low through the use of dormers in the roofspace rather than a full height two storey building. Furthermore, as stated above, during consideration of the application by officers, the height and design of the garage have been significantly reduced to further decrease the impact on the street scene.

A further material consideration in this respect is the extant planning permission at 2 Gowanbrae Road. This permission allows for the raising of the roof to a half hipped design, significantly increasing the floorspace and height of this property. Even though the permission has not been implemented, it is still valid and should therefore be taken into consideration. The height of the proposed dwelling – although higher than the existing dwelling and most neighbouring properties – is lower than that approved at 2 Gowanbrae Road. It is acknowledged that the massing of the dwelling is increased through the use of full gabled ends rather

than a fully or half hipped roof construction. However, on this occasion this is considered acceptable.

It is considered that, on balance, and taking account of the alterations to the scheme to reduce its overall impact, size and massing, the proposal in its current form has an acceptable impact on the character and appearance of the surrounding area, and complies with criteria as set out in policies D1 (Architecture and Placemaking) and D2 (Design and Amenity) of the Adopted Local Development Plan.

Impact on the residential amenities of neighbouring properties:

The proposed dwelling is set at a distance of 2 metres from each side boundary. This leaves a general gap of 5 metres to the side elevation of 2 Gowanbrae Road and a distance ranging between just over 2 metres to just over 4 metres to the side elevation of 3 Baillieswells Road. Objections have been received stating that the proposal would result in loss of light and cause overlooking of both properties.

2 Gowanbrae Road contains two side facing windows in the existing ground floor layout. Both these windows serve a bedroom. It is acknowledged that the proposal would bring the side elevation of the property closer to 2 Gowanbrae Road and that the height of the walls facing this dwelling would be increased. However, it is considered that, on balance, its overall impact is reduced due to the two relatively small gables and the middle link section that slopes away from the side boundary. Furthermore, the boundary between the two properties is currently made up of a dense hedge of more than 2 metres in height, which would already significantly reduce light levels into the two rooms.

The proposal includes two side facing windows – one serving the landing and a secondary window serving the family room. A condition can be added to any approval setting out that a boundary treatment of at least 1.8m should be retained on the side boundary to ensure privacy levels between the two properties are maintained.

3 Baillieswells Road is set at a lower level than the application site, approximately 1 metre lower. The property has been altered and has a large mansard-style roof to the rear and a small porch to the side. Above the porch is a small dormer style window. Next to the porch are two further windows – one of which is very small. Contrary to the general trend in Gowanbrae Road, 3 Baillieswells Road is located much closer to the side boundary. As a result, there is a gap of just over 4 metres between the side elevation containing the window and the side elevation and garage projection of the replacement dwelling. There is a mature high hedge on the boundary between the two properties which appears to be in control of 3 Baillieswells Road. Again, on balance, taking account of the distance between the two properties, the existing boundary treatment and the sloping of the roof away from the boundary, the impact on light levels is considered acceptable.

With regards to a potential loss of privacy due to overlooking, the east elevation contains a side door leading into the utility room, a small window serving the study and a secondary window serving the kitchen. Again, a boundary treatment

of a minimum height of 1.8 metres should be sufficient to counter any adverse impact due to overlooking.

The dormer windows would not have a significant impact on overlooking and a loss of privacy for either 2 Gowanbrae Road or 3 Baillieswells Road as they are not facing directly towards either property. They would also not result in a loss of privacy to the owners of 46 North Deeside Road as the distance between the dormer windows and this property more than exceeds the 18m window-to-window criteria as set out in the Subdivision and Redevelopment of Residential Curtilages SG.

It is claimed that the development would have a detrimental impact on views from 1 Prospecthill Road. The loss of views is not a relevant planning matter, and is not further considered.

Overall, on balance, the proposal is not considered to have a significant adverse impact on the residential amenity of neighbouring properties. It therefore complies with this part of policy H1 (Residential Areas) of the Aberdeen Local Development Plan.

Impact on energy efficiency:

One of the main arguments in the Design Statement for the need to replace the existing dwelling on the site with a new property was to increase energy efficiency. Policy R7 (Low and Zero Carbon Buildings) sets out that all new development should achieve a reduction in predicted carbon dioxide emissions of at least 15% below 2007 building standards. Compliance with this requirement would be demonstrated through the submission of a low carbon development statement. It has not yet been demonstrated how this building would achieve this target. However, the submission of such a statement can be the subject of a condition to the planning permission. Subject to this condition, it is considered that the proposal complies with policy R7 (Low and Zero Carbon Buildings).

Impact on public highways, especially in relation to access and parking:

The proposal would provide a total of four parking spaces: two in the double garage, and two on the drive adjacent to the garage. The Transport and Accessibility SG sets out that a five bedroomed property in the Outer City should have at least three parking spaces. This has been achieved in this case.

The proposal results in an access and a dropped kerb with an overall length of 12 metres. In normal circumstances, the Roads Projects Team would object to such a long dropped kerb. However, in this instance it is clear that the footpath is on the other side of Prospecthill Road. As such, it would not result in a deterioration of road safety. This is considered acceptable.

Impact on mature trees:

The property has a large mature south facing garden. Within this garden are a large number of mature trees. The Council is satisfied that, subject to suitable conditions in relation to a tree protection plan and tree management plan, the development can be carried out without endangering the health of these mature

trees. Subject to this condition, the proposal complies with policy NE5 (Trees and Woodlands) of the Adopted Local Development Plan.

Impact on protected species:

As part of the application, a bat survey was submitted as, due to the mature gardens and the type of dwelling on the plot, it was considered that the site might provide a suitable habitat for bats. The bat survey shows that no bats entered or exited the house, and that no evidence of bat roosts were present in the property. As such, it is considered highly unlikely that the proposal would have a harmful impact on protected species. The proposal complies with policy NE8 (Natural Heritage) of the Adopted Local Development Plan.

Drainage and surface water flooding:

A drainage impact assessment has been submitted with the application, incorporating a SuDS soakaway system. The Flooding Team of the City Council have assessed this scheme, and raised no objections. The proposal complies with policy NE6 (Flooding and Drainage) of the Adopted Local Development Plan.

Proposed Aberdeen Local Development Plan

The Proposed ALDP was approved at the meeting of the Communities, Housing and Infrastructure Committee of 28 October 2014. It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to public consultation through the Main Issues Report; and
- the level of objection raised in relation these matters as part of the Main Issues Report; and
- the relevance of these matters to the application under consideration

The foregoing can only be assessed on a case by case basis. In relation to this particular application no new issues were raised.

RECOMMENDATION

Approve Conditionally

REASONS FOR RECOMMENDATION

On balance it is considered that, even though the proposed replacement dwelling is significantly larger than existing, it respects the general grain of development within Gowanbrae Road and has an acceptable impact on the character and appearance of the surrounding area. It does not have an adverse impact on residential amenity of neighbouring properties, local highway conditions or protected species. Subject to conditions, it would not have an adverse impact on

mature trees and would achieve a more energy efficient building. As such, it is considered to comply with policies

D1 (Architecture and Placemaking), D2 (Design and Amenity), D4 (Aberdeen's Granite Heritage), H1 (Residential Areas), NE5 (Trees and Woodlands), NE6 (Flooding and Drainage), NE8 (Natural Heritage), R7 (Low and Zero Carbon Buildings) of the Aberdeen Local Development Plan and policies D1 (Quality Placemaking by Design), D5 (Our Granite Heritage), H1 (Residential Areas), NE5 (Trees and Woodlands), NE6 (Flooding, Drainage and Water Quality) NE8 (Natural Heritage), and R7 (Low and Zero Carbon Buildings, and Water Efficiency) of the Proposed Local Development Plan, and the Transport and Accessibility Supplementary Guidance and the Subdivision and Redevelopment of Residential Curtilages Supplementary Guidance

CONDITION(S)

1. that no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed - in the interests of visual amenity.
2. that no development shall take place unless a plan showing those trees to be removed and those to be retained and a scheme for the protection of all trees to be retained on the site during construction works has been submitted to, and approved in writing by, the Planning Authority and any such scheme as may have been approved has been implemented - in order to ensure adequate protection for the trees on site during the construction of the development
3. 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.
4. that no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks - in order to ensure adequate protection for the trees on site during the construction of the development.

5. that no development shall take place unless there has been submitted to and approved in writing by the planning authority a scheme of boundaries enclosures for the site, the said scheme comprising 1.8 metre high enclosures along both side boundaries adjacent to the location of the house hereby granted planning permission. Thereafter the house shall not be occupied unless the said scheme has been implemented in full – in order to minimise overlooking and thus preserving the amenity of the adjacent residents.

6. that the building hereby approved shall not be occupied unless a scheme detailing compliance with the Council's 'Low and Zero Carbon Buildings' supplementary guidance has been submitted to and approved in writing by the planning authority, and any recommended measures specified within that scheme for the reduction of carbon emissions have been implemented in full - to ensure that this development complies with requirements for reductions in carbon emissions specified in the City Council's relevant published Supplementary Guidance document, 'Low and Zero Carbon Buildings'.

Dr Margaret Bochel
Head of Planning and Sustainable Development.

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3 Baillieswells Road,
Aberdeen
AB15 9BB

8th December, 2014

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

Dear Sir

**PROPOSED DEVELOPMENT AT THE COTTAGE, 1 GOWANBRAE ROAD,
BIELDSIDE, ABERDEEN, B15 9AQ
APPLICATION NUMBER – 141543**

I am writing to comment and object to the above Planning Application at the above address.

A non-exhaustive list of my objections fall under the following categories:-

Over-Development

The proposed dwellinghouse is far too large for the site.

The existing house on the site extends to 94 square metres whereas the proposed new dwellinghouse extends to 344 square metres excluding the garage and 382 square metres including the garage. It is substantially larger than the properties in the same street, meaning that it totally unsuitable and out of character. The floor areas of other properties in the street are as follows:-

2 Gowanbrae Road – 189 Square Metres
4 Gowanbrae Road – 149 Square Metres
3 Baillieswells Road – 165 Square Metres

The plot ratio for the proposed site is clearly out of keeping with the surrounding area.

Copies of Survey Reports evidencing the above floor areas can be produced.

Although relatively large in terms of total area, the plot is extremely narrow between the east and west boundaries and is not capable of accommodating the house design proposed without unacceptable intrusion, overlooking, overshadowing and loss of amenity for adjacent and nearby properties. The proposed rear over garage extension is particularly unsuitable given its intrusion well beyond the existing rear building line and the effect upon, particularly, my property.

Policy H1: Residential Areas, states; *“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...”*

The proposed dwelling is significantly larger than the existing house and is clearly overdevelopment in relation to the size of the plot and in comparison to the adjacent properties. The size and massing of the proposed development will undoubtedly have an unacceptable impact.

Furthermore, to address the issues of the design, Policy D1: Architecture and Placemaking outlines the importance of this and states;

"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 ... will be considered in assessing that contribution."

I believe that this criteria has not been met in the design of this proposal and therefore the application is contrary to planning policy.

Precedent

The design and size of the proposed property is not in keeping with or sympathetic with other houses in the street. The photographs of the other adjacent and nearby properties submitted with my husband's letter of objection show that they are all of a similar style which the proposed property does not respect.

Granting permission for a house of this size would create a damaging and unwelcome precedent for future applications.

The proposed dwellinghouse is significantly higher than other properties in the street and this difference in height is further exaggerated by the different ground levels of the other properties.

Amenity

The windows on particularly the east gable will be intrusive and will overlook and look directly into the windows of my property. The fact that the proposed dwellinghouse is significantly larger means that the windows of the proposed new dwellinghouse will be only a few feet from the boundary and the windows of my property.

The orientation of all the houses in Gowanbrae Road means that the rear gardens only have sunlight from the west during the latter part of the day. The height of the main building will be dominating and intrusive and will result in loss of sunlight to the rear garden of my property.

The proposed dwellinghouse extends well beyond the *front* building line of adjacent houses and other houses in the street. The proposed dwellinghouse also extends well beyond the *rear* building line of the adjacent and nearby dwellings. This does not respect the existing built pattern established along Gowanbrae Road.

In this connection it should be noted that although Planning Permission has been granted for an extension to number 2 Gowan Brae Road, it is believed that extension is not to proceed.

The proposed main building and the rear extension will be intrusive. The loss of amenity, dominating effect and intrusion is heightened by the fact that the ground level of the application site is four feet (or more) higher than the ground level of my property. Any new dwellinghouse to be constructed on the application site should be of a type and style whereby all windows above ground floor level should be of a velux style rather than a dormer style to prevent overlooking, intrusion and loss of amenity to neighbouring properties.

In support of my objection in this matter, Aberdeen City Council's Supplementary Guidance: Householder Development states that *"any extension or alteration should not result in a situation where amenity is 'borrowed' from an adjacent property. Significant adverse impact*

on privacy, daylight and general residential amenity will count against a development proposal" (page 5). The Supplementary Guidance also acknowledges that existing neighbours should "...expect that new development will not adversely affect the daylighting of existing development", and "new development should not result in significant adverse impact upon the privacy afforded to neighbouring residents, both within dwellings and in any private garden ground/amenity space".

I believe that all of these aspects will be compromised as a result of this proposal and urge that they indeed 'count against a development proposal' in the decision-making process.

Road Safety

The proposed dwellinghouse has road access onto Prospecthill Road at the east end of the application site. As such the access onto Prospecthill Road is closer to Baillieswells Road than is desirable. Both Gowanbrae Road and Primrosehill Road are frequently used as "rat runs" at peak traffic times by vehicles coming down Baillieswells Road from Kingswells who use Gowanbrae Road and Primrosehill Road to avoid delays at the traffic lights at the junction of Baillieswells Road and North Deeside Road.

Often vehicles using these rat runs dive into the two streets involved at speed. As such any vehicular access from Primrosehill Road to the application site should be sited at the west boundary of the application site in order to reduce the risk of accidents.

Supplementary Guidance: Transport and Accessibility highlights 'visibility' and 'road junctions' as key factors to be considered with new development. In light of this information I have supplied as a resident of this area, I would again urge you that these road safety issues be carefully considered when deciding this application over and above the many other issues I have raised in my objection.

I reserve the right to raise further grounds of objection and also to produce substantiating documentation, photographic evidence and other evidence to show the dominating and intrusive effect of the proposed new dwellinghouse and the substantial loss of amenity that would result were consent for such an application to be granted.

Yours faithfully

Mrs Jane Keenan

PI

From:
Sent: 08 December 2014 09:50
To: PI
Cc: 'Kalpa'
Subject: Comments and objection to Planning Application 141543
Attachments: Objection to Planning Application 141543.pdf

Dear Sirs,

Please find attached the objection and comments from the residents of 2 Gowanbrae Road, AB15 9AQ to the proposed destruction and development of 1 Gowanbrae Road, Planning Application 141543.

Could you please confirm receipt of this transmittal.

Regards,
John and Kalpa Tan
2 Gowanbrae Road, AB15 9AQ

John and Kalpa Tan
2 Gowanbrae Road
Bielside
Aberdeen AB15 9AQ
7 December 2014

Development Management
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen AB10 1AB

**Proposed destruction and development of The Cottage, 1 Gowanbrae Road, Aberdeen AB15 9AQ,
Planning Application 141543**

We are writing to object to and comment on the proposed development of 1 Gowanbrae Road.

Summary

Our principal objection is that the proposed development, by overambitious extensions to the sides, front, rear and height significantly affects the amenity of the adjacent properties. For the residents of 2 Gowanbrae Road, privacy, sunlight and visibility are materially reduced for all of the four bedrooms which is sited adjacent to 1 Gowanbrae Road. The privacy of the patio of 2 Gowanbrae Road is also affected.

The proposed development is materially disproportionate in size, height and design to all other dwellings on the road, and detracts from the overall character of Gowanbrae and Prospecthill Road which are typically traditional granite properties with extensions. It is not in keeping with the overall style of properties in the area, and significantly detracts from the vernacular.

Precedent and Over-development

The floor area of the plans submitted for 1 Gowanbrae Road is some four times larger than the existing property and not in keeping with the overall size and character of the existing dwellings on Gowanbrae Road and Prospecthill Road.

The south facing front of the proposed development clearly extends well beyond the existing, consistent building line of all other properties on Gowanbrae Road.

Granting planning approval for 1 Gowanbrae Road will set a precedent for future applications which over time will result in detrimental loss of character to Gowanbrae Road which is an important and unique part of Old Bielside.

Planning Permission for extension to 2 Gowanbrae Road

The residents of 2 Gowanbrae Road are not intending to proceed with the plans submitted and approved in November 2012. This planning consent will lapse in November 2015.

Amenity

The proposed development has the south front of the property extending well beyond the existing property line of the properties along Gowanbrae Road. Such an over-extended front will impact the privacy of the patio and Master Bedroom of our property at 2 Gowanbrae Road.

The extended west side of the proposed development pushes towards the edge of the border increasing the proximity to 2 Gowanbrae Road. This, combined with the proposed height intrudes into the living space of 2 Gowanbrae Road. All four bedrooms in 2 Gowanbrae Road lie on the side adjacent to 1 Gowanbrae Road. Three of the bedrooms are on the ground floor and one on the first floor. Three of the bedrooms have windows facing 1 Gowanbrae Road. The increased proximity and height of the proposed development will significantly intrude on the natural light available to three of the bedrooms by blocking out easterly morning sunlight and light during the day. Indeed, our assessment is that two of the bedrooms will be in permanent semi-darkness during the day. For the occupants of three of the bedrooms, the overall effect will be a overbearing and dominating neighbouring building.

The windows on the west elevation of the proposed development cause privacy concerns for the occupants of three of the bedrooms which are occupied by young girls who use their bedrooms as their principal living area.

The large dormer window above the proposed garage will overlook the rear garden of 2 Gowanbrae Road causing concerns over privacy.

The existing hedge between 1 and 2 Gowanbrae Road may be replaced by a timber fence

The proposed plans show a 1800mm high timber screen fence. The residents of 2 Gowanbrae Road wish to retain the hedge bordering the property with 1 Gowanbrae Road.

Design: the proposed plans is not in keeping with the design brief

The design brief is as follows:

The brief is to provide a four bedroom family house, built to high environmental standards, which is both in keeping with the character of the area, and respects the amenity of neighbours. The existing trees and shrubs which are such an important feature of the site are to be retained.

The proposed plans consist of five bedrooms with walk in wardrobes, a study, two lounges, two generous landing areas and a double garage, which in combination is of a size and footprint disproportionate to the character of the area which is principally of modest sized granite properties. The proposed development is inconsistent with the design brief and appears to intentionally maximise the footprint against the borders of the plot with little consideration for the amenity of neighbours and the overall size and design of the neighbouring properties. It is noted that significant amounts of trees to the front and rear of 1 Gowanbrae Road have already been removed.

As described in this objection, the amenity of 2 Gowanbrae Road is adversely affected, as is the overall character of Gowanbrae Road. Our observation is that the amenity of 3 Baillieswells Road will similarly be affected.

We reserve the right to provide further comments and grounds for objection.

Yours faithfully,

John and Kalpa Tan

P&SD Letters of Representation		
Application Number:		
RECEIVED 10 DEC 2014		
Ncr	Sou	MAP
Case Officer Initials:		
Date Acknowledged:		

PI

From: webmaster@aberdeencity.gov.uk
Sent: 08 December 2014 22:56
To: PI
Subject: Planning Comment for 141543

Comment for Planning Application 141543

Name : STUART GOVE

Address : 'Glenderry'

4 Gowanbrae Road,

Bielside

Aberdeen AB15 9AQ

Telephone :

Email :

type :

Comment : Dear Sir/Madam,

Proposed demolition and development at The Cottage, 1 Gowanbrae Road, Bielside, Aberdeen AB15 9AQ.
Planning application number - 141543

I am writing to comment and object to the above Planning Application at the above address.

OVER-DEVELOPMENT

Our principal objection is that the proposed dwellinghouse is far too large for the site and, contrary to the applicants' Planning and Design statement, is most definitely not in keeping with the character of this area - one of Bielside's oldest and most traditional streets.

The existing dwelling house is 94 square metres. The proposed new house is around 4 times larger than the existing property and is substantially larger than any of the properties in Gowanbrae Road.

Granting planning permission for this new development will set a very sad precedent for future applications which will, over the next few years, result in the loss of character, beauty and uniqueness to this fine, charming Bielside street.

One only has to look at current demolition and re-development projects in nearby Hillview Road in Cults to see how traditional granite dwelling houses have been eradicated to make way for large, characterless 'boxes'; which would look more in keeping with new contemporary developments rather than one of Aberdeen's fine old streets.

It would appear very odd and completely out of place to see an old-style granite villa situated among developments such as CALA Rosefield Gardens or Bancon's forthcoming Milltimber West, and the opposite applies to Gowanbrae Road. For those wishing to buy a modern, four-bedroom home in the Bielside, Cults and Milltimber areas of Aberdeen, there are currently plenty of opportunities to secure such a property. The residents of Gowanbrae Road chose their homes out of a desire to live in a traditional street lined with original, similarly sized houses and we have no wish to see such history eroded. It is a street which is admired and held dear by both residents, visitors and passers-by alike and we rely on our City Council Planners to respect the importance and heritage of our area.

PRECEDENCE

The south facing front of the proposed new house extends well beyond the building line of all the other properties on Gowanbrae Road. This line is consistent along the street. The size of the proposed property is nowhere near in keeping with, or sympathetic to, the other houses of Gowanbrae Road.

By granting planning permission for this large new house, it would create a very damaging and unwelcome precedent for future applications.

ROAD SAFETY

As parents of two children who attend Cults Primary and Cults Academy and who walk to and from school, we already have strong concerns about road safety on Gowanbrae Road and Prospecthill Road.

During the early morning and late-afternoon rush hours, both these streets become steadily used “rat runs” by vehicles cutting through in order to avoid the lights at the bottom of Baillieswells Road. This is dangerous at all times for children and pedestrians but it is particularly scary during autumn and winter months when mornings and late afternoons are darker. Vehicles turn into these 2 streets at speed and quickly accelerate causing alarm for anyone walking along these narrow roads.

My wife has already raised these concerns with Aberdeen City Council Roads Departments and earlier this year, monitors were erected on street lamp posts to gather information about the volume of traffic using the roads as fast track ‘rat runs.’ The outcome of the studies has yet to be revealed.

To add a large number of construction vehicles and equipment for a prolonged period for many months along two very narrow roads plagued with speeding vehicles would be extremely alarming and distressing for our family, and increasingly dangerous for our children and the other young children who reside on Gowanbrae Road.

DESIGN

The proposed plan does not appear to be in keeping with the design brief which refers to:
“... a four bedroom house, built to high environmental standards, which is both in keeping with the character of the area and respects the amenity of neighbours.”

On inspection of the proposed plans, they consist of five bedrooms.

SUMMARY

The proposed new dwelling house appears to deliberately maximise the footprint of the planned property against the borders of the plot with no consideration for the amenity of its neighbours and the size, design and character of the other properties on Gowanbrae Road. There is little respect for the charm of the existing ‘The Cottage’ or its natural garden. Indeed many of the trees at the bottom of the garden have been cut down without anyone ever having lived in the house.

As the applicants’ design statement rightly points out, the houses on Gowanbrae Road are of differing design and most have been altered to some extent over the years to reflect more modern living requirements. This is an entirely natural process and throughout the years, the residents of Gowanbrae Road have sought to tastefully and sympathetically extend their homes via the local authority planning process. Alterations have been made with due respect to ‘look’ and ‘feel’ of our street without the need to drastically change building styles and shapes.

Contrary to the applicants’ design statement which remarks that 1 Gowanbrae Road shows “little local vernacular character,’ my family and I think that it is a charming house which reflects our own. Having grown up in Bielside, I believe that it displays all the local characteristics which make this neighbourhood such a delightful place to stay. I do not oppose progress however I am saddened by the lack of respect shown to perfectly charming and solid houses which are too often becoming obstructions to modern day visions and desires. There are plenty of large new-build homes to choose from in Bielside and Cults, and I implore the City Council’s Planning Officials to recognise this and preserve the historical, Bielside streets of old.

I reserve the right to provide further comments and grounds for objection.

Yours faithfully,

Stuart Gove and family

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3 Baillieswells Road
Aberdeen
AB15 9BB

8th December, 2014

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

Dear Sir

PROPOSED DEVELOPMENT AT THE COTTAGE, 1 GOWANBRAE ROAD,
BIELDSIDE, ABERDEEN, B15 9AQ
APPLICATION NUMBER – 141543

I am writing to comment and object to the above Planning Application at the above address.

A non exhaustive list of my objections fall under the following categories:-

Over-Development

The proposed dwellinghouse is far too large for the site.

The existing house on the site extends to 94 square metres whereas the proposed new dwellinghouse extends to 344 square metres excluding the garage and 382 square metres including the garage. It is substantially larger than the properties in the same street and is totally unsuitable and out of character. The floor areas of other properties in the street are as follows:-

2 Gowanbrae Road – 189 Square Metres
4 Gowanbrae Road – 149 Square Metres
3 Baillieswells Road – 165 Square Metres

Copies of Survey Reports evidencing the above floor areas can be produced.

Although relatively large in terms of total area, the plot is extremely narrow between the east and west boundaries and is not capable of accommodating the house design proposed without unacceptable intrusion, overlook and loss of amenity for adjacent and nearby properties. The proposed rear over garage extension is particularly unsuitable given its intrusion well beyond the existing rear building line and the effect upon, particularly, my property.

Precedent

The house design and the size of the proposed property is not in keeping with or sympathetic with other houses in the street. The accompanying photographs of the other properties shows that they are all of a similar style which is totally different from the proposed property.

Granting permission for a house of this size would create a damaging and unwelcome precedent for future applications.

The proposed dwellinghouse is significantly higher than other properties in the street and this difference in height is accentuated by the different ground levels of the other properties.

Amenity

The windows on, particularly, the east gable will be particularly intrusive and will overlook and look directly into the windows of my property. The fact that the proposed dwellinghouse is significantly larger means that the windows of the proposed new dwellinghouse will be only a few feet from the boundary and the windows of my property.

The proposed dwellinghouse extends well beyond the front building line of adjacent houses and other houses in the street.

The proposed dwellinghouse extends well beyond the rear building line of the adjacent and nearby dwellings.

In this connection it should be noted that although Planning Permission has been granted for an extension to number 2 Gowanbrae Road, it is believed that, that extension is not to proceed.

The orientation of all the houses in Gowanbrae Road means that the rear gardens only have sunlight, from the west during the latter part of the day.

The height of the main building will be dominating and intrusive and will result in loss of sunlight to the rear garden of my property.

The height of the rear garage extension with accommodation above will be particularly intrusive.

The loss of amenity, dominating effect and intrusion is heightened by the fact that the ground level of the application site is four feet or more higher than the ground level of my property.

The applicant should be required to produce a visual with calculations showing the reduction in sunlight and daylight on adjacent properties.

Any new dwellinghouse to be constructed on the application site should be of a type and style whereby all windows above ground floor level should be of a velux style rather than a dormer style to prevent overlook, intrusion and loss of amenity to neighbouring properties.

Road Safety

The proposed dwellinghouse has road access onto Prospecthill Road at the east end of the application site. As such the access onto Prospecthill Road is closer to Baillieswells Road than is desirable. Both Gowanbrae Road and Primrosehill Road are frequently and particularly at times of high traffic density used as "rat runs" by vehicles coming down Baillieswells Road from Kingswells and other office developments who use Gowanbrae Road and Primrosehill Road to avoid delays at the traffic lights at the junction of Baillieswells Road and North Deeside Road.

Often vehicles using these rat runs dive into the two streets involved at speed. As such any vehicular access from Primrosehill Road to the application site should be sited at the west boundary of the application site in order to reduce the danger of accidents.

Planning Policies

I believe the application and the design of the proposed new house contravenes the Council's current planning policies in a number of respects.

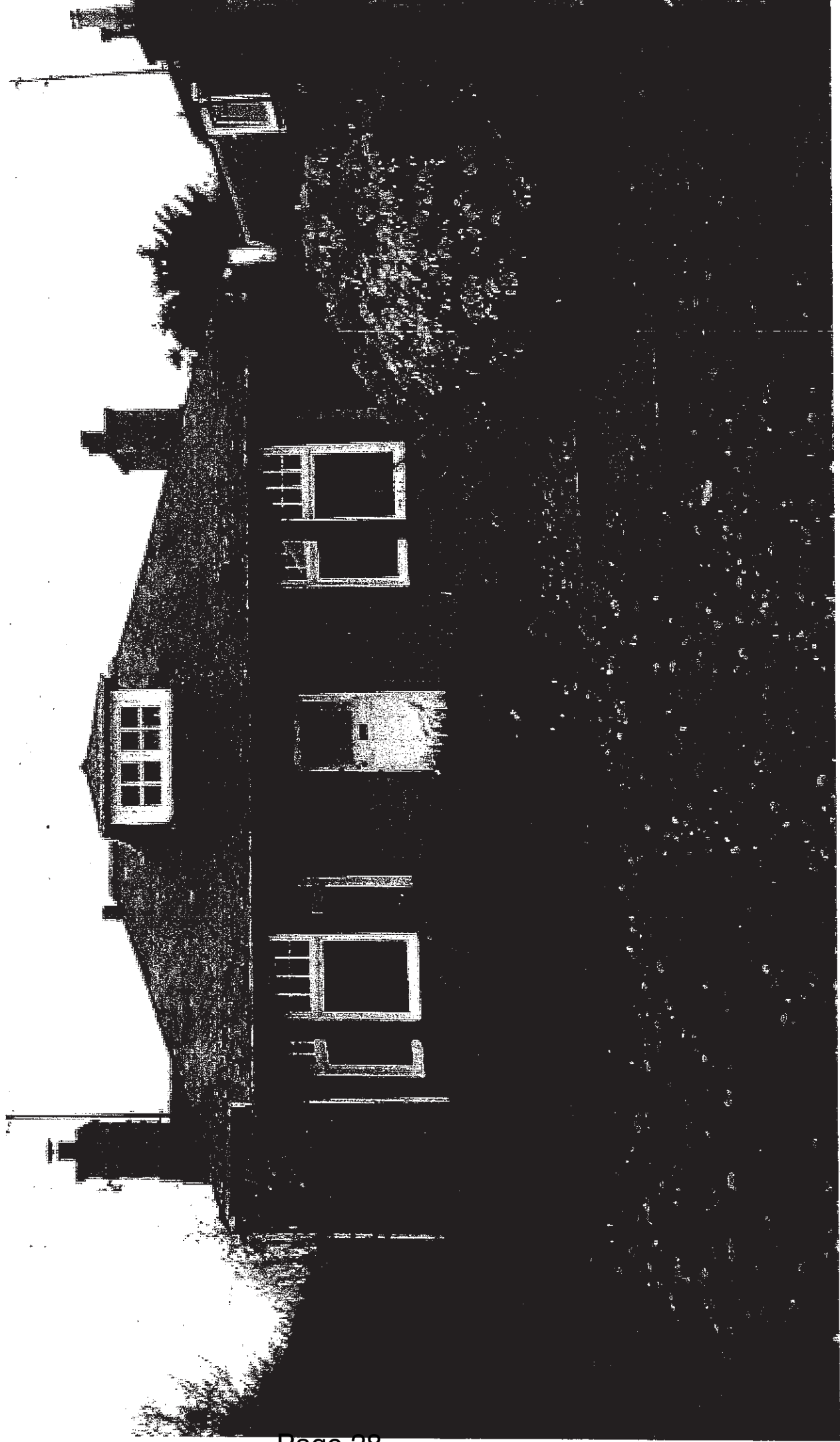
I reserve the right to raise further grounds of objection and also to produce substantiating documentation, photographic evidence and other evidence to show the dominating and intrusive effect of the proposed new dwellinghouse and the substantial loss of amenity that would result were consent for such an application to be granted.

Yours faithfully

Bryan A. Keenan











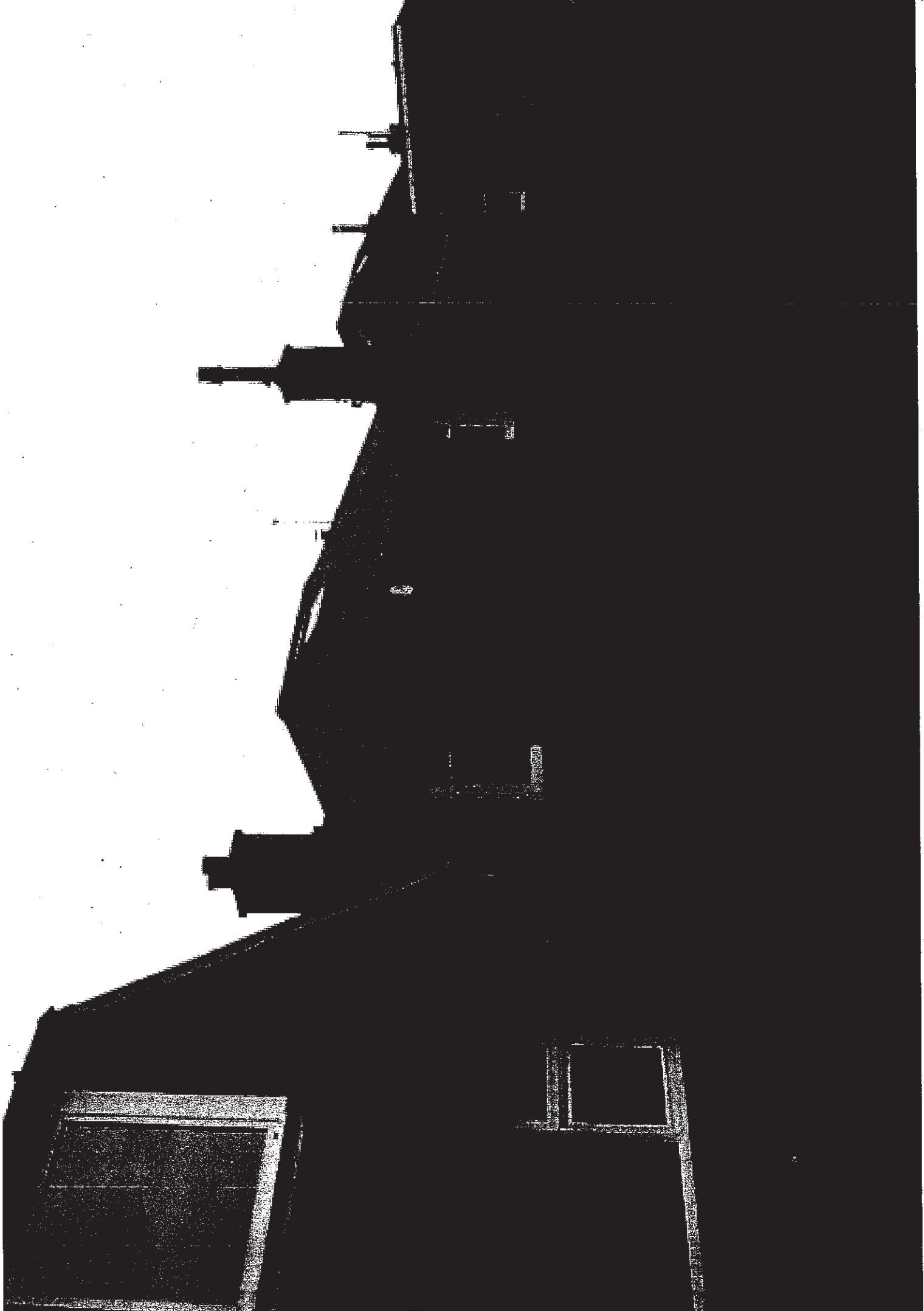


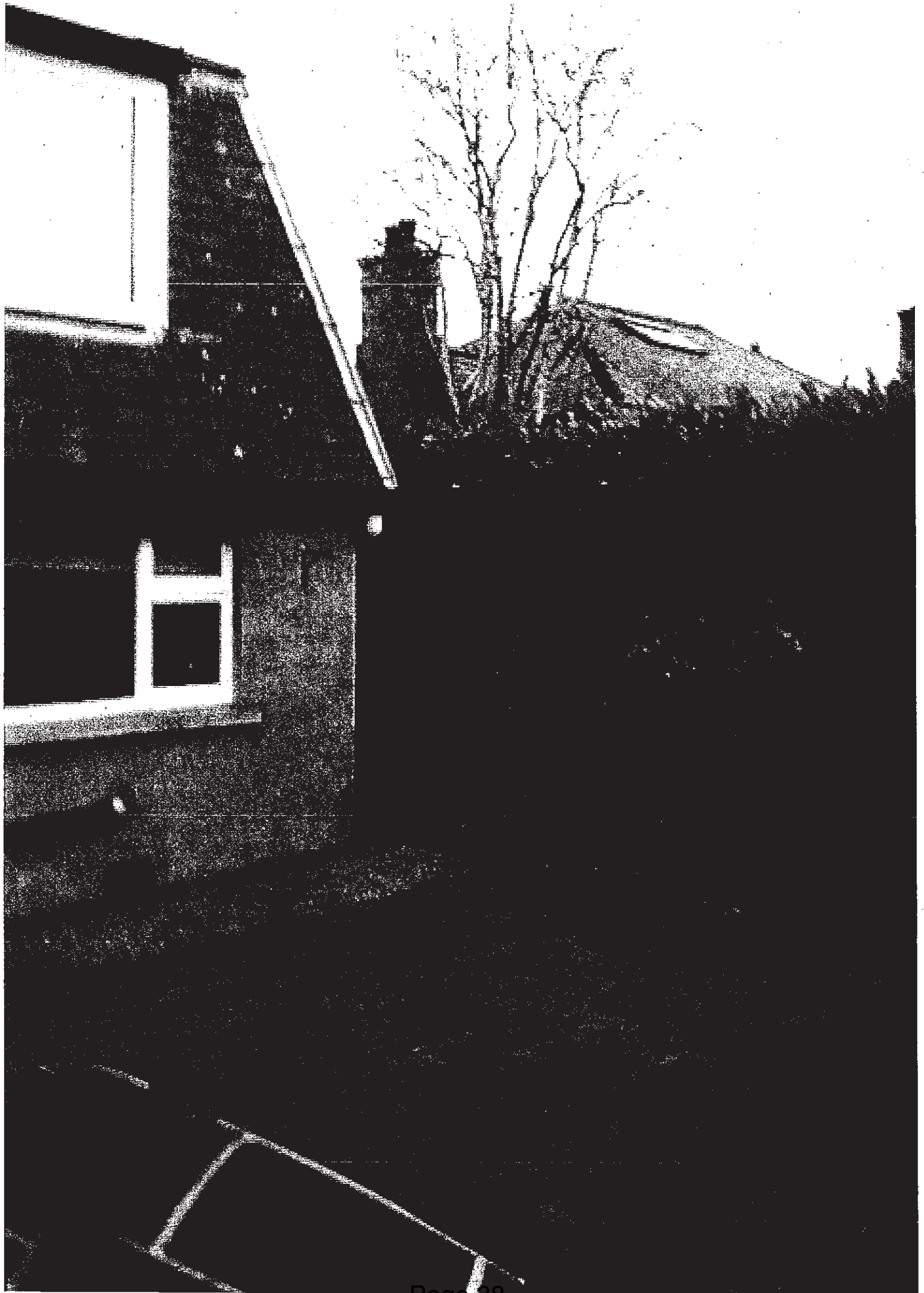












PI

From: webmaster@aberdeencity.gov.uk
Sent: 08 December 2014 08:03
To: PI
Subject: Planning Comment for 141543

Comment for Planning Application 141543

Name : Colin Jones

Address : 7 Gowanbrae Road, Aberdeen, AB15 9AQ

Telephone :

Email :

type :

Comment : I object to the proposed development (reference number 141543) at 1 Gowanbrae Road Bieldside. My objection is that the property is too large being more than 3 times the size of the existing property and is out of character with the existing housing stock. There have been a number of very large houses built close by and while some of them are reasonably in character with the existing house stock, others are not. For example the house (10 Prospecthill Road) at the other end of the road which is just a monstrosity.

Specifically I feel the house is too tall and wide, especially in regard to 3 Bailieswells Road. The proposed development is 2-3m higher and much wider and completely dwarfs 3 Bailieswells Road.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 05 December 2014 11:47
To: PI
Subject: Planning Comment for 141543

Comment for Planning Application 141543

Name : R. M Cook

Address : 44 North Deeside Road

Bielside

AB15 9DR

Telephone :

Email : j

type :

Comment : The proposed demolition of the cottage at 1 Gowanbrae Road and erection of a new dwelling should be rejected as the overall proposal materially degrades the current built environment and removes a more affordable home from the area detracting from the mix of local property.

Contrary to the statement in the submission, the existing house is attractive and retains the architectural style and materials of the period. It is in keeping with existing houses in the road. It is pleasantly presented with bay windows, a sheltered entrance area and terrace, attractively pitched roof and a well-proportioned dormer window. It has not suffered from ill-conceived extensions, retains its original character and is a good example of houses of its time contributing to the quality of the environment. The house is also attractive to buyers willing to occupy it in its present form and is more affordable than many properties in the area facilitating a good social mix in the community.

It is suggested that the existing property is unsuited to refurbishment to improve energy efficiency. No evidence is produced to support the claim. There are well-known and relatively economical ways to improve energy performance. Any energy gain from a new building would be effectively outweighed by the environmental costs of demolition and new construction.

The applicants suggest that there are local precedents for the destruction of existing houses. There is indeed something to learn from these. At number 72 North Deeside Road, Bielside (cited in the submission) the replacement dwelling retained the essential architectural features of the original (its front elevation, tower and half-timbering, for example) while at number 25 Baillieswells Drive the replacement house was built to the same size and style as the original. Hence both developments retained the visual amenity of the area. By contrast, number 10 Prospect Hill replaced a granite cottage with an unattractive house, out of keeping with local properties that detracts from the environment. It is an example of how planning has failed and should not be emulated.

The applicants denigrate the architectural merit of the current cottage yet offer to replace it with a building devoid of architectural value. The new building is conceived as a series of boxes linked together giving the impression of various ad hoc extensions with a mixture of multiple gable ends, confused roof lines and ill-proportioned dormer windows. Contrary the submission, the proposed dwelling extends well beyond the building line both to the front and rear of the property. The submission incorrectly suggests that other properties in the road extend beyond the building line. Only one property can be said to have done this and it is a small single story sun lounge that does not constitute the main part of the building. What is being proposed in the submission is building well beyond the building line with a one and a half story construction forming the main front elevation with a substantial footprint. The plans need to be redrawn to respect the existing building line and reflect the scale of local architectural styles.

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3 Baillieswells Road
Aberdeen
AB15 9BB

8th December, 2014

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

Dear Sir

PROPOSED DEVELOPMENT AT THE COTTAGE, 1. GOWANBRAE ROAD,
BIELDSIDE, ABERDEEN, B15 9AQ
APPLICATION NUMBER – 141543

I am writing to comment and object to the above Planning Application at the above address.

A non exhaustive list of my objections fall under the following categories:-

Over-Development

The proposed dwellinghouse is far too large for the site.

The existing house on the site extends to 94 square metres whereas the proposed new dwellinghouse extends to 344 square metres excluding the garage and 382 square metres including the garage. It is substantially larger than the properties in the same street and is totally unsuitable and out of character. The floor areas of other properties in the street are as follows:-

2 Gowanbrae Road – 189 Square Metres
4 Gowanbrae Road – 149 Square Metres
3 Baillieswells Road – 165 Square Metres

Copies of Survey Reports evidencing the above floor areas can be produced.

Although relatively large in terms of total area, the plot is extremely narrow between the east and west boundaries and is not capable of accommodating the house design proposed without unacceptable intrusion, overlook and loss of amenity for adjacent and nearby properties. The proposed rear over garage extension is particularly unsuitable given its intrusion well beyond the existing rear building line and the effect upon, particularly, my property.

Any new dwellinghouse to be constructed on the application site should be of a type and style whereby all windows above ground floor level should be of a velux style rather than a dormer style to prevent overlook, intrusion and loss of amenity to neighbouring properties.

Road Safety

The proposed dwellinghouse has road access onto Prospecthill Road at the east end of the application site. As such the access onto Prospecthill Road is closer to Baillieswells Road than is desirable. Both Gowanbrae Road and Primrosehill Road are frequently and particularly at times of high traffic density used as "rat runs" by vehicles coming down Baillieswells Road from Kingswells and other office developments who use Gowanbrae Road and Primrosehill Road to avoid delays at the traffic lights at the junction of Baillieswells Road and North Deeside Road.

Often vehicles using these rat runs dive into the two streets involved at speed. As such any vehicular access from Primrosehill Road to the application site should be sited at the west boundary of the application site in order to reduce the danger of accidents.

Planning Policies

I believe the application and the design of the proposed new house contravenes the Council's current planning policies in a number of respects.

I reserve the right to raise further grounds of objection and also to produce substantiating documentation, photographic evidence and other evidence to show the dominating and intrusive effect of the proposed new dwellinghouse and the substantial loss of amenity that would result were consent for such an application to be granted.

Yours faithfully

Bryan A. Keenan

"Thrums",
8, Gowanbrae Road,
Bielside,
Aberdeen,
AB15 9AQ.

4th December 2014.

Communities, Housing & Infrastructure,
Planning and Sustainable Development,
Aberdeen City Council,
AB10 1AB.

Ref: - Planning Application P141543 – "The Cottage", 1, Gowanbrae Road.

Formal Objection.

Dear Sir/Madam,

I wish to formally object to the proposed development of "The Cottage", 1 Gowanbrae Road, Bielside, Aberdeen.

My objection is submitted on the following grounds

1. The proposed dwelling house is between three and four times the size of the existing property and encompasses virtually the entire plot available along the existing building line.
2. The proposed front/south facing elevation is pushed forward of the accepted building line of the dwellings constituting Gowanbrae Road.
3. The size of the proposed house is totally inappropriate for this road. The existing houses along the road are of similar sizes each of which are suitable for their plots
4. The houses were initially constructed during the 1920's and the heights of the roofs conform to a general level which this proposed development far exceeds.
5. This proposal creates a precedent for the remainder of the road which, if allowed to continue, would destroy an existing area of single story, sympathetically designed early twentieth century dwellings.

I believe the clue as to a suitable size lies in the name of the existing house i.e. "The Cottage".

On the above stated grounds, I urge you to refuse this particular design and require the architect to submit a plan more in keeping with this area.

Yours sincerely,

← D.Smith —

PI

From: Kenneth Anderson
Sent: 04 December 2014 23:07
To: PI
Subject: Objection to planning application no 141543

Dear Sir

I received notification of a Planning Application proposed for The Cottage 1 Gowanbrae Road, Bielside, Aberdeen City AB15 9AQ.

I wish to object to this development proposal on the following grounds :-

The site will be overdeveloped.
The proposal will adversely affect the surrounding properties.
The size of the proposed building will adversely affect my view.

Mr KA Anderson
1 Prospecthill Road
Bielside
Aberdeen
AB15 9AN

Sent from my iPad

From: webmaster@aberdeencity.gov.uk
Sent: 01 December 2014 12:47
To: PI
Subject: Planning Comment for 141543

Comment for Planning Application 141543

Name : Michael M Gillespie
Address : 48 North Deeside Road
Bielside
Aberdeen
AB15 9DR

Telephone :

Email :

type :

Comment : This application is fundamentally flawed and inaccurate in a number of issues, especially with regard to adequate and proper drainage of the site.

The footprint of the proposed new house and patio area will impact severely on the sloping site towards Gowanbrae Road. This over-development of the site is not compatible with drainage as proposed.

The Planning and Design statement is flawed and inaccurate in respect of the high point on Gowanbrae Road is in fact opposite No. 1 Gowanbrae Road, not No. 3 as stated.

Gowanbrae Road falls steeply to the West, the low point being opposite our rear gate - No. 48 North Deeside Road.

Due to inadequate existing drainage on Gowanbrae Road, we have in the past experienced water pouring down our back path and flooding our basement area. Numerous complaints have been made in the past to the Roads Department of Aberdeen City Council. We have been informed by them that Scottish Water have stated that existing drainage is at maximum capacity now and therefore no further gulleys with direct access to Scottish Water drainage can be allowed.

I note on drawing number 901, Drainage Proposals, that it is intended to reuse existing foul connection on Gowanbrae Road which is already utilised at full capacity.

The proposed soakaway in our opinion, is neither fit for purpose or positioned correctly in order to stop surface water cascading into Gowanbrae Road from the site.

It should be noted that the existing gully outside No. 44 North Deeside Road,(on Gowanbrae Road) does not cope with existing rainfall and thus flows westward towards my property. The situation will be made much worse with the current proposal.

The tree report indicates the current situation. However it does not indicate 8 trees removed from the boundary on Gowanbrae Road. These trees were significant species and estimated to be over 40 years old. I was under the impression that these were subject to statutory protection. The removal of these trees will also have a detrimental effect on drainage.

I note that tree protection fencing must be erected before any demolition, site preparation or construction work commence.

I note the statement that the design of drainage has still to be finalised. I would insist that approval should not be granted until a satisfactory solution is arrived at which does not impact in any adverse way on drainage and existing properties.

I would strongly advise a site visit to ascertain the facts as I have stated and not as the applicants have portrayed.

Please note Gowanbrae Road is a narrow one-way street only from East to West and access is required for residents and Council / emergency vehicles. Should planning be approved at some point in the future if the drainage issue can be resolved, it should be on the basis that residents have uninterrupted access.

On the basis of the above, we would ask that the current application as is, be rejected / not approved on the basis of inadequate drainage.

PI

From: webmaster@aberdeencity.gov.uk
Sent: 23 November 2014 16:57
To: PI
Subject: Planning Comment for 141543

Comment for Planning Application 141543

Name : Julie and Mark Vickers
Address : 3 Gowambræ Road
Bielside
Aberdeen
Ab159AQ

Telephone :

Email :

type :

Comment : Since the recent felling of shrubs to the front, the existing property can now be clearly seen by the public from Gowanbrae Road

The existing house is an exemplar of the vernacular

The proposed new house will extend significantly beyond the existing building line to the front of surrounding properties on the southern elevation, which will impact on light and privacy, detracting from the character and value of same

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 01 December 2014 16:01
To: PI
Subject: Planning Comment for 141543

Comment for Planning Application 141543

Name : Christopher Strang
Address : 46 North Deeside Road
Bielside
Aberdeen
AB15 9DR

Telephone :

Email :

type :

Comment : I comment re two issues:

1. Overlooking.

Currently I'm overlooked by two small upper windows. The plans show that I would be overlooked by three windows in a roofline raised by ~2 meters with the frontage brought forward nearer my property, increasing the degree of 'overlook'.

2. Surface Drainage

The plans show that this is by soakaway in the SE corner of the garden close to Gowanbrae Road. I am unaware of the current surface drainage arrangements but would be concerned if this is a change. If the soakaway is unable to cope, water is likely to run on to Gowanbrae Road and into my back gate (virtually no kerb to channel water away) and down to my back door with a flooding risk

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Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
Aberdeen
AB10 1AB

5 February 2015

Dear Dr Bochel,

Planning Application 141543: Erection of new house in grounds of 1 Gowanbrae Road, Bielside

I am writing on behalf of the Cults Bielside and Milltimber Community Council (CBMCC) to share our views on the proposed building of a new house at 1 Gowanbrae Road, Bielside. The initial review of the proposal by the Community Council didn't raise any concerns as it appeared to be a replacement of a house with a new, well designed house, albeit much larger in size, and as such we felt no need to comment. Subsequent to the closing date for comments some neighbours at the site raised some concerns about the application and having read the Planners report for the application, we feel these concerns have not been fully addressed in the Planning Department consideration.

Notwithstanding the fact that there is a factual error in the report i.e. a mature hedge on the boundary between the two properties which appear to be in control of 3 Baillieswells Road, when the hedge which has now been cut down is clearly on the property at 1 Gowanbrae Road, the Planning assessment of impact of the proposed house on the amenity of the neighbouring properties appears to have undervalued the objections submitted.

The concerns about impact on flooding of properties on North Deeside Road appear to have been given scant attention. While we note that the application for the new house does include a SUDS scheme, the lack of action by the Council in addressing the existing flooding problems from water running along Gowanbrae Road gives no confidence that the problem is fully understood. It is also surprising to us that compliance with the Council's 'Low and Zero Carbon Buildings' supplementary guidance' is a condition to be met before occupancy rather than being assessed and confirmed before planning permission is granted - surely it is too late to rectify once the house has been built?

We believe the application requires additional review by Planning and this would be enhanced by a comprehensive site visit to ensure the concerns are fully understood. We have no objection to the principle of demolishing the existing house and replacing it with a larger, modern house; we feel that the size and design should be planned with regard to the amenity of the current residents.

Yours sincerely,

Peter Roberts

Peter Roberts
Planning Liaison Officer

Copy to: Councillor Marie Boulton, Councillor Aileen Malone, Councillor Tauqeer Malik

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