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To: Councillor Cameron , Convener; and Councillors Jaffrey and Lawrence

Town House,
ABERDEEN 16 March 2015

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

The Members of the **LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL** are requested to meet in Committee Room 4 - Town House on **MONDAY, 23 MARCH 2015 at 10.00 am.**

JANE G. MACEACHRAN
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

- 1 Procedure Notice (Pages 1 - 2)

COPIES OF THE RELEVANT PLANS / DRAWINGS ARE AVAILABLE FOR INSPECTION IN ADVANCE OF THE MEETING AND WILL BE DISPLAYED AT THE MEETING

TO REVIEW THE DECISION OF THE APPOINTED OFFICER TO REFUSE THE FOLLOWING APPLICATIONS

- 2 11 Cheyne Road, Aberdeen - Demolition of Existing Dwelling and Detached Garage and Erection of New Dwelling - 140113

PLANNING ADVISER - NICHOLAS LAWRENCE

- 3 11 Cheyne Road - 140113 (Pages 3 - 16)

- 4 Planning policies referred to in documents submitted (Pages 17 - 24)
- 5 Notice of Review with supporting information submitted by applicant / agent
(Pages 25 - 128)
- 6 Determination - Reasons for decision
Members, please note that reasons should be based against Development Plan policies and any other material considerations.
- 7 Consideration of conditions to be attached to the application - if Members are minded to over-turn the decision of the case officer

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Mark Masson, Telephone 01224 522989 or email mmasson@aberdeencity.gov.uk

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

PROCEDURE NOTE

GENERAL

1. The Local Review Body of Aberdeen City Council (the LRB) must at all times comply with (one) the provisions of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008 (the regulations), and (two) Aberdeen City Council's Standing Orders.
2. In dealing with a request for the review of a decision made by an appointed officer under the Scheme of Delegation adopted by the Council for the determination of "local" planning applications, the LRB acknowledge that the review process as set out in the regulations, shall be carried out in stages.
3. As the first stage and having considered the applicant's stated preference (if any) for the procedure to be followed, the LRB must decide how the case under review is to be determined.
4. Where the LRB consider that the review documents (as defined within the regulations) provide sufficient information to enable them to determine the review, they may (as the next stage in the process) proceed to do so without further procedure.
5. Should the LRB, however, consider that they are not in a position to determine the review without further procedure, they must then decide which one of (or combination of) the further procedures available to them in terms of the regulations should be pursued. The further procedures available are:-
 - (a) written submissions;
 - (b) the holding of one or more hearing sessions;
 - (c) an inspection of the site.
6. If the LRB do decide to seek further information or representations prior to the determination of the review, they will require, in addition to deciding the manner in which that further information/representations should be provided, to be specific about the nature of the information/representations sought and by whom it should be provided.
7. In adjourning a meeting to such date and time as it may then or later decide, the LRB shall take into account the procedures outlined within Part 4 of the regulations, which will require to be fully observed.

DETERMINATION OF REVIEW

8. Once in possession of all information and/or representations considered necessary to the case before them, the LRB will proceed to determine the review.

9. The starting point for the determination of the review by the LRB will be Section 25 of the Town and Country Planning (Scotland) Act 1997, which provides that:-

“where, in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan unless material considerations indicate otherwise.”
10. In coming to a decision on the review before them, the LRB will require:-
 - (a) to consider the Development Plan position relating to the application proposal and reach a view as to whether the proposal accords with the Development Plan;
 - (b) to identify all other material considerations arising (if any) which may be relevant to the proposal;
 - (c) to weigh the Development Plan position against the other material considerations arising before deciding whether the Development Plan should or should not prevail in the circumstances.
11. In determining the review, the LRB will:-
 - (a) uphold the appointed officers determination, with or without amendments or additions to the reason for refusal; or
 - (b) overturn the appointed officer's decision and approve the application with or without appropriate conditions.
12. The LRB will give clear reasons for its decision in recognition that these will require to be intimated and publicised in full accordance with the regulations.

Agenda Item 3

Signed (authorised Officer(s)):

11 CHEYNE ROAD, ABERDEEN

DEMOLITION OF EXISTING HOUSE AND
ERECTION OF REPLACEMENT DWELLING
TO INCLUDE ALTERED SITE ACCESS

For: Dr. Aleksander Janusz

Application Type : Detailed Planning
Permission
Application Ref. : P140113
Application Date : 18/02/2014
Advert : Section 60/65 - Dev aff
LB/CA
Advertised on : 19/03/2014
Officer : Gavin Clark
Creation Date : 20 November 2014
Ward: Tillydrone/Seaton/Old Aberdeen (J
Noble/R Milne/R Grant)
Community Council: No response received

RECOMMENDATION: Refuse

DESCRIPTION

The existing dwelling is set on the corner of Cheyne Road and Dunbar Street, it is single storey and detached, located within a well-established residential area. It is of little architectural merit, being of a simple dual pitched roof overhanging and gabled form, with two bays to the front and a small porch to the rear. It fronts and sees the ridgeline run parallel to Cheyne Road. There are rooflights to the rear, and finishes include render, granite and a red tile to the roof. A detached garage is located to the rear, taking access from a gated driveway on Dunbar Street. The dwelling is set within a plot extending to approximately 290 sqm. The surrounding dwellings are a mixture of single storey and one and a half storey dwellings on Cheyne Road. One and a half-storey dwellinghouses are located to the south on Dunbar Street, with further residential properties to the east. The Old Aberdeen Conservation Area is located to the immediate east of the application site. Seaton Park is located approximately 100m to the north-east.

RELEVANT HISTORY

Planning permission (Ref: 94/0428) was approved by Planning Committee in 1994 for the erection of the dwellinghouse located to the south, fronting Dunbar Street, in what was originally the rear garden of 11 Cheyne Road.

PROPOSAL

The application seeks detailed planning permission for the construction of a 1 ½ storey dwellinghouse on a plot extending to approximately 290 sqm. The existing single storey dwellinghouse and garage are to be demolished.

The proposed dwelling would have an overall height of 6m, width of 12m (including the attached garage) and depth of approximately 11.5m. The proposed footprint would extend to approximately 43% of the plot. Finishing materials include granite blocks, aluminium dark grey framed windows, render and a slated roof. The property would match the building line which presently exists along Cheyne Road.

The existing access on Dunbar Street would be closed off, with a new access formed onto Cheyne Road. This would allow for a fully enclosed garden area to the rear. Internally the proposal would include a games room and shower room at basement level, garage, sitting room, kitchen study, shower and bedroom at ground floor level and two bedrooms and two shower rooms at first floor level.

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.=140113>

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

- Design Statement – dated 27th January 2014
- Design Statement – dated June 2014 (for Design Review Panel)
- Power Point Presentation – June 2014 (for Design Review Panel)

CONSULTATIONS

Roads ProjectsTeam – no objection, subject to the insertion of conditions in relation to car parking and the existing and proposed vehicular accesses

Environmental Health – no observations.

Communities, Housing and Infrastructure (Flooding) – have requested clarification on the method of discharge of all surface water relating to the development and identification of the receiving sewer/ watercourse.

Education, Culture & Sport (Archaeology) – have requested the insertion of a condition ensuring that no development takes place until a written archaeological scheme has been submitted to, and approved in writing, by the planning authority.

Community Council – no response received.

REPRESENTATIONS

One letter of representation has been received. The objection raised related to the following matters:

- Concerns were raised in relation to construction works, methods of construction and the time it would likely take to erect the dwellinghouse; and that not enough information had not been submitted in order to determine the application.

PLANNING POLICY

Aberdeen Local Development Plan

Policy H1: Residential Areas: states that, 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 and amenity of the surrounding area; does not result in the loss of valued areas of open space and complies with Supplementary Guidance on Curtilage Splits.

Policy D1: Architecture & Placemaking: new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as scale, massing, colour, materials, details, the proportions of building elements and landscaping will be considered in assessing this.

Policy D5: Built Heritage: states that proposals affecting Conservation Areas or Listed Buildings will only be permitted if they comply with Scottish Planning Policy.

Policy R7: Low & Zero Carbon Buildings: new buildings install low and zero carbon generating technologies to reduce their predicted carbon dioxide emissions. Further guidance is contained in the Councils published supplementary guidance, entitled 'Low and Zero Carbon Buildings'.

Emerging Aberdeen Local Development Plan

- Policy D1: Quality Placemaking by Design
- Policy D4: Historic Environment

- Policy H1: Residential Areas
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency

Supplementary Guidance

Sub-Division and Re-Development of Residential Curtilages

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 proposed replacement dwellinghouse is located within an existing residential area. Policy H1 (Residential Areas) of the ALDP sets out clearly that in principle development will be permitted as long as it does not constitute over development, does not have an unacceptable impact on the character or amenity of the surrounding area; and complies with the Sub-Division and Redevelopment of Residential Curtilages SPG. These matters are discussed in details in the below evaluation where it is concluded that the proposal would represent over-development of the plot and as such fails to accord with the relevant Supplementary Planning Guidance. As a result, the proposal does not comply with Policy H1 (Residential Areas) of the ALDP.

Design Review Panel:

The application was presented to the Aberdeen City and Shire Design Review Panel on the 30th June 2014. The application was discussed in great detail, where the panel agreed that a replacement of the house was the best option for the applicant as well as the street. They also deemed the design to be acceptable and appropriate for this location. They also made the following comments:

- The option for building to address both streets should be considered;
- The panel did not agree that in this instance the 9 metres to the rear boundary was relevant;
- The panel agreed that the house is too large for the site and that the development should be reduced to meet the 40% ratio;
- Relocating the garage to the side of the dwellinghouse has helped increase the rear garden and reduce the massing of the building on Cheyne Road;

- The design of the house is appropriate and improves the plot within the street;
- The house could be relocated onto the boundary of Dunbar Street and form part of the boundary;
- The panel did not feel that the building line on either street was significant given the properties on the other side and the end of Cheyne Road; and
- The pitch and form of the roof matching others on the street is welcomed and key.

The response provided by the design review panel where taken into account, however the applicant has decided not to amend the proposal and reduce the plot coverage to 40%, as per the suggestion of the Design Review Panel (which was still above the 33% suggested in the adopted Supplementary Guidance). The other points raised have been taken into account in the determination of this application, but it is noted that the council is not in agreement in relation to the distances provided in the rear garden ground.

Scale of Development:

The proposal would replace a single storey dwellinghouse of little architectural merit. The existing footprint extends to approximately 290 square metres and has plot coverage of 33% (including detached garage), which is the maximum permitted in Supplementary Planning Guidance. The proposed dwellinghouse would cover a larger area, extending to approximately 42.8% of the plot. As the maximum permitted plot coverage is 33%, the proposal is seen to be contrary to this element of the supplementary planning guidance and would constitute over development of the plot and therefore contrary to H1 (Residential Areas) of the ALDP.

The proposed rear garden also varies in length between 5m and 8m. Guidance states that rear gardens of dwellings up to two storeys in height should have an average length of at least 9m. The proposal is therefore seen to be contrary to this element of guidance.

The proposed development is seen to accord with the supplementary guidance in terms of privacy, residential amenity, daylight and sunlight. The proposal would not overlook any gardens to the rear (given adjacent plot layouts/ coverage). The proposal would have no impact in terms of trees and an acceptable access and parking within the curtilage of the site would be provided.

The surrounding area generally constitutes larger garden grounds (the next door dwellinghouse at 9 Cheyne Road has a site area of 717 sqm compared to the current site at 290 sqm and this theme continues at 1-7 Cheyne Road). The current smaller plot has clearly resulted from the sale of parts of the original rear garden ground in the past, which has seen a dwellinghouse erected in the 1990s (known as 80A Dunbar Street) facing onto Dunbar Street. The proposal cannot

therefore be compared favourably against the surrounding properties to which it most relates. Given the small site, and the level of development proposed the proposal would result in overdevelopment of the available space, and such an approach is not considered justified. The proposal does not therefore respect the development context to the east (along Cheyne Road) and therefore conflicts with Policy D1 (Architecture and Placemaking) of the ALDP.

For the reasoning mentioned above (plot coverage and available private garden ground) the proposal fails to accord with Supplementary Planning Guidance: Sub-Division and Re-Development of Residential Curtilages.

Design and Amenity

The proposal would replace a single storey dwellinghouse of little architectural merit. The replacement dwellinghouse would cover a larger area of the site (as discussed above) and would follow the existing building line of properties on Cheyne Road. The proposed design whilst well considered in isolation would see an unacceptably sized property developed, which would appear excessive for the available plot, particularly when viewed from Dunbar Street. From directly in front, on Cheyne Road, there would be an improved architectural style than what presently exists and would bring an isolated visual more in keeping with the existing properties on Cheyne Road. It is also noted that the proposed design has been altered since the application was submitted, with a single storey rear extension removed. Materials proposed include granite blocks, aluminium windows and render

Overall, the proposal would have an overbearing impact, particularly when viewed from Dunbar Street, where the visual dominance and excessive scale of the dwellinghouse within the street scene and plot would be particularly seen. The proposal has therefore not been designed with due consideration for its context, and does not accord with Policy D1 (Architecture and Placemaking) of the ALDP.

Impact on the character and appearance of the surrounding area

The surrounding area consists of a variety of single, one and a half and two storey dwellinghouses. The property would face onto Cheyne Road and would be of a similar scale and design to these existing properties, however on a much smaller plot, and situated on a prominent corner. The proposed architectural style is an improvement on that of the existing dwellinghouse and the proposal would not detract from the character and amenity of the surrounding area, other than when the scale is viewed from Dunbar Street.

The proposal sits adjacent to the Old Aberdeen Conservation Area (which extends to the opposite side of Dunbar Street). The proposal would have a

neutral impact on the character and appearance of the conservation area and would therefore not offend the general principles of the ALDP.

Impact on Residential Amenity

The proposal would see the erection of a larger dwellinghouse on the plot, now covering approximately 42.8% of the available area. The proposal would have a negligible impact on the residential properties to the east (9 Cheyne Road) and south (Dunbar Street (given the layout and orientation of the properties on Dunbar Street) and would have no impact on the properties to the north and west. The proposal has been designed in such a way as to ensure that there would be minimal impact on the levels of privacy and overlooking of neighbouring properties. Overall, the impact on residential amenity would not be to a degree as to warrant refusal of planning permission in itself.

Transportation Issues

Access to the site would be taken from Cheyne Road (access is presently taken off Dunbar Street). The proposal has been assessed by colleagues in the roads projects team, who have raised no objection to the application, subject to the insertion of conditions in relation to car parking standards (which require three spaces for a four bedroom dwellinghouse) and that the existing access to the site be closed off.

Flooding

The Council's Flooding team have commented on the proposal and have requested the submission of further information for drainage design and any receiving watercourse, ensuring that the proposal was designed in accordance with SuDS. Following further consultation it was agreed that this information could be requested via an appropriate planning condition and as a result the proposal would accord with Policy NE6 (Flooding and Drainage) of the ALDP.

Low and Zero Carbon Buildings:

The application does not include any details to demonstrate how Low and Zero Carbon Generating Technologies will be incorporated, or alternatively how the buildings could achieve deemed compliance with the Council's published 'Low and Zero Carbon Buildings' Supplementary Guidance. On this basis it would be necessary to attach an appropriate condition to secure such information to ensure compliance with Policy R7 (Low and Zero Carbon Buildings) of the ALDP and associated Supplementary Guidance.

Issues Raised in the Submitted Letter of Representation:

Issues in relation to construction hours of construction could be adequately controlled via an informative. The method of construction and the time taken to erect a dwellinghouse are not material planning considerations. Enough information has been submitted in order to determine the application.

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.

In relation to this particular application the following policies are of relevance:

- Policy D1: Quality Placemaking by Design
- Policy D4: Historic Environment
- Policy H1: Residential Areas
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency

The above policies substantively reiterate the policies of the adopted local development plan and would not materially alter the recommendation on the planning application.

Other Matters

The Council's Archaeological service has requested the attachment of a condition requiring an archaeological assessment, if planning permission was to be granted. In this instance there are no material planning considerations that would warrant approval of planning permission, the proposal is therefore recommended for refusal.

RECOMMENDATION

Refuse

REASONS FOR RECOMMENDATION

1. The proposal would result in 42.8% of the overall plot being developed and an insufficient level of rear garden ground would be provided in comparison with the prevailing garden sizes and site coverages. The proposal would result in over development of the site and the proposal would not comply with the Supplementary Guidance on the Sub-Division and Redevelopment of Residential Curtilages. As a result, the proposal is therefore considered contrary to the terms of Policy D1 (Architecture and Placemaking) and Policy H1 (Residential Areas) of the Local Development Plan and the associated Supplementary Planning Guidance: Sub Division and Redevelopment of Residential Curtilages.
2. The proposed development has not been designed with due consideration for its context and would have an overbearing impact, particularly when viewed from the Dunbar Street elevation, as a result the proposal is contrary to Policy D1 (Architecture and Placemaking) of the Aberdeen Local Development Plan.

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SAC

PI

From: webmaster@aberdeencity.gov.uk
Sent: 22 March 2014 13:26
To: PI
Subject: Planning Comment for 140113

Comment for Planning Application 140113

Name : Eric Kiltie

Address : Bishop's Gate

78 Don Street

Old Aberdeen

AB24 1UU

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I would like assurance that the works are being planned efficiently and will not drag on for months.

Some other local development projects seem to be taking an unreasonable time to complete.

With good planning, I would expect it would be possible to complete the external works within a few weeks.

Given the proximity of the site to my property, I worry that the disruption will drag on.

PI

From: webmaster@aberdeencity.gov.uk
Sent: 22 March 2014 13:35
To: PI
Subject: Planning Comment for 140113

Comment for Planning Application 140113

Name : Eric Kiltie
Address : Bishop's Gate
78 Don Street
Old Aberdeen
AB24 1UU

Telephone : [REDACTED]
Email : [REDACTED]
type :

Comment : Use of machinery and power tools for external works will have a direct affect on me.

I would like assurance that there will be due consideration for neighbours and that no noisy work will be conducted in the evenings or at weekends.

PI

From: webmaster@aberdeencity.gov.uk
Sent: 22 March 2014 13:39
To: PI
Subject: Planning Comment for 140113

Comment for Planning Application 140113

Name : Eric Kiltie

Address : Bishop's Gate

78 Don Street

Old Aberdeen

AB24 1UU

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I would appreciate a statement that the proposed works reflect the whole of the applicants intentions for the site.

Some other local projects have had follow-on applications for additional features.

Planning applications shouldn't be made on a drip feed basis. The consultees should be presented with the sum total of the proposed works.

PI

From: webmaster@aberdeencity.gov.uk
Sent: 22 March 2014 13:31
To: PI
Subject: Planning Comment for 140113

Comment for Planning Application 140113

Name : Eric Kiltie

Address : Bishop's Gate

78 Don Street

Old Aberdeen

AB24 1UU

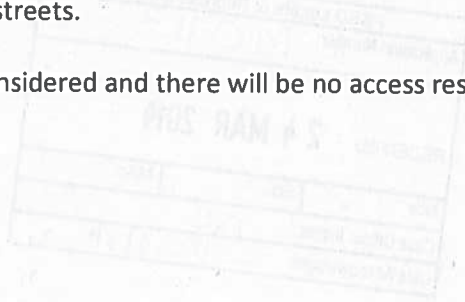
Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Given the restricted size of the site, I can't see where; materials, plant and machinery are going to be stored and what from in parking bays on the adjacent streets.

I would like assurance that this has been considered and there will be no access restrictions as a result of the works.



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 overdevelopment
2. Does not have an unacceptable impact on the character or amenity of the surrounding area
3. Does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010
4. Complies with Supplementary Guidance on Curtilage Splits; and
5. Complies with Supplementary Guidance on House Extensions

Within existing residential areas, proposals for non-residential uses will be refused unless:

1. They are considered complementary to residential use
2. It can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity

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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.

To ensure that there is a consistent approach to high quality development throughout the City with an emphasis on creating quality places, the Aberdeen Masterplanning Process Supplementary Guidance will be applied.

The level of detail required will be appropriate to the scale and sensitivity of the site. The full scope will be agreed with us prior to commencement.

Landmark or high buildings should respect the height and scale of their surroundings, the urban topography, the City's skyline and aim to preserve or enhance important views.

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Policy D5 – Built Heritage

Proposals affecting Conservation Areas or Listed Buildings will only be permitted if they comply with Scottish Planning Policy. In relation to development affecting archaeological resources further details are set out in Supplementary Guidance on Archaeology and Planning.

Planning permission for development that would have an adverse effect on the character or setting of a site listed in the inventory of gardens and design landscapes in Scotland or in any additional to the inventory will be refused unless:

1. The objectives of designation and the overall integrity and character of the designated areas will not be compromised; or
2. Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, economic and strategic benefit of national importance.

In both cases mitigation and appropriate measures shall be taken to conserve and enhance the essential characteristics, aesthetics, archaeological and historical value and setting of the site.

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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. This percentage requirement will be increased as specified in Supplementary Guidance.

This requirement does not apply to:

1. Alterations and extensions to buildings;
2. Change of use or conversion of buildings;
3. Ancillary buildings that are stand-alone having an area less than 50 square metres;
4. Buildings which will not be heated or cooled, other than by heating provided solely for the purpose of frost protection; or
5. Buildings which have an intended life of less than two years.

Compliance with this requirement will be demonstrated by the submission of a low carbon development statement. Further guidance is contained in Supplementary Guidance on Low and Zero Carbon Buildings.

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LESLIE F. HUNTER CHARTERED ARCHITECT

703/lfh

26 January 2015

Planning and Sustainable Development
Aberdeen City Council
Business Hub 4 Ground Floor North
Marischal College
Broad Street
ABERDEEN AB10 1AB



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FOCHABERS
MORAY
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www.lfharchitects.co.uk

Dear Sir/Madam

11 CHEYNE ROAD ABERDEEN REF: P140113 NOTICE OF REVIEW

I refer to the above application which received a refusal from your Department on the 26th November 2014. I wish to raise a number of concerns with regard to this decision notice, in particular the justification 2.0 of the Recommendation to Refuse.

This application was altered and refined in response to demands by the Planning Officer to reduce the scale of the build and thereby to increase rear garden ground, despite the fact that the existing rear 'garden' area has little in the way of a garden since a drive and garage block fill the space to an overwhelming degree.

Prior to preparing sketch design options for discussion with our client and later with your Department we sought initial advice from your then appointed Officer, Donna Laing, who responded by email on the 5th April 2013. Within Ms. Laing's advice note she referred to the strong character of the buildings along Cheyne Road (tho' she referred to Cheyne St) and in particular to the building line of the Cheyne Road elevation. In developing our design responses we have consistently positioned the front elevation on that building line to respect the street face.

The scheme subsequently lodged deferred strongly in design, form/massing, use of materials to the houses on Cheyne Road. The earlier subdivision of this plot on which the existing rather poor quality building is sited occurred in 1994. The resultant development of two dwellings on Dunbar St. have nothing in common with any of the neighbouring buildings in either Dunbar Street or Cheyne Road. see photographs in report.

Initial responses from Mr G. Clark, the Officer appointed to take over from Ms. Laing, was that the rear garden ground did not comply with the guideline to achieve 9m across the centre of the site measured from the southern boundary and hence the site was considered to be overdeveloped. We reduced the scale of the design but confirmed we could not achieve a 9m depth without reducing the floor plan to uneconomic levels ie room sizes were barely better than the existing dwelling and hence the form and massing could not respect the existing on Cheyne Road as requested by Ms Laing- catch 22(1).

No adverse comments were received from consultee's and the only comment received from the neighbours was in relation to working times to minimise noise which we would have respected.

In November 2013 the client and his Councillor, Mr R Milne, met with Mr Clark on site (I could not be in attendance due to being on leave) where a plot ratio of 45-50% was discussed and advise to me by the client,

I note that within the refusal report the site area is referred to as being 290m² whereas in fact it is 328m² (we constantly advised this to Mr Clark during the months over which the design was further reduced). Following a meeting in your offices between Mr Clark, the client and myself we requested that our application be presented to the Design Review

Panel. We prepared a powerpoint presentation and design report for circulation to the DRP. I attach a copy of same on enclosed CD.

The DRP concluded that (the long held out for) 9m garden guideline was not relevant in this case as there was no overlooking from neighbouring development. The front garden is some 6.5m in depth but this does not appear 'to count' as usable ground for family use, even though it is enclosed and secure. The DRP commented that there need not be any relationship between the building line of the neighbouring houses on Cheyne Road as a skewed site layout exists to the corner building opposite. The DRP approved of the design, materials and form although they also commented that it could equally respond to the buildings on Dunbar Street. I have already commented that we find these to be architecturally uninspiring. I did not understand the loose conjecturing of the DRP in believing that we could design a sensitive proposal which would respect the massing/design of both the (strong) traditional (Aberdonian) form of those in Cheyne Road and of the neighbouring dwellings abutting the site on Dunbar Street. The form and massing of the Cheyne Road dwellings would preclude reference to Dunbar as they are essentially bungalows whereas the Dunbar properties are 1.5/2 storey blocks. My belief is that the DRP were in fact indicating that a new/contemporary form would be just as acceptable. Please note however that during my first meeting with Mr Clark in April 2013 we tabled a contemporary flat roofed proposal that he found to be unacceptable as being too modern.

The DRP did indicate that it would appropriate to allow the proposal to also address Dunbar St by relocating the west face onto/near the western boundary. Mr. Clark had previously stated that in his opinion our layout was too close to the western boundary and would affect the corner setting- catch 22 (2).

Within the report para: Design Review Panel : we had their support on all matters excepting the plot ratio which they advised should be reduced to 40% (from 42.8% noted in the report -though actually 42.5%). Reference was made by the DRP that a 40% P/R had recently been approved in a similar setting. My client felt that given the overwhelming support of the Review Panel that we should seek determination for the scheme as lodged due to the significant benefits it offered to the area and site in particular. If the Cheyne Road building line is not considered relevant then we could move the building forward and hence increase the back garden ground.

Within the refusal report the only matter 'justifying' the decision to refuse, appears to be overdevelopment. Our belief is that the marginal increase in P/R is more than offset by the improvement in the quality of the appearance of the building and the site in visual and environmental terms. This is commented upon favourably in the para: Impact on Residential Amenity and hence appears to conflict with the para 2.0 justification in Reasons for Recommendation.

We therefore request the a Review of this decision notice and refusal is undertaken and i therefore enclose completed review Form, CD containing the PP presentation ,design statement, site photos and separately, Ms. Laing's email advice and one set of the drawings refused.

Yours sincerely



Leslie Hunter
enc.

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	Dr.	Ref No.	
Forename	Janusz	Forename	Leslie
Surname	Aleksander	Surname	Hunter
Company Name		Company Name	Leslie F Hunter Architect
Building No./Name	32	Building No./Name	Wildwood
Address Line 1	Society Court	Address Line 1	
Address Line 2	Society Lane	Address Line 2	
Town/City	Aberdeen	Town/City	Fochabers
Postcode	AB24 4DE	Postcode	IV32 7PQ
Telephone		Telephone	01343 821992
Mobile		Mobile	
Fax		Fax	
Email		Email	lhunterarchitect@gmail.com
3. Application Details			
Planning authority	Aberdeen City		
Planning authority's application reference number	140113		
Site address	11 Cheyne Road Aberdeen AB24 1UA		
Description of proposed development	Demolish existing dwelling and detached garage and erect new dwelling.		

Date of application

18 February 2014

Date of decision (if any)

26th November 2014

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

- Application for planning permission (including householder application)
- Application for planning permission in principle
- Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)
- Application for approval of matters specified in conditions

5. Reasons for seeking review

- Refusal of application by appointed officer
- Failure by appointed officer to determine the application within the period allowed for determination of the application
- Conditions imposed on consent by appointed officer

6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- Further written submissions
- One or more hearing sessions
- Site inspection
- Assessment of review documents only, with no further procedure

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

Incorrect site area referred to in refusal . Justification no 2 at odds with earlier advice received from Planning Dept with regard the style of replacment should respond to those of neighbouring houses on Cheyne Rd and not also defer to the style of recent dwellings immediately south on Dunbar St.

7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- Can the site be viewed entirely from public land?
- Is it possible for the site to be accessed safely, and without barriers to entry?

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

None

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Following meeting with Planning Officer(PO) we attended a Design Review Panel (DRP) and believe we recieved the overwhelming support of the panel with the exception of the plot ratio which at 42.5% is only slightly larger than the 40% target. The improvement to the overall environment brought by this replacement proposal should outweigh its scale though my client may reluctantly consider a reduction to 40% P/R if this achieves consent (No such guarantee of this has so far been offered by the PO) . The site area of the property is incorrectly stated as being 290m2, wheras in actuality it is 328m2 as advised on various occasions to the PO
Site visit between client and his Councillor, Ramsay Milne and the PO in November 13 where the PO advised a suitable P/R of 45-50%
We now provide again our design statement on CD alongwith powerpoint presentation prepared for the DRP in support of this review , copy of email from original appointed PO at pre application and a covering letter/ststement of concern with this decision notice.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes No

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

Drawings of existing dweilling and site layout
Proposed drawings
Design statement
CD with powerpont presented at DRP in support of our proposals
Letter explaining our position as architects

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form

Statement of your reasons for requesting a review

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:



Name: Leslie F Hunter

Date: 21 January 2015

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

DESIGN STATEMENT

REPLACEMENT HOUSE WITHIN THE GROUNDS OF 11 CHEYNE ROAD ABERDEEN
FOR DR. ALEKSANDER JANUSZ

June 2014

Summary:

The issue surrounding this application is that the Planners are unwilling to accept a reduced rear courtyard garden from that recommended within their guidelines (a 9m depth). The rear (south) boundary runs at an angle to the proposed house . We agree that the depth is reasonably measured from the centre of the plot ,north to the building face.

Following discussion with the Planning Officer we have significantly reduced the scale of the proposal by removing a single level kitchen outcrop to achieve a 7m garden depth.

We contend that the 9m 'rule' is a guideline only and as such should be capable of being interpreted as such in specific circumstances e.g where a new intervention considerably improves upon the existing.

The Planning Officer considers the application remains 'over developed' despite the plot ratio being within 40%-45% (previously indicated as acceptable during a site meeting with the client and his Councillor last November) and has hence suggested a depth of 8.5m as being acceptable.

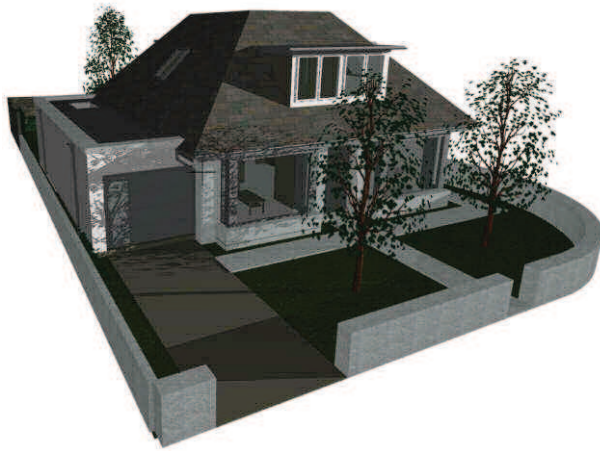
The scheme under consideration has a plot ration of **42.5%**

The loss of a further 1.5m of internal floor space compromises internal accommodation and the proportion of the building externally- which has been designed to respect its neighbour' s on Cheyne Road.

The area to the rear of the existing property is of hard - standing serving a garage and there is little usable garden ground at present. We consider our proposal much improves on that from both a space standard and an amenity aspect. There is a front garden the scale of which will be maintained and enhanced through replanting to improve appearance.

At a recent meeting with the Planning officer (27th March14) he introduced a further demand: being the proximity of the west elevation to the Dunbar Street face. We believe our proposal is well sited and have pointed out that the immediately adjacent houses along Dunbar Street are built hard onto the boundary/pavement edge and hence our siting off the western boundary is an improvement on this. The replacement of the existing house gable on this façade with a pitched roof will diminish the current apparent proximity to the boundary

We understand that there have been no objections to this application from neighbour' s or statutory consultee' s



3d view from north east proposed

Background to the application:

The proposed site lies within the curtilage of 11 Cheyne Road Aberdeen. The existing house sits within this corner site and is of poor visual quality and of a distinctly differing style and appearance to its neighbour' s on Cheyne Road and Dunbar Street. The house is also of poor constructional quality, is damp and lacks insulation. For this reason we propose to demolish the existing house and replace it with a new home which responds in a contemporary manner, to the adjacent dwellings in the immediate streetscape.

The site is bounded by random rubble (granite) walling to the west and north and by a block- work wall to the south and hedging to the east.

This walling will be unaffected by our proposed intervention with the exception of creating a new driveway access in the north face, off Cheyne Road, and sealing the existing in Dunbar Street using salvaged material from the new opening. The adjacent properties 9-7-5 etc in Cheyne Road are bounded to the north by low boundary walls and wrought iron railings. The enclosure of no. 11 therefore differs from its neighbour' s.



The existing house and site from North



The site/house viewed from the south west.

Proposal

Our client, a doctor based at A.R.I., wishes to create a new contemporary home for his own personal use. Our brief has been to create a light , modern and highly energy efficient dwelling to provide an easily maintained home for the future.

Much of the ground where the house is to be sited is under concrete/tarmac/gravel providing access to a garage also of poor visual quality.

The remainder of the site is currently planted with informal shrubs and tree planting and grass lawns laid out each side of the entrance pathway to the northern flank/boundary. The pattern of garden ground to the house frontage (north) matches those of its neighbour' s and will be retained and enhanced with new planting .

In siting the building we have taken note of the existing building line (created by 1-9 Cheyne Road). In designing the proposed dwelling we have taken careful note of orientation and footprint, our aim being to respect the building line on Cheyne Road whilst also creating a building which responds well to the massing of its neighbour' s. The granite down-taken from demolition works will be incorporated into the north and western faces of the new.

The width of the new frontage responds to its neighbour' s whilst the depth responds to the rear-most face of no.9 . The removal of the existing garage will open up to the south facing courtyard garden which, when landscaped, will offer a significant improvement in the physical appearance of the site/area (when viewed from Dunbar Street).



View east along Cheyne Road



Housing abutting the south boundary of no.11

Design development/intent

Our initial design discussed with the Planning Department was an uncompromising modernist/contemporary flat roofed building set over two storey' s and designed as a positive end-stop to the streetscape. The use of glass frontage bays and centrally sited first floor windows and granite walling responded to the materiality of the adjacent buildings.

In taking advice from the Planning Officer we have since sought to respond by taking a less forthright approach, allowing the new house to be styled to correspond with the existing housing style of the area but to offer a light-filled and welcoming internal layout with views into the landscaped courtyard facing south.

The roofline and massing therefore reflects its neighbours, with first floor accommodation being created within the roof space and served by dormer windows of a style and scale to match others in Cheyne Road.

The garage and adjoining utility and kitchen accommodation are designed as flat roofed elements allowing the main roofed living accommodation to be set away from the line of the eastern boundary . This reduces the scale of the building (by removing the existing gabled face from the eastern boundary) and allowing for east faced stairwell velux windows to be incorporated without affecting privacy to its neighbour.

A limited pallet of materials of quality will maintain/enhance the streetscape:

- : external walling to the north,west and part east in coursed granite blocks
- : windows of powdercoated aluminium frame in a dark grey set back from the granite surrounds
- : rear and part east face wall finish in off-white render
- : roof planes finished in slate to match adjacent properties in Cheyne Road



3d view from north west



3d view from south and west

Context within streetscape:

The site at no.11 Cheyne Road forms the corner abutting Dunbar Street. Its nearest neighbour' s to the south are recent additions being two storey ,block and render houses of little architectural merit.

The pattern of development along Cheyne Road is of free standing villas fully exploiting the width of their feu. Our proposal continues this tradition.



Note poor quality environment of existing south 'garden'

Site Area

Actual site area/title incorporates ground from south face of garage to boundary block wall providing a site area of 328m².

Access and Environment:

Vehicular Access to the replacement house will enhance the existing site. Formal grass lawns will flank the pedestrian access. Planting will be improved along the western boundary and the hedging to the east shall be maintained.

Landscaping to the south will enhance an otherwise visually poor tar /concrete and gravel area serving the existing garage.

Leslie Hunter
LFH Architects Ltd
June 2014

Donna Laing <DLaing@aberdeencity.gov.uk>

To: Leslie Hunter

11 Cheyne Road, Aberdeen

5 April 2013 15:34

Dear Mr Hunter,

Garfield Prentice has forwarded your email of 28 March 2013 regarding to 11 Cheyne Road to me for a response.

Regarding the principle of the removal of the building, this would fall within Class 70 of the General Permitted Development Order 1992 due to the revocation of the 2001 Direction. As such, demolition of the house would fall within permitted development therefore a prior notification application would be required.

As your clients are proposing the erection of a new dwelling house it may be more appropriate to apply for planning permission for the demolition of the existing house and the erection of a new dwelling house.

11 Cheyne Road sits just outwith the boundary of the Old Aberdeen Conservation Area and in close proximity to a Category B Listed Building. The area is zoned as residential within the Aberdeen Local Development Plan therefore in principle there is no concerns with a residential use being proposed.

The proposed development within Cheyne Street would have to respect or complement the character of the area. The positioning of the building within the envelope of the plot, the footprint of the building and its relationship to the surrounding area are issues that would need to be addressed. Further to this Cheyne Street has a strong building line and roof line, therefore any proposed development within the street would have to respect this.

The link to paper copies of the prior notification forms and planning application forms can be found below:

http://www.aberdeencity.gov.uk/planning_environment/planning/sustainable_development/pla_planning_forms.asp

Or if you would prefer to submit online the link to eportal is

<https://eplanning.scotland.gov.uk/WAM/>

I hope the above is of use to you. If you would like clarification on any of the above or to discuss any thing further then please do not hesitate to contact me.

Best,
Donna











Gavin Clark

From: L Hunter Architect <lhunterarchitect@gmail.com>
Sent: 17 November 2014 09:50
To: Gavin Clark
Subject: 11 Cheyne Road ref:140133
Attachments: 703-20 Ground Floor & Basement Plans RevG.PDF; 703-21 First Floor Plan & Sections RevD.PDF; 703-22 Elevations RevG.PDF; 703-23 Site Plan RevE.PDF; 703-24 Location Plan RevB.PDF; Cheyne Road presentation.pptx; Design Statement 1 - 11 Cheyne Road Aberdeen.docx

Dear Gavin

Further to your email of the 10th November 14

I attach copies of the proposals in front of you along with a copy of our design statement prepared for the Review Panel members ahead of the meeting.

In addition I also append our powerpoint presentation provided for the day of the Review Panel meeting. I would request that both the design statement and powerpoint be considered in support of this application.

We believe that whilst this remains slightly above the 40% p/r it does provide a reasonable level of internal floor area which our client could enjoy. Reducing this further makes the bedroom areas at ground and first floor level (coombs) in particular feel 'tight' (without impacting too much on possible living area).

My client has pointed out that you indicated a p/r in the order of 45-50% when you met with him and Cllr Milne on site, and this is where we pitched the scale of the scheme.

It is also the case that each member of the review panel confirmed that the 9m guideline was not applicable in this particular case as the site is not overlooked.

We have endeavoured to meet your requests on all aspects from scale to style (traditional) as the scheme advanced and would hope that you can find in our favour. The overall improvement to the appearance of the corner of Cheyne Road and Dunbar would be considerable.

Regards

Les

Leslie F Hunter Chartered Architect
(LFHA LTD)
Wildwood
Fochabers
IV32 7PQ

T: 01343 821992
M: 07702 105750
EMAIL : lhunterarchitect@gmail.com
WEB: www.lfharchitects.co.uk

This e-mail, (and any attachments) is confidential and may be privileged. It may be read, copied and used by the intended addressee only. If you received this in error please contact LFHA immediately.

Leslie F Hunter Chartered Architect
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Gavin Clark

From: L Hunter Architect <lhunterarchitect@gmail.com>
Sent: 07 November 2014 09:44
To: Gavin Clark
Cc: Aleksander Janusz
Subject: Re: Planning Application Ref: 140133 - 11 Cheyne Road

Dear Ggavin

Thank you for your email.

Following further consideration the client has instructed me to ask you to determine the application as currently presented to you.

We believe that whilst this remains slightly above the 40% p/r it does proved a reasonable level of internal floor area which our client could enjoy. Reducing this further makes the bedroom areas at ground and first floor level(coombs) in particular feel 'tight' (without impacting too much on possible living area).

My client has pointed out that you indicated a p/r in the order of 45-50% when you met with him and Cllr Milne on site, and this is where we pitched the scale of the scheme.

It is also the case that each member of the review panel confirmed that the 9m guideline was not applicable in this particular case as the site is not overlooked.

We have endeavoured to meet your requests on all aspects from scale to style(traditional) as the scheme advanced and would hope that you can find in our favour. The overall improvement to the appearance of the corner of Cheyne Road and Dunbar would be considerable.

Regards

Les

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On 5 Nov 2014, at 13:54, Gavin Clark <GaClark@aberdeencity.gov.uk> wrote:

Good Afternoon Les,

As you are aware it has now been some time since the design review panel (June) and my email below. We cannot hold onto the application indefinitely and it is therefore my intention to progress the application to determination in the next 7 days. Can you please confirm whether you wish to have the current application determined or withdrawn?

Regards,

Gavin

Gavin Clark
Planner (Development Management South)

Communities, Housing & Infrastructure
Planning & Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Tel: +44(0) 1224 522278
Email: gaclark@aberdeencity.gov.uk
Web: www.aberdeencity.gov.uk

From: L Hunter Architect [<mailto:lhunterarchitect@gmail.com>]
Sent: 21 October 2014 17:08
To: Gavin Clark
Subject: Re: Planning Application Ref: 140133 - 11 Cheyne Road

Thanks Gavin
Will need to seek the clients approval to issue to you first.

Les
Leslie F Hunter Chartered Architect
(LFHA LTD)
Wildwood
Fochabers
IV32 7PQ

T: 01343 821992
M: 07702 105750
EMAIL : lhunterarchitect@gmail.com
WEB: www.lfharchitects.co.uk

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On 21 Oct 2014, at 16:53, Gavin Clark <GaClark@aberdeencity.gov.uk> wrote:

Good Afternoon Les,

We would not be in a position to support a re-orientated scheme facing onto Dunbar Street. Our preferred option has always been a slight reduction in the current proposal in order to achieve an adequate plot coverage. In order to offer further comment on other schemes/ proposals I would need to see sketch proposals/ ideas. If you have these details I would be willing to look at these and offer further comment as to whether they would receive the support of the planning authority.

Regards,

Gavin

Gavin Clark
Planner (Development Management South)

Communities, Housing & Infrastructure
Planning & Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Tel: +44(0) 1224 522278

Email: gaclark@aberdeencity.gov.uk

Web: www.aberdeencity.gov.uk

From: L Hunter Architect [<mailto:lhunterarchitect@gmail.com>]

Sent: 21 October 2014 15:47

To: Gavin Clark

Subject: Re: Planning Application Ref: 140133 - 11 Cheyne Road

Dear Gavin

Thanks for your email.

We have prepared two further options based on the scheme so far presented but reduced in area to achieve a 40% p/r as discussed and recommended by the Review Panel. This has been achieved by paring back the building line to the south garden face . As you will recall the RP suggested that the scale of the garden should not be an issue in this case due to its level of privacy i.e. not being overlooked by the house to the south.

The client is deliberating on which option to advance with and I am sure it would help if you could give some indication that this will be met positively by yourselves in order that he can make a decision with some confidence and which may allow the project to advance.

With regard to the R/P's suggested re-orientation onto Dunbar St - is this a 'runner' in your opinion?

Regards

Les

NB Note new contact details below:

Leslie F Hunter Chartered Architect
(LFHA LTD)
Wildwood
Fochabers
IV32 7PQ

T: 01343 821992

M: 07702 105750

EMAIL : lhunterarchitect@gmail.com

WEB: www.lfharchitects.co.uk

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On 21 Oct 2014, at 12:54, Gavin Clark <GaClark@aberdeencity.gov.uk> wrote:

Good Afternoon Les,

Are you any further forward with this application?

Regards,

Gavin

Gavin Clark
Planner (Development Management South)

Communities, Housing & Infrastructure
Planning & Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Tel: +44(0) 1224 522278

Email: gaclark@aberdeencity.gov.uk

Web: www.aberdeencity.gov.uk

From: L Hunter Architect [<mailto:lhunterarchitect@gmail.com>]
Sent: 12 September 2014 15:28
To: Gavin Clark
Cc: Aleksander Janusz
Subject: Re: Planning Application Ref: 140133 - 11 Cheyne Road

Dear Gavin
I did email back and wait a further response
Will contact Alex and respond

Regards

Les
Leslie F Hunter Architect
(LFHA LTD)
Wildwood
Fochabers
IV32 7PQ

T: 01343 821992

M: 07702 105750

EMAIL : lhunterarchitect@gmail.com

WEB: www.lfharchitects.co.uk

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On 12 Sep 2014, at 15:00, Gavin Clark <GaClark@aberdeencity.gov.uk> wrote:

Good Afternoon Les,

Have you had any further discussions with your client? As you are aware we cannot hold onto applications indefinitely and I would be looking to progress this one in the coming weeks.

Regards,

Gavin

Gavin Clark
Planner (Development Management South)

Planning and Sustainable Development | Communities, Housing and Infrastructure
|Aberdeen City Council |Business Hub 4 |Ground Floor North |Marischal College | Broad Street |Aberdeen |AB10
1AB

Tel: +44(0) 1224 522278 | Email: gaclark@aberdeencity.gov.uk | Web: www.aberdeencity.gov.uk

From: L Hunter Architect [<mailto:lhunterarchitect@gmail.com>]
Sent: 30 August 2014 10:22
To: Gavin Clark
Cc: A Janusz
Subject: Re: Planning Application Ref: 140133 - 11 Cheyne Road

Dear Gavin
Client was/is discussing options with his parents.

Alex,
Can you advise which preference you wish to seek consent for please?
Regards

les

PS Note new address and contract no.
PPS BT has so far failed to connect us having been at it for 3.5 months!

Leslie F Hunter Architect
(LFHA LTD)
Wildwood
Fochabers
IV32 7PQ

T: 01343 821992
M: 07702 105750
EMAIL : lhunterarchitect@gmail.com

WEB: www.lfharchitects.co.uk

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On 28 Aug 2014, at 15:01, Gavin Clark <GaClark@aberdeencity.gov.uk> wrote:

Good Afternoon Les,

Is there any further update on your email from the 13th August below?

Regards,

Gavin

From: L Hunter Architect [<mailto:lhunterarchitect@gmail.com>]
Sent: 13 August 2014 13:08
To: Gavin Clark
Subject: Re: Planning Application Ref: 140133 - 11 Cheyne Road

Gavin

He returned to the UK Monday am and we are amending the layout to achieve a p/r of less than 40%

Les

Leslie F Hunter Architect
(LFHA LTD)
4 Seafield Place
Cullen AB56 4TF

T: 01542 840200

M: 07702 105750

EMAIL : lhunterarchitect@gmail.com

WEB: www.lfharchitects.co.uk

NB Please note that our former demon email account has been cancelled and will no longer be active.

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On 13 Aug 2014, at 12:45, Gavin Clark <GaClark@aberdeencity.gov.uk> wrote:

Good Afternoon Les,

Have you had any further contact with your client in relation to the above application?

Regards,

Gavin

Gavin Clark
Planner (Development Management South)

Planning and Sustainable Development | Enterprise Planning and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB
Tel: +44(0) 1224 522278 | Email: gaclark@aberdeencity.gov.uk | Web: www.aberdeencity.gov.uk

From: L Hunter Architect [<mailto:lhunterarchitect@gmail.com>]
Sent: 31 July 2014 08:23
To: Gavin Clark
Cc: Aleksander Janusz
Subject: Re: Planning Application Ref: 140133 - 11 Cheyne Road

Dear Gavin

My client is on leave and has so far been unable to contact me re my last email to you.
If you can bear with us, I will try to contact him for instruction on how he wishes to advance.

Regards

les

Leslie F Hunter Architect
(LFHA LTD)

4 Seafield Place
Cullen AB56 4TF

T: 01542 840200
M: 07702 105750

EMAIL : lhunterarchitect@gmail.com

WEB: www.lfharchitects.co.uk

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On 31 Jul 2014, at 08:04, Gavin Clark <GaClark@aberdeencity.gov.uk> wrote:

Good Morning Les,

Do you have any further update on this application for me?

Regards,

Gavin

From: L Hunter Architect [<mailto:lhunterarchitect@gmail.com>]

Sent: 18 July 2014 16:04

To: Gavin Clark

Subject: Re: Planning Application Ref: 140133 - 11 Cheyne Road

Gavin

We would be prepared I believe to reduce to the 40% plot ratio suggested at the review panel. We understand that at least one other recent application was awarded at such a density which establishes precedent.

I do however await my clients response before advancing on this basis.

regards

Les

Leslie F Hunter Architect
(LFHA LTD)
4 Seafield Place
Cullen AB56 4TF

T: 01542 840200

M: 07702 105750

EMAIL : lhunterarchitect@gmail.com

WEB: www.lfharchitects.co.uk

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On 18 Jul 2014, at 15:57, Gavin Clark <GaClark@aberdeencity.gov.uk> wrote:

Good Afternoon Les,

I write in relation to the above application, and to the response received from members of the Design Review Panel.

Our view remains that the proposal would constitute over development in its current format and it would be our intention to progress with a recommendation to refuse. I would be more than willing to look at any reduced scheme, and add further comment. Could you please confirm how you wish to progress with the application?

If you wish to discuss further do not hesitate to get in touch.

Regards,

Gavin

Gavin Clark

Planner (Development Management South)
Planning and Sustainable Development
Enterprise Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Tel. (01224) 522278

Please note

I work a compressed fortnight and therefore will be out of the office every second Monday effective 16th June 2014.

We are always trying to improve the quality of customer service that we provide and would like to know your views on the service you have received to help us learn what we need to do better. We would very much appreciate you taking a few moments to fill in our short feedback form by clicking on <http://www.aberdeencity.gov.uk/customerfeedback> and selecting Development Management (Planning Applications Team). Many thanks in advance.

From: L Hunter Architect [mailto:lhunterarchitect@gmail.com]

Sent: 11 June 2014 10:40

To: Gavin Clark

Cc: Garfield Prentice; Aleksander Janusz

Subject: Re: Planning Application Ref: 140133 - 11 Cheyne Road

Dear Gavin

Thanks for that-I look forward to hearing from Laura with regard to format and timings for the 30th June Review Panel

I now take the opportunity to attach the latest iteration of the proposals, being the scheme that should be presented to the Review panel on the 30th June.

We have inserted a corner window into the south west rear corner thereby further minimising the effect of walling close to the boundary.

Regards

Les

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(LFHA LTD)
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Cullen AB56 4TF

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On 5 Jun 2014, at 08:33, Gavin Clark <GaClark@aberdeencity.gov.uk> wrote:

Good Morning Les,

One of my colleagues, Laura Robertson, will be in touch next week to advise of the information required to present the application to the Design Review Panel.

At the review meeting the planning officer will outline the proposal (along with the Planning Authority's concerns/ thoughts). The applicant/ agent will then be given 10 minutes to put over their point of view/ design logic etc. The scheme will then be opened up to all members of the panel for discussion/ addition of further comment.

I have copied Garfield into this email as per your request.

Regards,

Gavin

Gavin Clark

Planner (Development Management South)
Planning and Sustainable Development
Enterprise Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
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Aberdeen
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Aberdeen City and Shire Design Review Panel

Report

Project : 11 Cheyne Road Aberdeen

Date of Meeting: 30 June 14

Details: Replacement house
Location: 11 Cheyne Road
Use: Residential
Planning Authority: Aberdeen City Council

Presenters: Les Hunter, Dr A Janusz
Panel members: Gordon Smith, John Buchan, Harry McNab, Nigel McDowell
Chair: Laura Robertson
Scribe: Rebecca Kerr
Present: Gavin Clark (case officer)

Introduction

Planning Officer

The principle of replacing the house and the proposed approach to design is acceptable. The design is seen as respecting the character of the area. Main issues for consideration by the panel are:

- overdevelopment of the site (plot ratio),
- small scale of the rear garden (distance to boundary),
- how the building relates to Dunbar Street and the massing of the development in relation to this.

Design Team

The proposal is for the demolition of a single storey house and its replacement with a 1 ½ storey property. The current house is substandard with no insulation and is damp. The building line of Cheyne Road has been respected in accordance with the planning department's request. There was originally an additional extension jutting out of the back of the building taking up further garden ground, but this was removed.

The massing of the building from the front has been reduced by hiping the roof and locating the garage on the east elevation with a relatively flat roof. The proposal will replace a building that has a gabled roof and takes up almost the entire width of the site. The window has been wrapped around the south-west corner of the house to give the impression of it being set back.

The property at 80 Dunbar Street has a higher plot ratio. The properties at no80 and 82 are both built hard on to the boundary/street face. The proposal seals the

driveway onto Dunbar Street and as such would improve the streetscape. The proposed building is of the same style and proportions as the other properties on Cheyne Road.

The client brief was very simple- a family home in this area, 3 bedrooms, a study and open plan living space. There were 5 options to start with including a contemporary option and an option to renovate the existing house, both of which were ruled out.

No objections have been received to the application.

Panel's Views and comments

Plot ratio and distance to boundary

The panel required clarification on the background behind the policy context of plot ratio and the 9m boundary distances and its significance. It was confirmed that this is to ensure that there is sufficient amenity space for residents. It is important to have sufficient garden ground for properties. It was noted that the 9 metre distance is easy to implement and necessary in new sites but in this instance there is no window to window distances or overlooking issues.

The panel enquired whether there would be an option at a later date to extend the house. It was confirmed by the case officer that the permitted development rights would be removed from the property.

The panel did think that that house was potentially too close to the neighbour but it was confirmed that this is the location of the existing house. It was then agreed that the proposal has less of an impact on the neighbour than the current house, with the hipped roof and the garage on the boundary rather than a gable.

The panel noted that the provision of garden ground and consideration of whether a development is overdevelopment should be considered on a case by case basis.

The panel enquired whether rather than the house to boundary distance being an issue was it actually that the proposed house was just too big for the site. The 40% plot ratio may be the significant factor, it was noted that guidelines are there for a reason. The ratio at present on the site is 42.8 %. It was noted that there would be no overlooking issues from the rear that would impact on amenity. The panel queried if the house was reduced whether this would satisfy everyone. It was noted that the neighbouring properties on Dunbar Street are in much smaller plots, but this was prior to the current guidance being in place. Those two houses were also developed on the garden of 11 Cheyne Road, leaving that house with limited garden ground. The architect noted that the ground floor of the house could be reduced but it would be getting tight with space doing this

upstairs. The panel did think that the proposal is over development but that the building was of a good and appropriate design.

Consideration should be given on how to achieve the 40% plot ratio. Consideration could be given to the wall thickness and other similar ways to try to reduce the footprint within the site. It was noted that the properties at 80 and 82 Dunbar Street are within smaller plots but the panel confirmed that these are not the properties that the house is reflecting.

It was noted by the panel that the relocation of the garage to the side of the house has freed up space within the garden helping to create further amenity ground. It was also noted that the relocated garage has helped to reduce the mass of the building.

Corner Site

It was noted by the panel that the character of the corner site was different to that of the rest of the street. The building could be brought directly onto Dunbar Street to make a feature of the site while also creating an edge to the street. The building could have a frontage onto both Dunbar St and Cheyne Road. The wall of the house could act as part of the boundary wall. It was noted by the applicant that the pre-application advice had been based on retaining the building line and setting the building off the boundary of Dunbar Street.

The panel also queried whether the house must match the building line of Cheyne Road or whether it could move forward within the site, given the buildings on the opposite side and opposite end of the road. The panel did not feel that there was anything precious about either the north or south building line. The planning officer confirmed that the building line of Cheyne Road had to be retained.

It was confirmed that the wall to Dunbar Street will be low, opening up the views into the site.

Roof Pitch

It was confirmed by the applicant that even though the plan of the house is deeper than others on the street, the pitch of the roof on the proposed house was the same as the neighbouring properties on Cheyne Road ie 45 degrees. It was noted that this is important given the uniformity of the roofs and the large area of flat roof at the ridgeline of the proposed dwelling. The form of the building is particularly post war Aberdonian and has also been used in other replacement houses elsewhere in the City. It was also agreed that the pitch and form of the roof improves the street view of Dunbar Street by removing the gable.

Design

The detailing of the building is key to bringing it into the 20th Century, this will make or break the development. The potential to extend about the garage would

be possible but it was agreed that this was more difficult and not really an option given the internal layout and the fact that it would increase the impact on the neighbour and the street.

Conclusion

The panel agreed that the replacement of the house was the best option for the applicant as well as the street. They also deemed the design to be acceptable and appropriate for this location.

- The option for the building to address both streets should be considered.
- The panel did not agree that in this instance the 9 metres to the rear boundary was relevant,
- The panel agreed that the house is too large for the site and that the development should be reduced to meet the 40% ratio.
- Relocating the garage to the side has helped increase the rear garden and reduce the massing of the building on Cheyne Road.
- The design of the house is appropriate and improves the plot within the street.
- The house could be relocated onto the boundary of Dunbar Street and form part of the boundary.
- The panel did not feel that the building line on either street was significant given the properties on the other side and end of Cheyne Road.
- The pitch and form of the roof matching others on the street is welcomed and key.

This report reflects the views of the panel as a whole and is not attributed to any one individual. The comments within this report do not prejudice any panel members from forming a differing view individually at a later date.

Gavin Clark

From: Daniel Lewis
Sent: 20 May 2014 16:01
To: Gavin Clark
Subject: Fw: 11 Cheyne Road

For information

From: Ramsay Galloway Milne
Sent: Tuesday, May 20, 2014 03:58 PM GMT Standard Time
To: 'aleksander.janusz@physics.ox.ac.uk' <aleksander.janusz@physics.ox.ac.uk>
Subject: 11 Cheyne Road

Dear Dr. Janusz

I am now aware that despite what was said at the Community Council the Community Council Planning Officer did not submit an objection.

This means that the matter will be determined by the case officer who has taken advice from a senior planner.

Basically he is prepared to be flexible with the percentage of the site which may be developed but not to the extent you propose.

I would hope that this matter can be resolved so that the application can be supported.

I understand that your concerns regarding the handling of the case are being dealt with separately. Best wishes

Best wishes

Ramsay

Councillor Ramsay G. Milne
Member for Tillydrone/Seaton/Old Aberdeen

Town House
Broad Street
Aberdeen
AB10 1FY

Tel: 01224 346620
Mobile: 07876 763785
Email: rmilne@aberdeencity.gov.uk

From: Aleksander Janusz [mailto:aleksander.janusz@physics.ox.ac.uk]
Sent: 20 May 2014 10:16
To: Ramsay Galloway Milne
Subject: Re: 11 Cheyne Road

Dear Councillor Ramsay

Thank you for your patience. I was particularly interested in the objections when I last emailed to make sure I was being fair to everyone -- I understand that the only objection mentioned was in relation to minimizing construction noise, no reflection on the size and nature of the property.

As a result, it would not need to go to the Committee. Still, Gavin has reservations, and now the decision rests on one person, who I feel does not sympathize with my arguments and is unnecessarily obstructive. This puts me in an unhappy situation because seeing acceptance from my community I am faced with almost blind and bureaucratic resistance - even the solutions we spoke about when you met me 1 year ago are now unacceptable.

I would be very happy to hear from Dr Bochel instead, as per my previous email copied to you. My patience is being tested and I would like to deal with competent persons who are true to their word.

Kind wishes

Alex

On Thu, May 15, 2014 17:47, Ramsay Galloway Milne wrote:

Dear Dr.Janusz

Gavin Clark is currently on leave returning 19 05 14.

I am not up to speed with where the application but to date this has not been allocated a slot at a future Committee Meeting. I suspect that there have been objections including from Old Aberdeen Community Council. I will check how many objections have been submitted but I would think that the application will be considered by Committee.

Gavin may be seeking amendment to your application so that it meets certain Policies. It is important that where a favourable recommendation is made that the application predominately meets policies and objections can be countered by confirmation that the application meets such policies. Clearly if a favourable recommendation is not included in the report Members would have to take that into account.

I have asked Gavin to discuss your concerns with me on his return in order that he can provide the clarity you seek.

As you know under Members of the Planning Committee have to keep an open mind & not make any decision until we see the report, hear any questions made by Members & the answers from Officers and thereafter discuss & debate any proposals put forward by Members at Committee.

I will ask Gavin to revert to you once we have spoken.

Ramsay

Councillor Ramsay G. Milne
Member for Tillydrone/Seaton/Old Aberdeen

Town House
Broad Street
Aberdeen
AB10 1FY

Tel: 01224 346620

Mobile: 07876 763785

Email: rmilne@aberdeencity.gov.uk

-----Original Message-----

From: Aleksander Janusz [<mailto:aleksander.janusz@physics.ox.ac.uk>]

Sent: 15 May 2014 16:23

To: Ramsay Galloway Milne

Subject: 11cheyne

Dear Councillor

I am sorry to intertwine you in this once again. I feel powerless. I would appreciate a telephone conversation when you are in office.

Since lodging there has been no solid contradiction from either individual persons or local council (who I have not even approached to lobby support)..so I do not see where the difficulties are coming from. Gavin

seems to have understood your kind paraphrasing during our meeting on site in view of minimizing the garden but maximizing its quality, but all this is forgotten now when we are speaking officially.. With new and newer requests which seem intended to stall. I need a bold decision..but in view of above it wouldn't even find its way to the council (which is better than we had hoped, but of no help, ironically).

Alex

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Gavin Clark

From: EnquiriesEPI
Sent: 20 May 2014 14:22
To: Daniel Lewis; Gavin Clark
Cc: Margaret Bochel; MembersEnquiries; Ramsay Galloway Milne
Subject: Stage 2 Complaint - COM013687 - 11 Cheyne Road

Dear Both,

This complaint was logged under ref: COM013687.

Could you please let me have a draft response prior to 17/06/2014 as this must be signed by Gordon McIntosh due to the fact that it is a stage 2 complaint.

Many thanks
Salomeh extension 2918
Enquiries Team

-----Original Message-----

From: Aleksander Janusz [mailto:alexjanmd@gmail.com]**Sent:** 15 May 2014 16:04**To:** Gavin Clark; Margaret Bochel; Ramsay Galloway Milne**Cc:** L Hunter Architect**Subject:** Re: 11 Cheyne Road 2 of 2

Dear Mr Clark

Neither myself or my architect understand your comment, which constitutes another adventurous addition to what was discussed. Do I understand correctly that you are now suggesting to increase distances further from the southern and western boundary at the same time? This was never discussed, and makes an impossible development.

You must be more clear about your requirements. I would expect concrete suggestions from a city planner rather than new, vague, and increasingly inconsistent picks at what is impossible rather than constructive suggestions. As it appears you could not provide such information during our meeting and in this further correspondence, I request you put forward to your architects' council the plans as lodged with you at this time. I urge you to do this without further delay, as I had voiced during our meeting and as you assented to do, especially now as I feel too confused and unable to make further plans without such concrete contribution.

Unless your architects are able to instruct us how to take care of the south western corner, which is the reason why I explicitly urge you to feed this proposal ASAP, I am unsure how to work within the realms of you request and keep even an existing amount of living space within this proposed dwelling without moving the garage to the back. This set out at the front is a big selling point of this proposal as favoured by neighbors who I recently spoke with and who

welcome a redevelopment which is more alike the neighboring dwellings, and who are therefore surprized by this turn of events.

During our meeting we had agreed that you would be willing to take into consideration further evidence of how this house is placed in relation to others along the street, along with 3d views, which we have now provided, including a version reduced by the kitchen outcrop. This is where we have progressed since our meeting. The rapid nature of your refutation of this sheds doubt whether you had taken sufficient time to reflect, in a respectful fashion towards my architect and myself, and to the amount of work these readjustments take, on these proposals. This strikes me as marginally irresponsible, as does your absence from office and unavailability for further email or telephonic discussions during a date which you had yourself set up as a milestone for further proposal deliberation, of 9th May. Since I feel this is as discourteous as inefficient, I insist you relate this issue to your seniors, and since this continues not for the first time, I insist to have all contacts and decisions communicated through your superior exclusively. Furthermore, your previous discrepant, and erroneous calculations of area of build, and underestimation of plot area blindly based on out-of date maps (despite several visits at the site) and without correlation with revised deeds, undermine the credibility and professionalism. These are unacceptable and unfortunately contributed to secondary confusion and unnecessary digression from already difficult discussions regarding this development, and will not happen again.

Because I am coming to consider the meeting on 27 March as little productive, and contributing to further procrastination in this matter, I am asking my area councillor to accompany me to a meeting with your counterpart, yourself if you wish, and your superior as soon as possible.

I also copy this letter in hard copy to your colleagues in the Council Tax department, because I trust that as a result of this unnecessary procrastination I am unfairly charged for council tax for this property for a longer than acceptable and expected timeframe to complete these building permit negotiations while it is vacant. Since you have sighted this property, I would like to ask you to testify any evidence necessary to classify this property as inhabitable, which it is for these purposes, to act in a retrospective fashion to halt council tax solicitation, which I feel is unfair. I had hoped not to take this step counting we could negotiate these planning differences quickly, but I consider this a deadlock which cannot be solved until further intervention and senior input and this needs to be considered.

Further reiterating that your random, unexpected, and badly communicated times of annual leave, which do not correspond with previously agreed deadlines, I regret that I am losing faith that there scope for this to progress in a timely fashion and a proposed new dwelling to become habitable within 12 months.

Heeding the above, I copy this letter to Dr Bochel, asking, in view of current obstacles, that after Mr Clark has put this proposal to the Architects council, you please kindly reassign this case to a more reliable planner, allow him/her to familiarize themselves with this case in an urgent manner, ahead of another meeting in the near future, to please include yourself, Councillor Milne, and my team.

This correspondence ought to be treated as official complaint demonstrative of my dissatisfaction at handling of this case - although I stress, that mostly at the communication rather than the content of discussions regarding the proposed plan.

I continue being open to constructive negotiation in relation to the plans, to allow them to fit with building regulations, planing considerations, and wishes of the local community who I have come to know and understand as a prospective respectable neighbor. However I do not see a constructive way for this to progress except for suggestions mentioned above.

Your sincerely

Dr Alex Janusz

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Gavin Clark

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Cc: L Hunter Architect
Subject: Re: 11 Cheyne Road 2 of 2

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I continue being open to constructive negotiation in relation to the plans, to allow them to fit with building regulations, planing considerations, and wishes of the local community who I have come to know and understand as a prospective respectable neighbor. However I do not see a constructive way for this to progress except for suggestions mentioned above.

Your sincerely

Dr Alex Janusz

On May 1, 2014, at 5:27 PM, L Hunter Architect <lhunterarchitect@gmail.com> wrote:

Dear Gavin

Whilst I 'hear yo'u I do believe we are trying to reach an accommodation in order that this application can be approved.

i will have to revert to the client before i get back to you.

The 8.5m is really too much of a push and I would reiterate that the removal of the garage from this courtyard significantly improves the sense of open space to the south.

The 9.0m or 8.5m or whatever is still just a guideline and I would have hoped you would appreciate we are trying to not only create a house that is usable in terms of internal space, but which also responds to the form of development on Cheyne Road whilst trying to give it a sense 'of today' rather than the 1940's

Regards

les

Leslie F Hunter Architect
(LFHA LTD)
4 Seafield Place
Cullen AB56 4TF

T: 01542 840200

M: 07702 105750

EMAIL : lhunterarchitect@gmail.com

WEB: www.lfharchitects.co.uk

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If you received this in error please contact LFHA immediately.

On 1 May 2014, at 15:56, Gavin Clark <GaClark@aberdeencity.gov.uk> wrote:

Good Afternoon Les,

I write in response to your email/ attachments and would advise as follows:

At our meeting we discussed the minimum distances required between the boundary wall and the rear of the dwellinghouse. Whilst the distance (from the middle of the garden to the dwellinghouse) now sits at 7m this is not considered sufficient, and should be set back at least 8.5m, as per our meeting on the 27th March. The proposal is still considered to constitute overdevelopment.

Setting in the proposal from Dunbar Street is encouraged, and helps reduce the overall visual dominance of the proposal. This element should be progressed in a revised scheme.

If you wish to discuss further do not hesitate to get in touch.

Regards,

Gavin

Gavin Clark

Planner (Development Management South)
Planning and Sustainable Development
Enterprise Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
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Development Management (Planning Applications Team). Many thanks in advance.

From: L Hunter Architect [<mailto:lhunterarchitect@gmail.com>]

Sent: 28 April 2014 09:27

To: Gavin Clark

Subject: 11 Cheyne Road 2 of 2

Gavin

Herewith the second email as promised.

This is the option with the corner set back from the Dunbar St elevation.

Rgds

les

Leslie F Hunter Architect

(LFHA LTD)

4 Seafield Place

Cullen AB56 4TF

T: 01542 840200

M: 07702 105750

EMAIL : lhunterarchitect@gmail.com

WEB: www.lfharchitects.co.uk

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<image001.png>

<image002.png>

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<image004.png>

Gavin Clark

From: L Hunter Architect <lhunterarchitect@gmail.com>
Sent: 28 April 2014 09:27
To: Gavin Clark
Subject: 11 Cheyne Road 2 of 2
Attachments: 703-102 Elevations Rev.PDF; 703-103 Site Plan Rev.PDF; 703-101 First Floor Plan & Sections Rev.PDF; 703-100 Ground Floor & Basement Plans Rev.PDF; 703-104 Location Plan Rev.PDF

Gavin

Herewith the second email as promised.

This is the option with the corner set back from the Dunbar St elevation.

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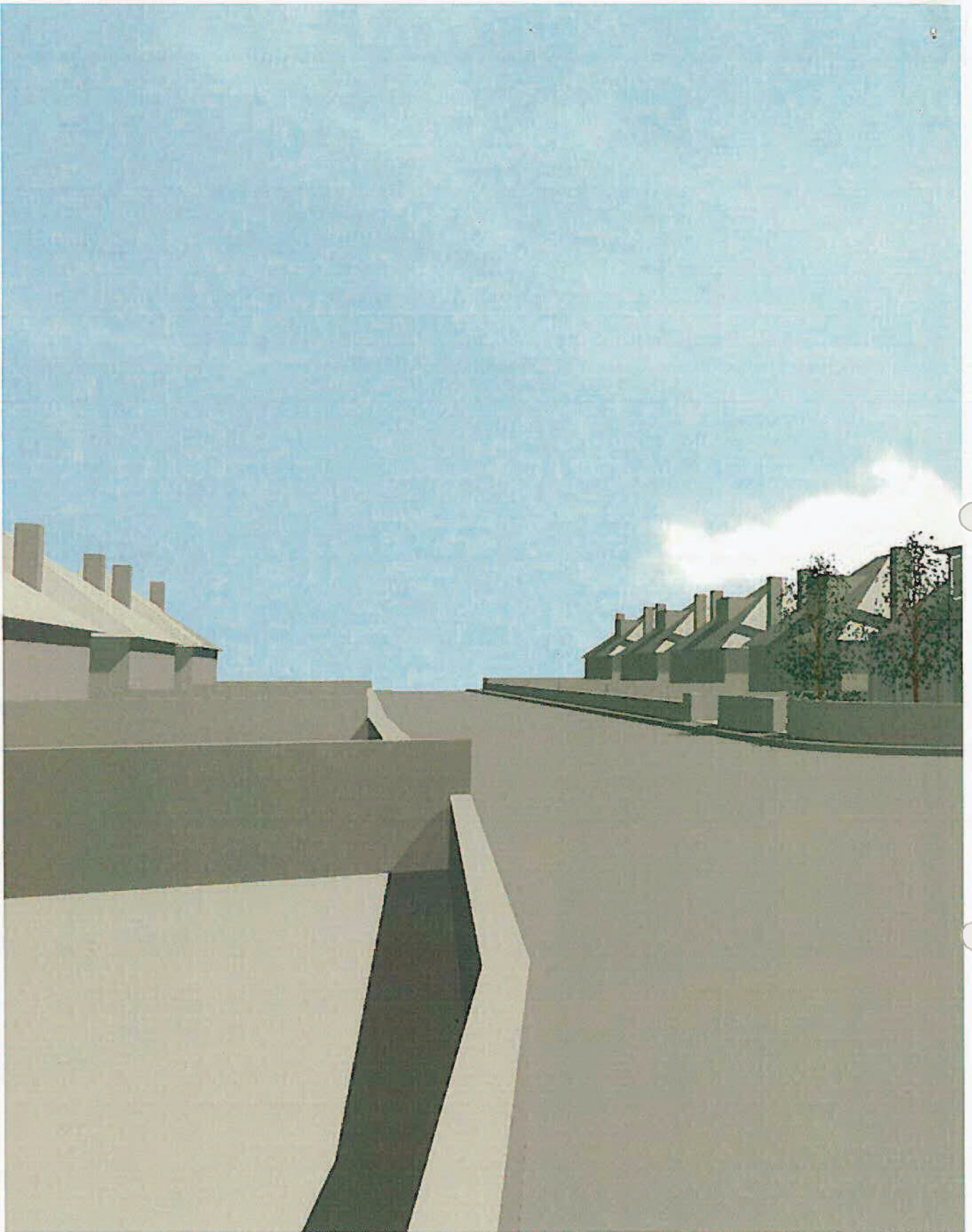
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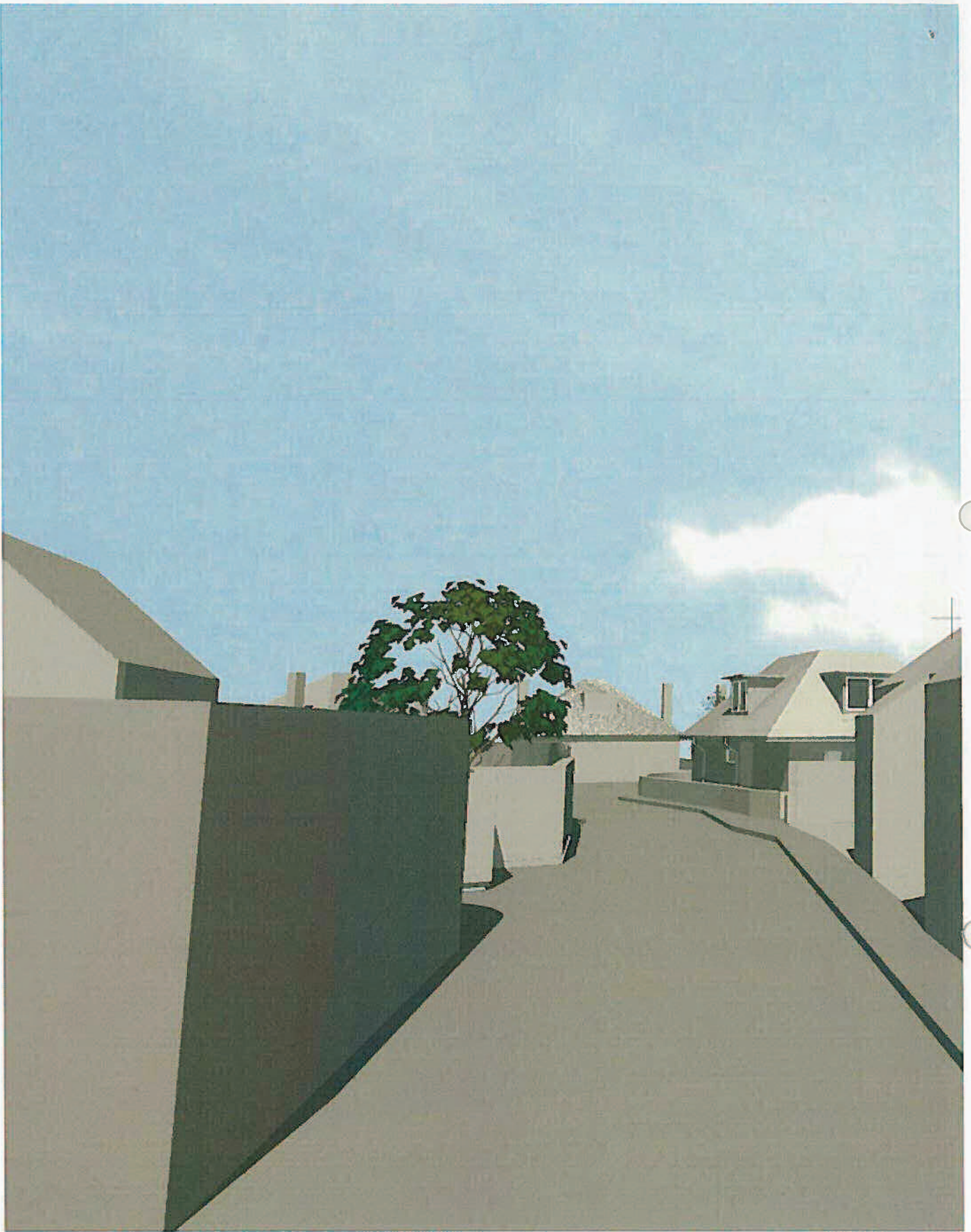
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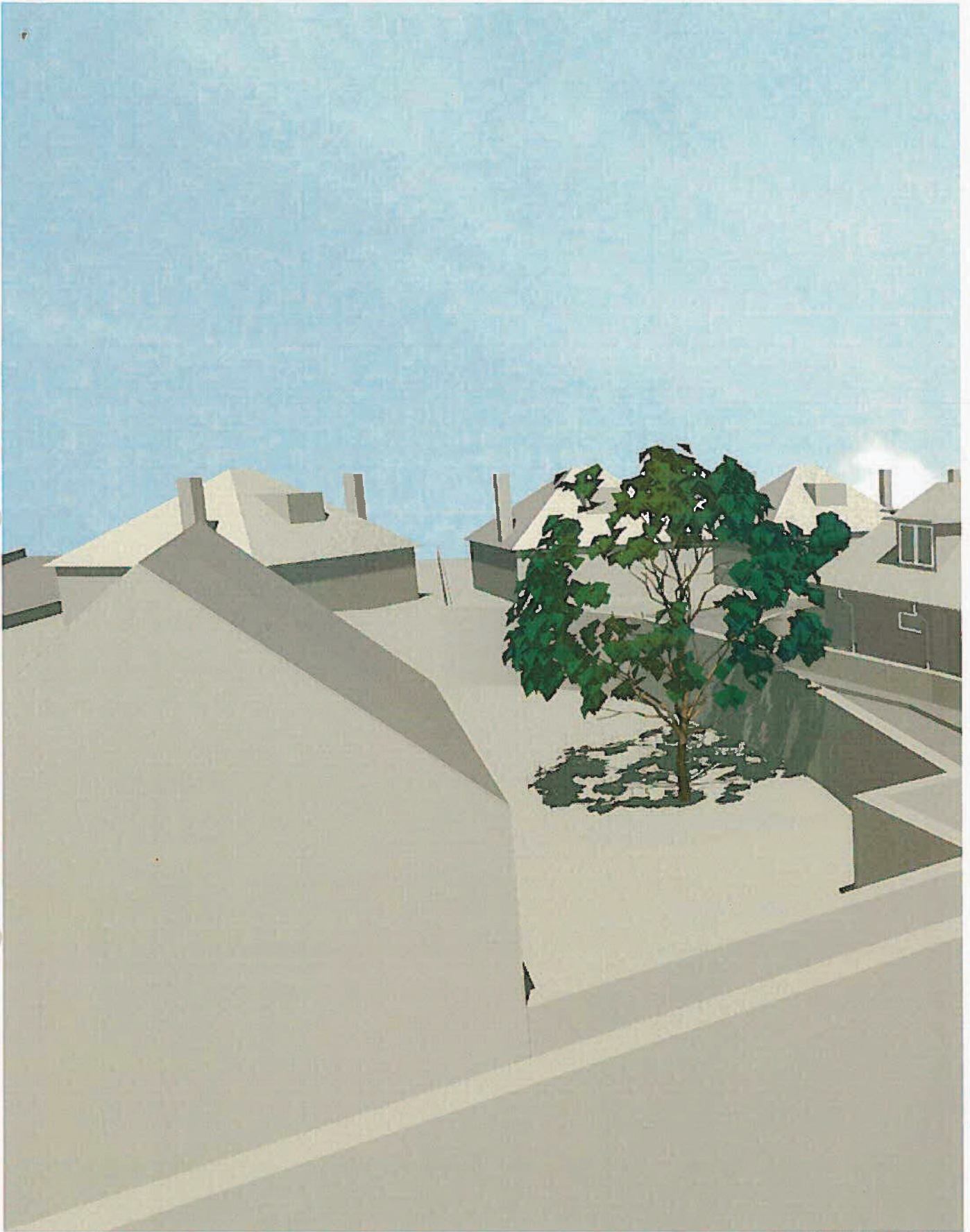
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Gavin Clark

From: Aleksander Janusz <Aleksander.Janusz@physics.ox.ac.uk>
Sent: 14 April 2014 20:08
To: L Hunter Architect; Gavin Clark
Subject: RE: Planning Application Ref: 140113 - 11 Cheyne Road - Aberdeen

Dear Gavin,

I am a bit unclear about this recent correspondence from forwards etc. Is there now a deadline until you can consider further suggestions ?

I have given my architect my instructions. It is my wish that you do not close this case and refer to Architect council and Committee of councillors for their opinion, as we discussed. I would like to receive an account of the conclusion of their deliberations. After some thought, I think reduction of the house by removing the kitchen outcrop could be acceptable, and instructed Les hunter to present you with further supporting evidence, including 3d views to allow you to judge if you would be willing to accept our further compromise based on this.

For now the only alternative I can imagine if we need to downsize to substantially move the south-west corner (which you only confronted us with at our meeting, so I didnt have much time to ponder) is a reduction of the house which would entail removal of the garage to the back, much as is the case currently. This would allow little improvement on the current, with little back garden greenery, and contradict your plea to encourage a spacious, natural streetscape along Dunbar, and my desire to create a cozy back garden.

Alex

From: L Hunter Architect [lhunterarchitect@gmail.com]
Sent: 11 April 2014 10:20
To: Gavin Clark
Cc: Aleksander Janusz
Subject: Re: Planning Application Ref: 140113 - 11 Cheyne Road - Aberdeen

Should be OK
Let me discuss with client
les

Leslie F Hunter Architect
(LFHA LTD)
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On 11 Apr 2014, at 10:18, Gavin Clark <GaClark@aberdeencity.gov.uk<mailto:GaClark@aberdeencity.gov.uk>> wrote:

Les,

Would 9th May be ok as an extension?

Regards,

Gavin

Gavin Clark
Planner (Development Management South)
Planning and Sustainable Development
Enterprise Planning and Infrastructure
Aberdeen City Council
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From: L Hunter Architect [mailto:lhunterarchitect@gmail.com<http://gmail.com>]
Sent: 11 April 2014 09:50
To: Gavin Clark
Cc: Aleksander Janusz
Subject: Re: Planning Application Ref: 140113 - 11 Cheyne Road - Aberdeen

Dear Gavin

i am also away next week

I will hopefully receive a response from the client over this w/e and can take it from there Might be best saying end of 1st week May??

Rgds

Les

Leslie F Hunter Architect
(LFHA LTD)
4 Seafield Place
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M: 07702 105750

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On 11 Apr 2014, at 09:30, Gavin Clark <GaClark@aberdeencity.gov.uk<mailto:GaClark@aberdeencity.gov.uk>> wrote:

Good Morning Les,

I write in reference to the above application, and to our meeting on the 27th March.

I would note that the application is now close to its two month determination period and I was wondering if you were close to submitted amended proposals as per our discussions at the above meeting?

If you wish to discuss further do not hesitate to get in touch.

Regards,

Gavin

Gavin Clark
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Gavin Clark

From: Ramsay Galloway Milne
Sent: 24 March 2014 16:52
To: 'L Hunter Architect'
Cc: Gavin Clark; Aleksander Janusz
Subject: Planning Application Ref 140133 - 11 Cheyne Road - Aberdeen

Dear Mr Hunter.

I regret I will be in a meeting of Scottish Planning Conveners that day.

Ramsay

Councillor Ramsay G. Milne

Member for Tillydrone/Seaton/Old Aberdeen

**Town House
Broad Street
Aberdeen
AB10 1FY**

Tel: 01224 346620

Mobile: 07876 763785

Email: rmilne@aberdeencity.gov.uk

From: L Hunter Architect [<mailto:lhunterarchitect@gmail.com>]
Sent: 24 March 2014 16:49
To: Aleksander Janusz
Cc: Gavin Clark; Ramsay Galloway Milne
Subject: Re: Planning Application Ref 140133 - 11 Cheyne Road - Aberdeen

Dear Alex

I could meet at 1300hrs.

I suggest we meet on site.

Gavin- can you attend then?

Councillor Milne- as you attended the last meeting it might be helpful if you can attend.
If so I will forward copies of our submission to you.

Regards

Les

Leslie F Hunter Architect
(LFHA LTD)
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M: 07702 105750

EMAIL : lhunterarchitect@gmail.com

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On 24 Mar 2014, at 16:37, Aleksander Janusz <Aleksander.Janusz@physics.ox.ac.uk> wrote:

Gentlemen,

I review the calculations. Are we in agreement? Is it necessary to meet ?

Re parking, I point out the possibility of on street parking, such as in the urbanized Aberdeen centre. If we can't compromise, we can create an extra space alongside proposed front driveway. Or reduce proposed number of bed/rooms to suit regulations (remerge upstairs bedrooms to the north; these were originally one large bedroom, Gavin, separated to add an extra dedicated study room which can convert as occasional guest room).

It will be difficult for me to meet after 2pm on 27th -- earlier is better, 12-2pm window. Is this possible?

BW

Alex

From: L Hunter Architect [lhunterarchitect@gmail.com]

Sent: 18 March 2014 15:10

To: Gavin Clark

Cc: Aleksander Janusz

Subject: Re: Planning Application Ref 140133 - 11 Cheyne Road - Aberdeen

Dear Gavin

On further analysis:

The area of build at 155.3m² is in fact 47.3% of the site area of 328m² (so only 2.5% greater than your suggested allowance)

Removing the attached garage would drop this to 42% and is therefore then only 2% greater than the existing house and garage in its original site of 290m²

Regards

les

Leslie F Hunter Architect

(LFHA LTD)

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Cullen AB56 4TF

T: 01542 840200

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On 18 Mar 2014, at 14:59, L Hunter Architect
<lhunterarchitect@gmail.com <<mailto:lhunterarchitect@gmail.com>>> wrote:

Thanks Gavin

It is fine for me.

Will wait and see if our client can make it also.

Regards

les

Leslie F Hunter Architect
(LFHA LTD)
4 Seafeld Place
Cullen AB56 4TF

T: 01542 840200

M: 07702 105750

EMAIL : lhunterarchitect@gmail.com <<mailto:lhunterarchitect@gmail.com>>

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On 18 Mar 2014, at 14:53, Gavin Clark

<GaClark@aberdeencity.gov.uk<<mailto:GaClark@aberdeencity.gov.uk>>> wrote:

Les,

I will address the points your email in the coming days. Would 2pm on the 27th suit?

Regards,

Gavin

Gavin Clark
Planner (Development Management South)
Planning and Sustainable Development
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From: L Hunter Architect [<mailto:lhunterarchitect@gmail.com><<http://gmail.com/>>]

Sent: 18 March 2014 14:47

To: Gavin Clark

Cc: Aleksander Janusz

Subject: Re: Planning Application Ref 140133 - 11 Cheyne Road - Aberdeen

Dear Gavin

Herewith our site plan which shows that the site extends to the south beyond the garage.

This is the area outlined in red acquired as part off the purchase by our client

Regards

Les
Leslie F Hunter Architect
(LFHA LTD)
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T: 01542 840200

M: 07702 105750

EMAIL : lhunterarchitect@gmail.com<<mailto:lhunterarchitect@gmail.com>>

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On 18 Mar 2014, at 14:33, Gavin Clark

<GaClark@aberdeencity.gov.uk<<mailto:GaClark@aberdeencity.gov.uk>>> wrote:

Les,

Our mapping system calculates an overall plot at 290 sqm. The proposed dwelling, as measured on the submitted drawings has been calculated at 167.5 sqm. This provides a plot coverage of 57.76%. Can you confirm how your calculations were undertaken?

<image001.jpg>

Regards,

Gavin

Gavin Clark

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Applications Team). Many thanks in advance.

From: L Hunter Architect [mailto:lhunterarchitect@gmail.com<http://gmail.com/>]
Sent: 14 March 2014 16:20
To: Gavin Clark
Subject: Re: Planning Application Ref 140133 - 11 Cheyne Road - Aberdeen

Dear Gavin
We will certainly wish to discuss this with you

We do not think the plot ratio is as high as you suggest
Regards

les
Leslie F Hunter Architect
(LFHA LTD)
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M: 07702 105750
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On 14 Mar 2014, at 16:13, Gavin Clark
<GaClark@aberdeencity.gov.uk<<mailto:GaClark@aberdeencity.gov.uk>>> wrote:

Good Afternoon,

I write in reference to the above application, I have had a chance to look through the documentation in detail, and as a result I would comment as follows.

At my meeting with Dr Janusz and Councillor Milne we discussed the proposal and what existed on site at present, and proposals which could be accepted on site. At this meeting I confirmed that we would allow a dwellinghouse with a larger footprint that covered between 40 and 45% of the overall plot (which would be against our supplementary guidance which has a recommended plot coverage of 33%). I have undertaken some calculations and the proposed plot coverage of the dwellinghouse would be roughly 60% - well over our recommended guidance and would subsequently constitute overdevelopment.

The dwellinghouse therefore needs to be reduced in size. We would be willing to allow a dwellinghouse larger than that which exists on site, but would require that any dwelling was at least 8.5m from the boundary (at the centre point of the garden). This would result in the sitting/ dining room being cut in half, and the kitchen extension removed from the proposal and re-located elsewhere in the property. This would likely result in the dwellinghouse being altered to incorporate the smaller footprint. I would be willing to look at alternative proposals and add further comment in due course.

I have also received comments from colleagues in the roads projects team, who have advised that the dwellinghouse requires three parking spaces. The current proposals therefore result in a shortfall of one parking space. A third car parking space will therefore be required within the curtilage of the property.

The proposed development, in its current format, is unacceptable, and would be taken forward with a recommendation to refuse. Let me know if you wish to discuss the content of this email further.

Regards,

Gavin

Gavin Clark

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Gavin Clark

To: L Hunter Architect
Subject: RE: 11 Cheyne Road 2 of 2

Good Afternoon Les,

I write in response to your email/ attachments and would advise as follows:

At our meeting we discussed the minimum distances required between the boundary wall and the rear of the dwellinghouse. Whilst the distance (from the middle of the garden to the dwellinghouse) now sits at 7m this is not considered sufficient, and should be set back at least 8.5m, as per our meeting on the 27th March. The proposal is still considered to constitute overdevelopment.

Setting in the proposal from Dunbar Street is encouraged, and helps reduce the overall visual dominance of the proposal. This element should be progressed in a revised scheme.

If you wish to discuss further do not hesitate to get in touch.

Regards,

Gavin

Gavin Clark

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From: L Hunter Architect [<mailto:lhunterarchitect@gmail.com>]
Sent: 28 April 2014 09:27
To: Gavin Clark
Subject: 11 Cheyne Road 2 of 2

Gavin

Herewith the second email as promised.

This is the option with the corner set back from the Dunbar St elevation.

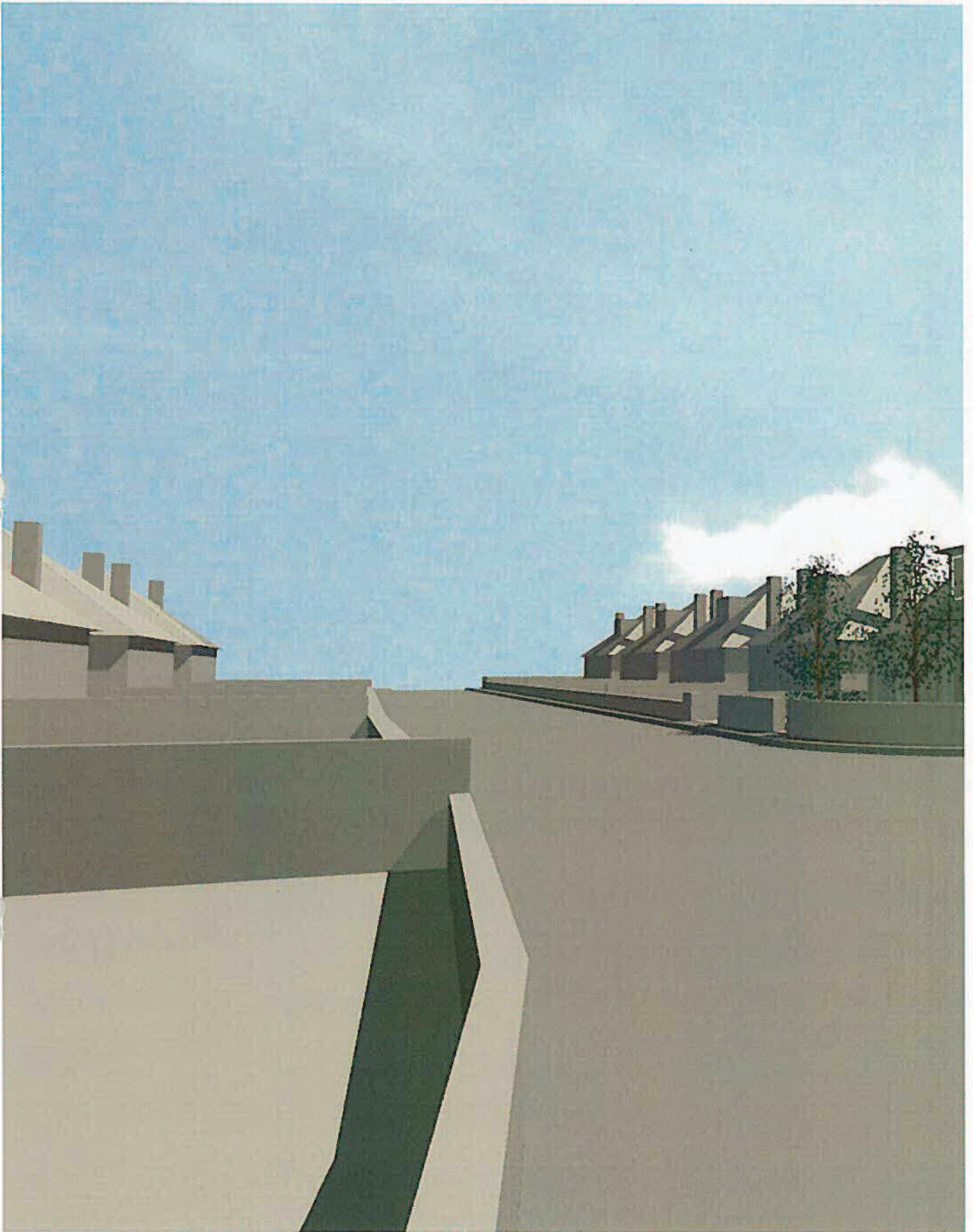
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les
Leslie F Hunter Architect
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4 Seafield Place
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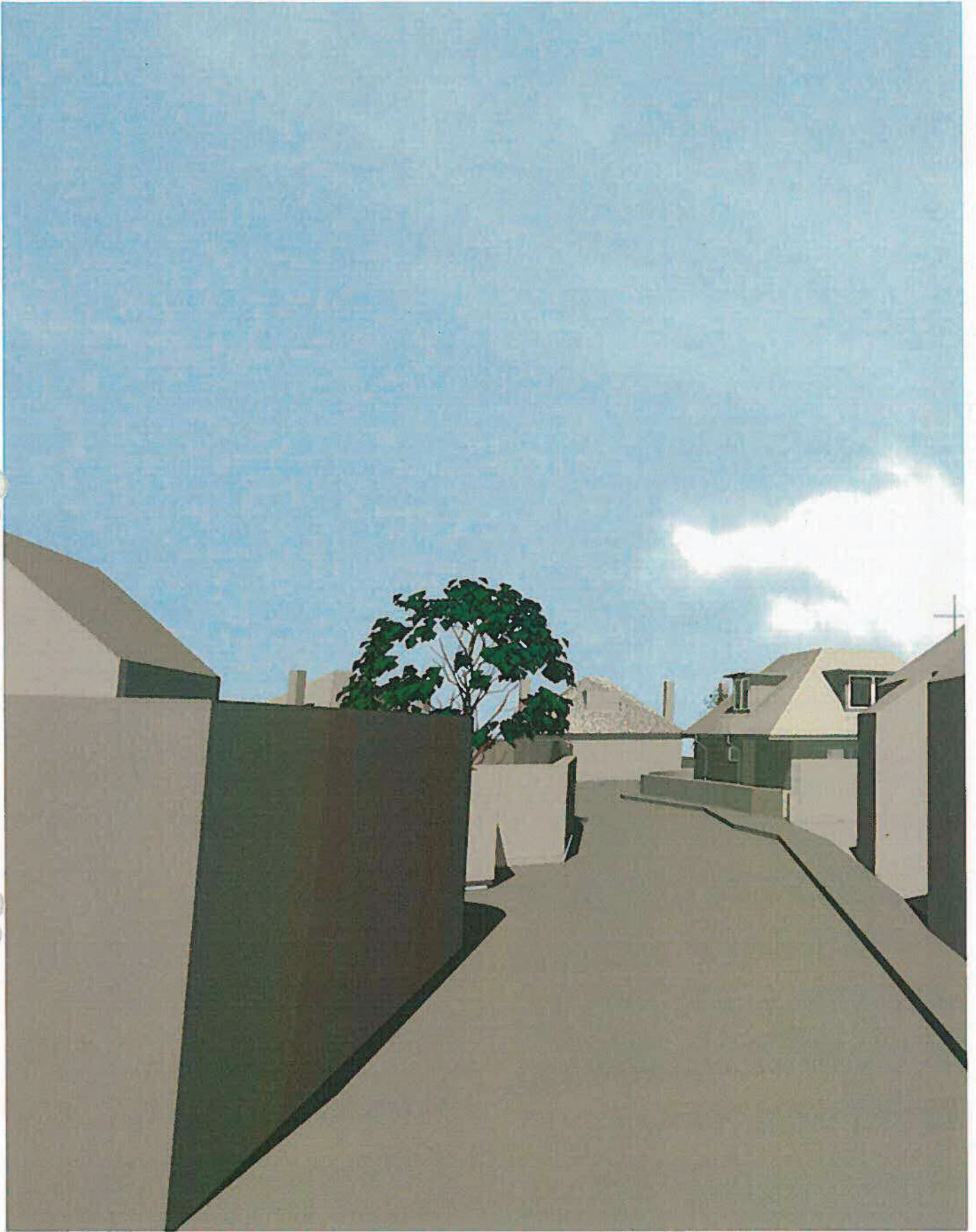
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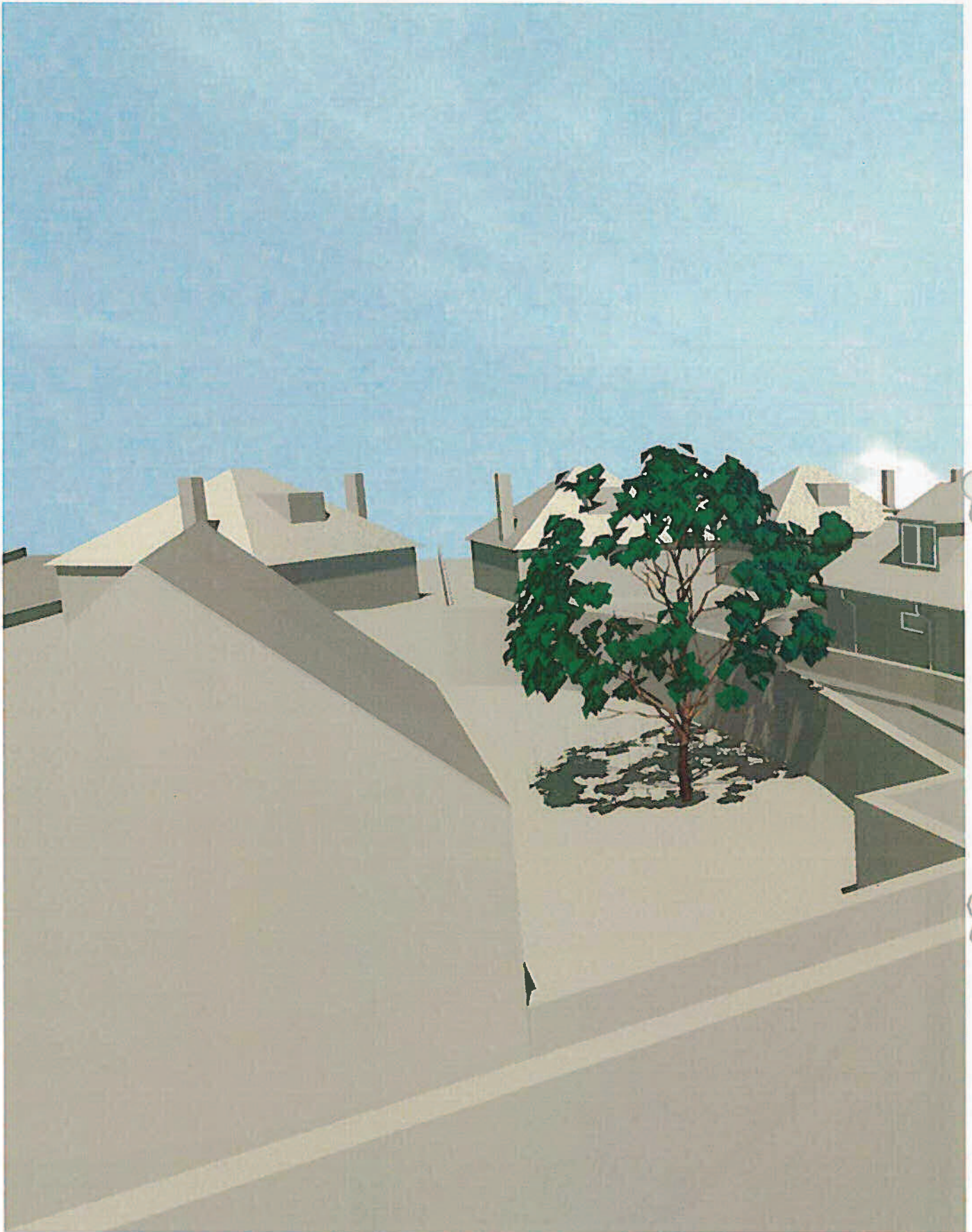
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From: L Hunter Architect <lhunterarchitect@gmail.com>
Sent: 28 April 2014 09:27
To: Gavin Clark
Subject: 11 Cheyne Road 2 of 2
Attachments: 703-102 Elevations Rev.PDF; 703-103 Site Plan Rev.PDF; 703-101 First Floor Plan & Sections Rev.PDF; 703-100 Ground Floor & Basement Plans Rev.PDF; 703-104 Location Plan Rev.PDF

Gavin

Herewith the second email as promised.

This is the option with the corner set back from the Dunbar St elevation.

Rgds

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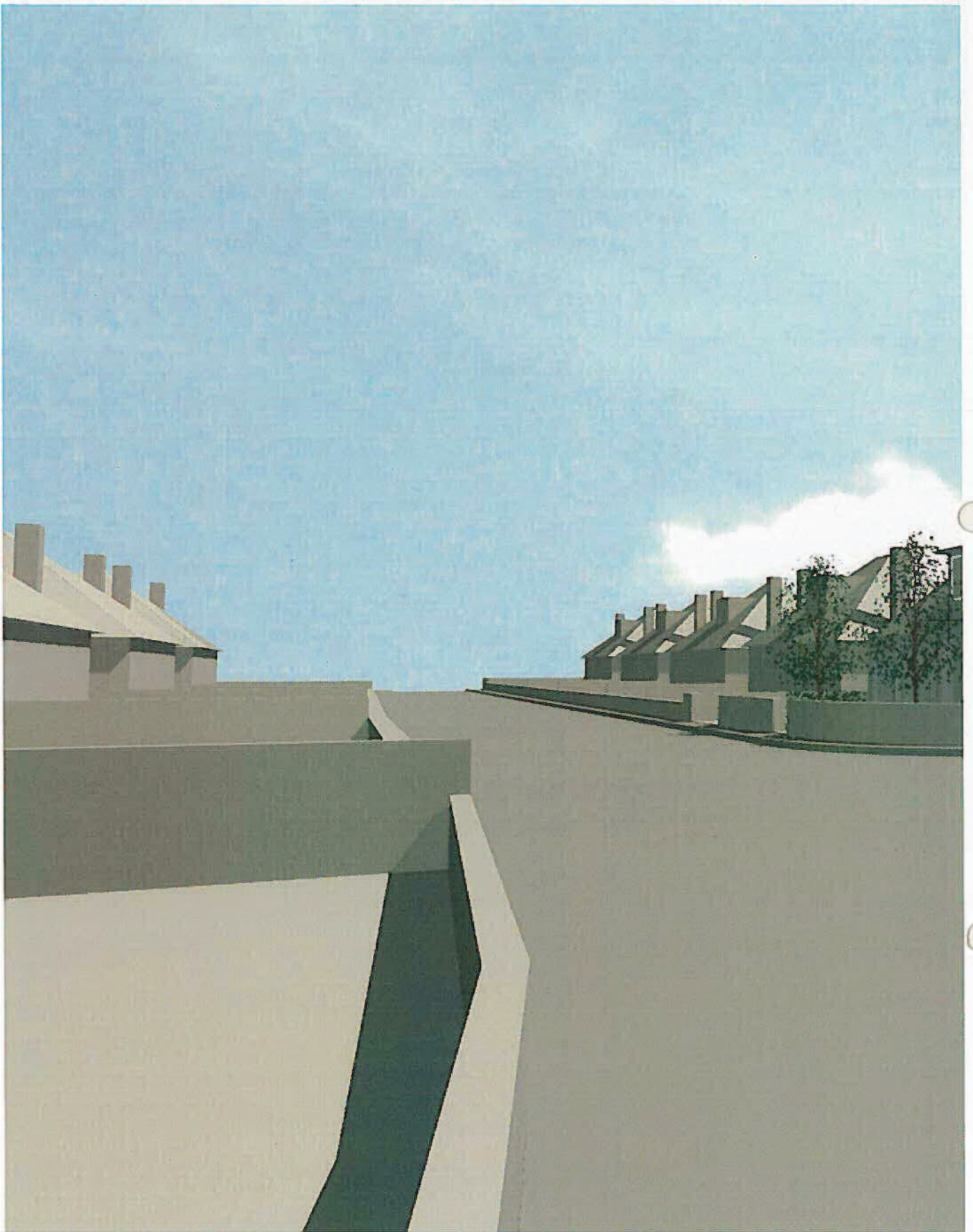
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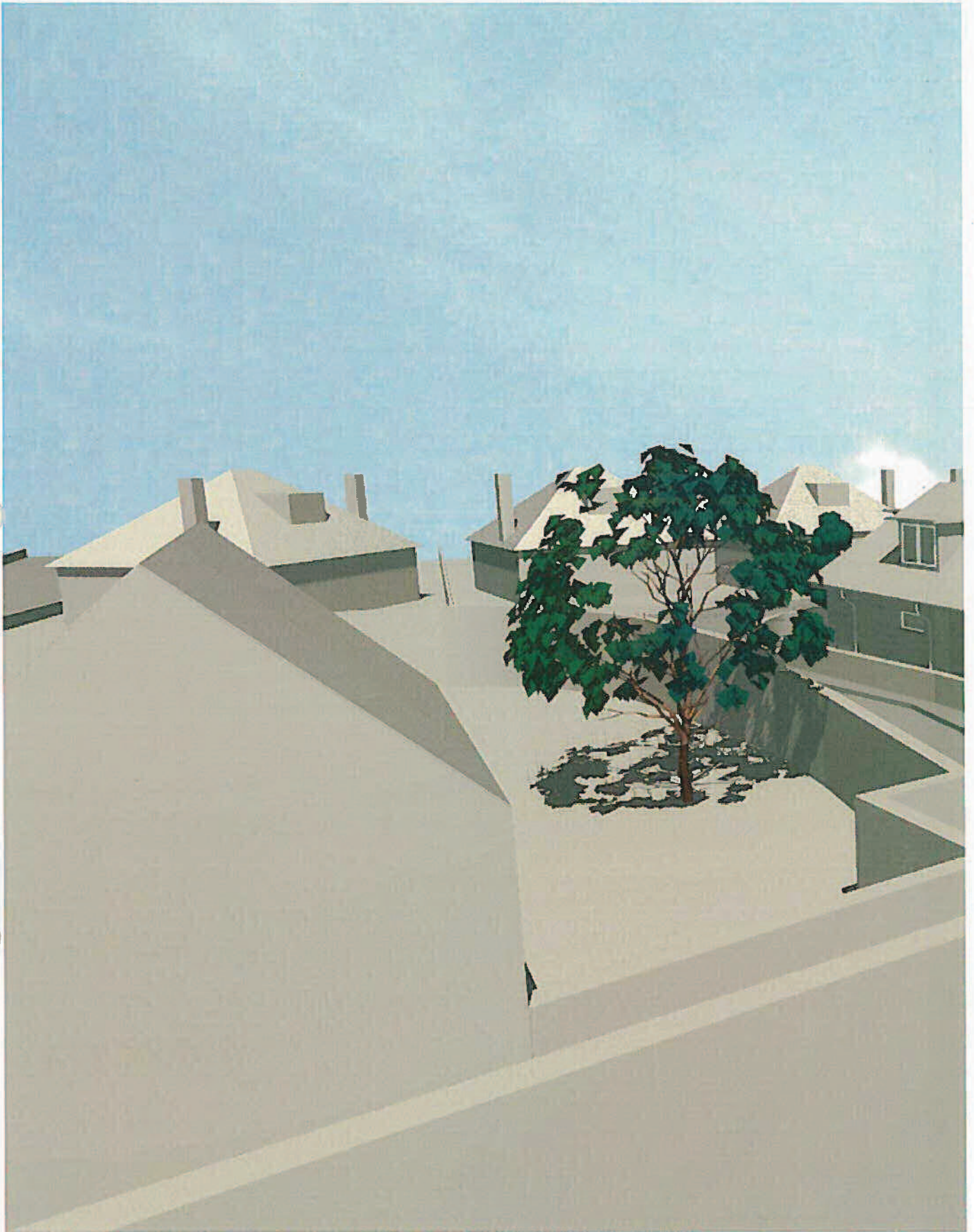
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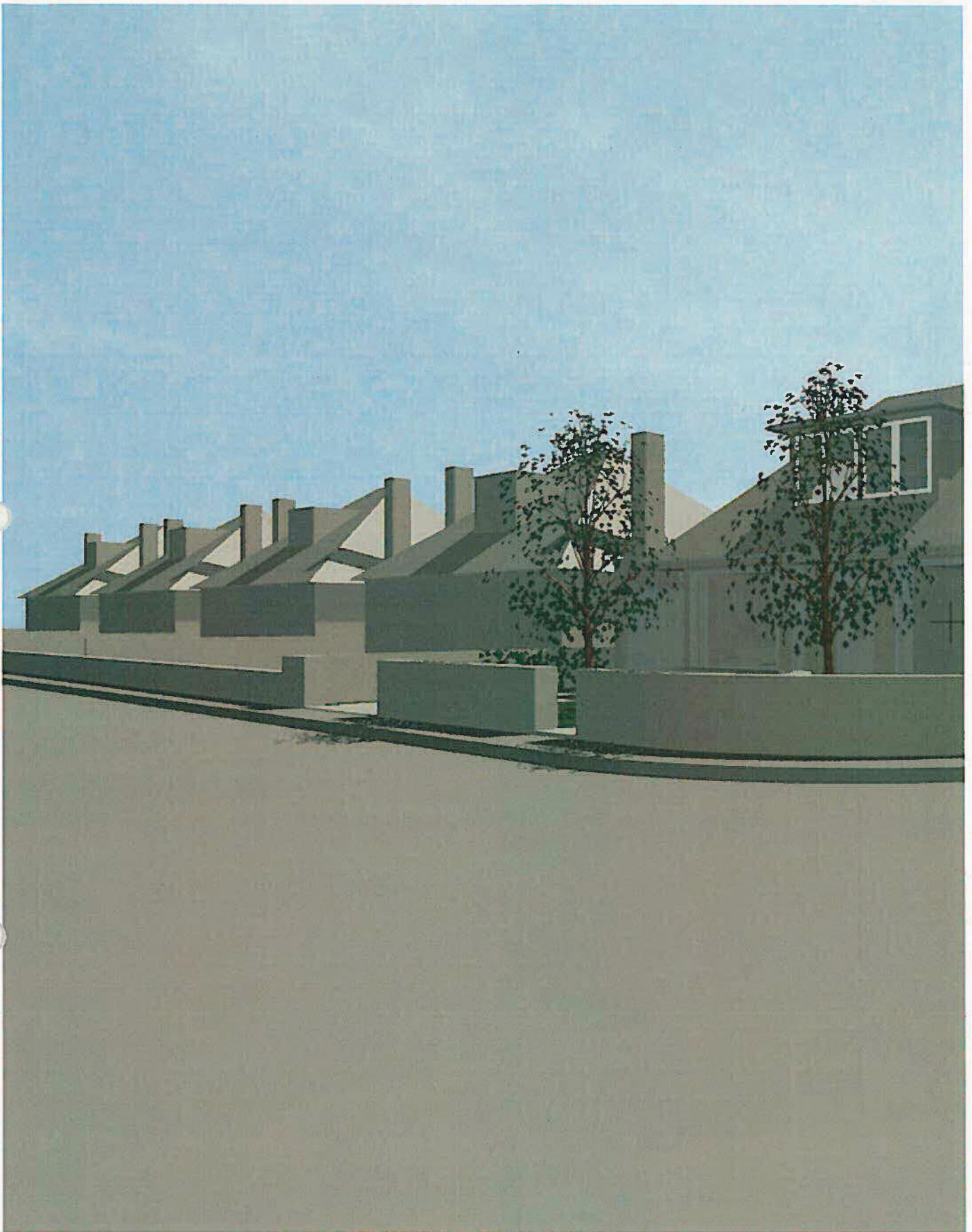
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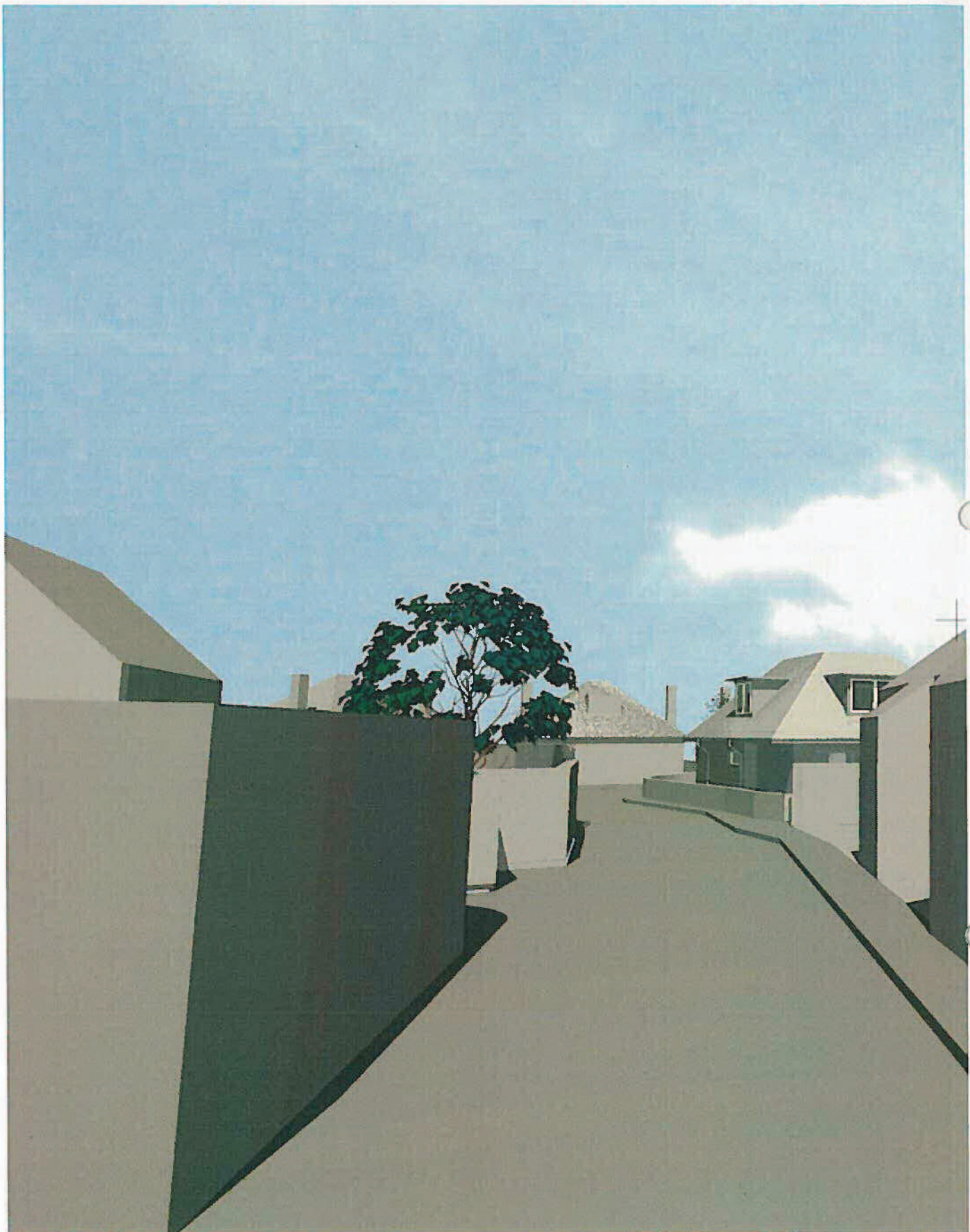
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Gavin Clark

From: L Hunter Architect <lhunterarchitect@gmail.com>
Sent: 18 March 2014 14:44
To: Gavin Clark
Cc: Aleksander Janusz
Subject: Planning Application Ref 140133 - 11 Cheyne Road - Aberdeen

Dear Gavin

Further to your email of late Friday pm I now comment as follows:

Plot ratio:

Our calculations suggest a plot ratio of just under 50%, so a good way below your suggested 60%. Can you please elaborate on how you calculated this to reach your 60% figure?

The site is larger than your mapping suggests and is as per our lodged site layout plan measuring 328m² as confirmed in our design statement lodged with the application .

If we delete the garage from the scheme then the figure improves to 45% (within your acceptable band) The existing house within its original site with garage is just a touch under 40%.

Rear garden ground:

I had understood from our client(following his meeting with yourself and Cllr. Milne) that the requirement for the rear garden depth would be looked on with some understanding given the significant improvement proposed to create an attractive courtyad garden rather than the concrete and tar that currently exists .We believe it is also pertinent that the existing rear area contains a building (garage) which prevents your requirements being met at present.

We note the property adjoining in Dunbar St. does not appear to comply with this your rear garden standard.

Can you please clarify the status of the preferred rear garden depth- is it written in policy or is it a guideline?

I would have some sympathy with your view if the house had no front garden but no. 11 has a good area of ground out front.

Car parking:

We believe this comment is a response to the 4 bedroom option provided.

We can therefore either make the front(north bedrooms) into one bedroom and therefore reduce the total to 3 OR provide a 3rd parking space on site

We do note however there is also residents parking on street and wonder why that cannot be deemed to meet one space requirement.

I would look forward to your view on this after you have discussed this with Roads.

We note no responses are posted from the public or other consulters other than Flood team on the planning web page for the application
can you advise/provide any responses please?

We would value a meeting . Our client will require some notice so i would suggest next week for me Thursday would work

Regards

Les

Leslie F Hunter Architect
(LFHA LTD)
4 Seafield Place
Cullen AB56 4TF

T: 01542 840200

M: 07702 105750

EMAIL : lhunterarchitect@gmail.com

WEB: www.lfharchitects.co.uk

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On 14 Mar 2014, at 16:22, Gavin Clark <GaClark@aberdeencity.gov.uk> wrote:

I am of the office until Tuesday 18th March at 1pm. My emails will not be checked in my absence. I will respond to your email on my return. If you have any urgent enquiries please contact the Application Support Team on 01224 523470.

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Gavin Clark

From: L Hunter Architect <lhunterarchitect@gmail.com>
Sent: 18 March 2014 14:58
To: Gavin Clark
Cc: Aleksander Janusz
Subject: Re: Planning Application Ref 140133 - 11 Cheyne Road - Aberdeen

Gavin

For clarity our CAD drawing confirms the area of the scheme measured to outer wall faces in total amounts to 155.3m²

Regards

Les

Leslie F Hunter Architect
(LFHA LTD)
4 Seafield Place
Cullen AB56 4TF

T: 01542 840200

M: 07702 105750

EMAIL : lhunterarchitect@gmail.com

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On 18 Mar 2014, at 14:33, Gavin Clark <GaClark@aberdeencity.gov.uk> wrote:

Les,

Our mapping system calculates an overall plot at 290 sqm. The proposed dwelling, as measured on the submitted drawings has been calculated at 167.5 sqm. This provides a plot coverage of 57.76%. Can you confirm how your calculations were undertaken?

<image001.jpg>

Regards,

Gavin

Gavin Clark

Planner (Development Management South)
Planning and Sustainable Development
Enterprise Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Tel. (01224) 522278

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From: L Hunter Architect [<mailto:lhunterarchitect@gmail.com>]
Sent: 14 March 2014 16:20
To: Gavin Clark
Subject: Re: Planning Application Ref 140133 - 11 Cheyne Road - Aberdeen

Dear Gavin

We will certainly wish to discuss this with you

We do not think the plot ratio is as high as you suggest
Regards

les
Leslie F Hunter Architect
(LFHA LTD)
4 Seafield Place
Cullen AB56 4TF

T: 01542 840200
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Gavin Clark

To: L Hunter Architect (lhunterarchitect@gmail.com)
Subject: Planning Application Ref 140133 - 11 Cheyne Road - Aberdeen

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Regards,

Gavin

Gavin Clark

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Gavin Clark

From: Ramsay Galloway Milne
Sent: 17 March 2014 16:49
To: 'Aleksander Janusz'
Cc: Gavin Clark
Subject: RE: 11

Dear Mr Janusz

I am asking Gavin Clark to contact me re the problem with the plot ratio. The plot coverage should be a matter of fact so we need to establish whether your Agent or the Council is correct.

Ramsay

Councillor Ramsay G. Milne
Member for Tillydrone/Seaton/Old Aberdeen

Town House
3 Broad Street
Aberdeen
AB10 1FY

Tel: 01224 346620
Mobile: 07876 763785
Email: rmilne@aberdeencity.gov.uk

From: Aleksander Janusz [mailto:Aleksander.Janusz@physics.ox.ac.uk]
Sent: 15 March 2014 11:35
To: Ramsay Galloway Milne
Subject: FW: 11

Dear Councillor !

Again in reference to 11 Cheyne road

I specifically refer to first in this forwarded chain, (remainder copied to keep you in the loop). I am a little confused, it seems it is all so more rigid than what we discussed during our meeting on site, which I felt was very constructive and I worked hard to direct everything so it would be just right and make everyone's life easier.

I think there may be a problem with the calculations and I asked the gentlemen to review this as it is beyond my professionalism. It would be a shame to throw the work in the bin because of such a mistake.

Nevertheless, with your Local council hat on, I am interested to know if there were any adverse comments/conflict responses to the application from neighbours, etc.? And any other light you can shed on the matter to move it forward

Kind wishes

Alex

From: Aleksander Janusz
Sent: 15 March 2014 10:58
To: L Hunter Architect
Subject: RE: 11

Dear Les

I think your reply is well versed. As I don't know what was contained in the application or other correspondence, because I did not receive a copy, I am afraid I cannot advise further.

You appeared quite confident with the present design, and I settled the balance in expectation that we shall realize what you used as the basis of re-estimation. I presume that further discourse is possible, because Gavin Clark is consistent regarding building coverage guidelines. I think there may be a misunderstanding over the calculations, so please explore this.

The ongoing consternation for planning department is that at present a garage doesn't comply with 8.5m boundary line, which arises from previous subdivision and reduction of the plot, which set an uncomfortable precedent. Compromise to extend beyond the suggested house boundary limit was discussed, sanctioning the removal of this backyard garage and incorporating into the house frontage. It may be wise to point out again that if there is insistence on a further reduced footprint, a backyard garage would need to persist, and is that then permitted. I would suggest this in a gentle unconflicting manner because Gavin seems to be willingly working towards a solution.

I think the question about further discussion is rhetorical. I will attend any meeting you arrange after coming Wednesday, please give me a week notice to confer over telephone prior to this.

The present plan is already an elaboration of SS2-reduced you proposed, therefore I am reluctant to accept further significant reduction. If this application is not negotiable we can redraft diminished footprint (within 8.5 m) with first storey over the entire footprint in the present roofing style, and leave the back garden as a potential triple driveway, with separate garage. This is obviously less progressive and attractive, but the only alternative I am prepared to invest in.

Regards

Alex

From: L Hunter Architect [lhunterarchitect@gmail.com]

Sent: 14 March 2014 16:48

To: Aleksander Janusz

Subject: 11

Dear Alex,

Not an hour after I emailed you I received this from the planner at 1614hrs

I append my proposed response having emailed him to state that YES we will want to speak with him.

I think you will likely be forced into our SS 2 reduced option as we previously discussed.

Rgds

Les

Dear Gavin

Our calculations suggest a plot ratio of just under 50% so a good way below your suggested 60%.

If we delete the garage then the figure improves to 45% (within your acceptable band)

The existing within its original site with garage is just a touch under 40%.

I had understood from our client that the requirement for the rear garden depth would be looked on with some understanding given the significant improvement in soft landscaped garden achieved rather than the concrete and tar presently comprising the rear garden.

We note the properties adjoining in Dunbar St. do not appear to comply with this demand standard.

Regards

Les

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(LFHA LTD)
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11 Cheyne Road Aberdeen: view from north and east



11 Cheyne Road Aberdeen: corner with Dunbar St



11 Cheyne Road Aberdeen



View South along Dunbar St

11 Cheyne Road Aberdeen



Existing rear 'garden'

11 Cheyne Road Aberdeen



Existing garden- note recent infill garage to new house in Dunbar St

11 Cheyne Road Aberdeen



Existing from north and west



Proposed from north and west

11 Cheyne Road Aberdeen



Existing view south along Dunbar St



Proposed view south along Dunbar St

11 Cheyne Road Aberdeen



Existing from Dunbar St

Proposed from Dunbar St



11 Cheyne Road Aberdeen



View North existing



View North proposed

11 Cheyne Road Aberdeen



Existing rear 'garden'

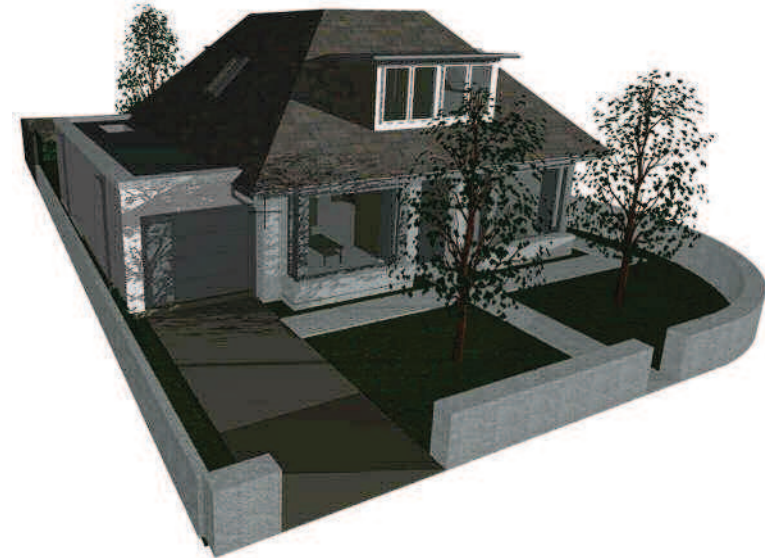
Proposed rear garden courtyard



11 Cheyne Road Aberdeen



11 Cheyne Road Aberdeen



11 Cheyne Road Aberdeen

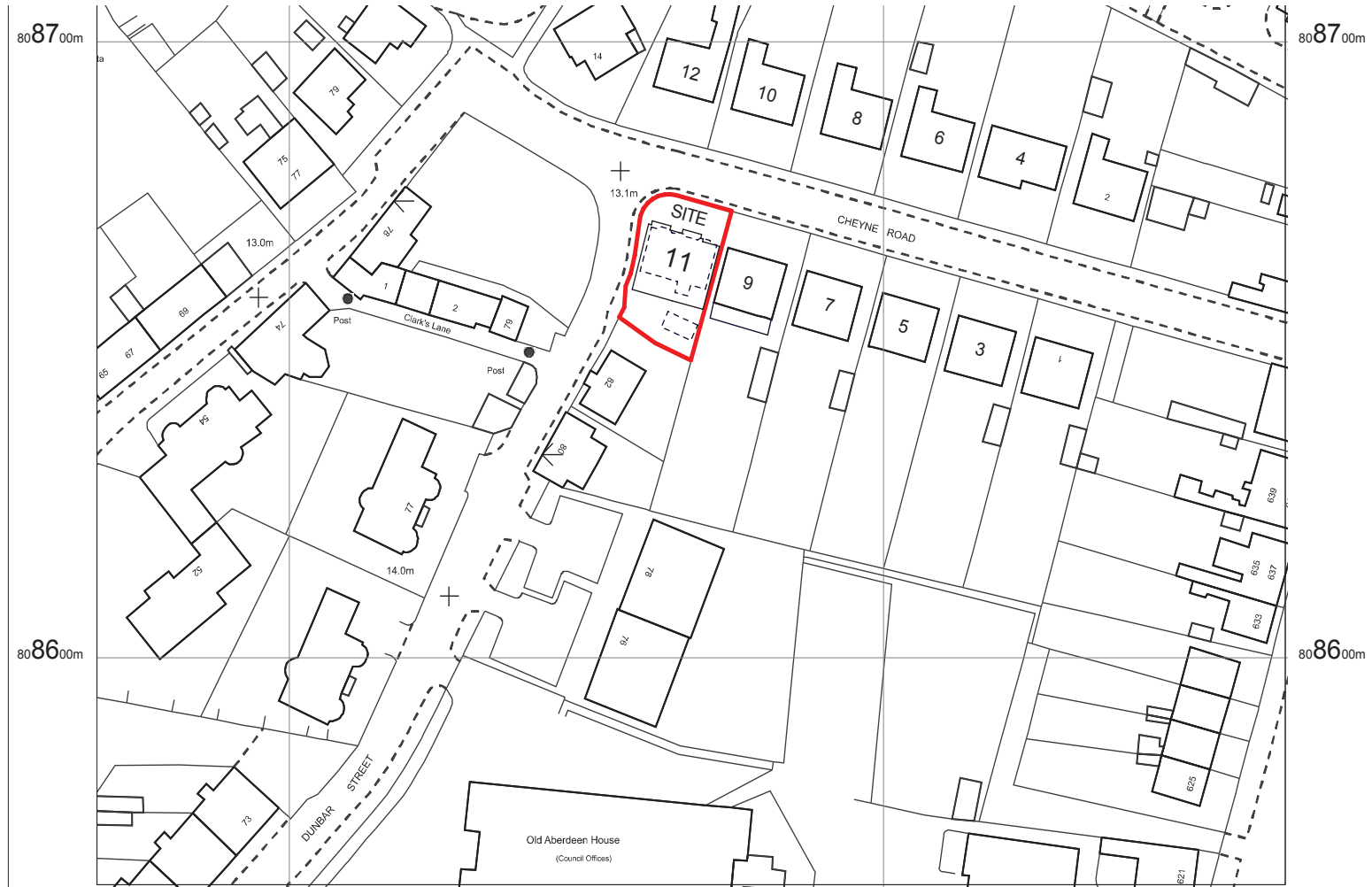


Existing view from north west



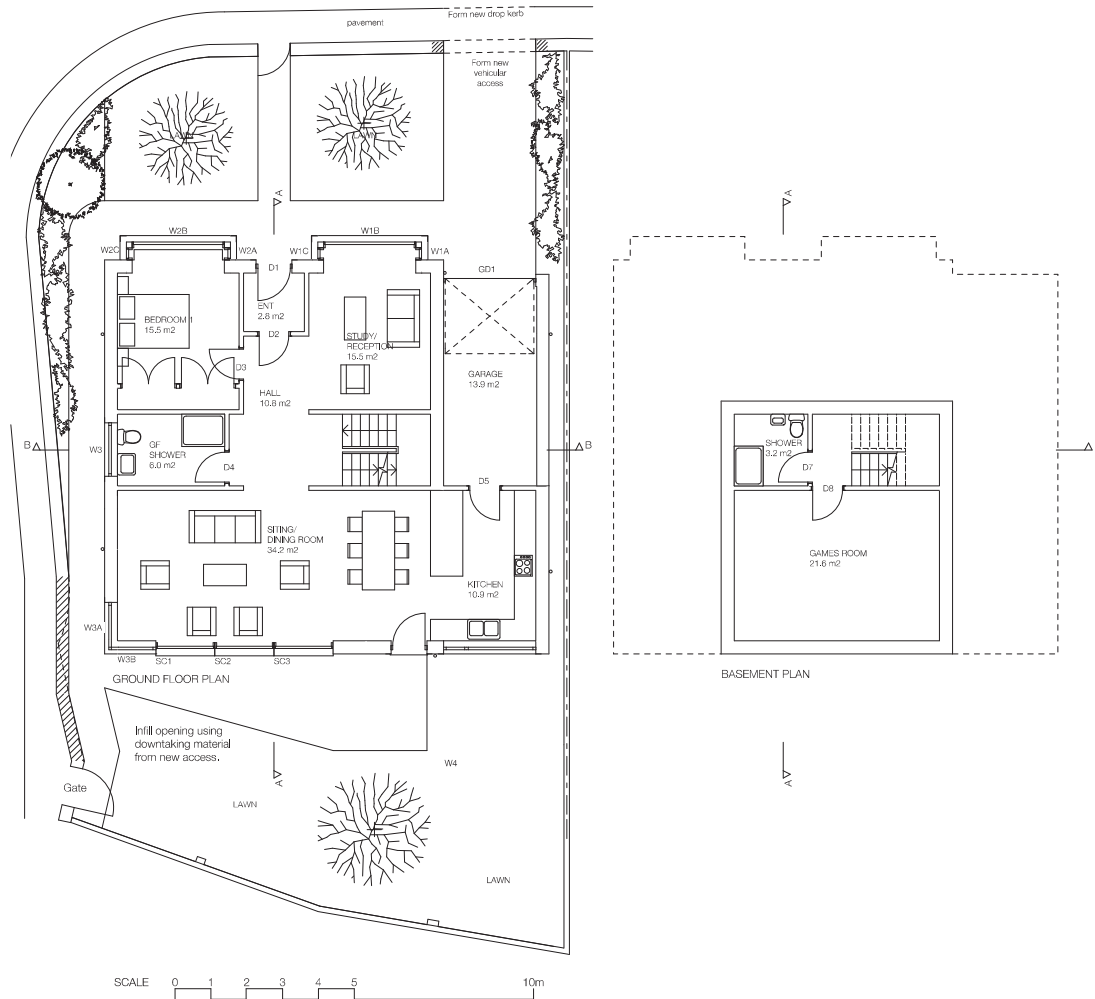
Proposed view from north west

11 Cheyne Road Aberdeen



Site Location Plan: note high plot ratios and no front gardens to adjacent housing on Dunbar St.
Nos 80 p/r =42% Nos. 82 p/r =35.5%

11 Cheyne Road Aberdeen



PLANNING NOTES:

Downtake and remove existing house and garage, following making safe of all services. Site to be kept secure.

Site scrape footprint of proposed new house. Excavate and form basement using proprietary insulated blocks with reinforced concrete core over reinforced concrete ground slab - all to be suitably tanked using proprietary system. Allow precast concrete floor slabs at ground floor directly over basement.

Dig trenches and form concrete strip foundations to all remaining exterior walls. Floors to concrete slab over rigid insulation over DPM over blinding hardcore. Form blockwork walls up to DPC level.

Walls to be timber frame construction (150 x 50 timber studs). Allow insulation between studs, 10mm sheathing ply with heat reflective breather membrane, 50mm cavity, and outer leaf in concrete block - allow dressed granite block where shown. Blockwork to be finished in smooth white render.

First floor to be JJI joists with m.r chipboard finish. Allow sound insulation between joists and finish to underside in double layer plasterboard.

Supply and fit new stairs with toughened glass balustrades.

Roof to be finished in slate over breathable roofing membrane, over timber sarking. Flat roofs to be finished in Sarnall - dark gray, over rigid insulation over wbp ply over timber rafters/trusses at 600 c/s. Insulate between rafters and finish to underside in heat reflective VCL, service void and m.r. plasterboard.

Supply and fit new sanitary fittings. Supply and install new fitted kitchen and utility units.

Supply and fit new Velux roof window, and proprietary double glazed flat roof-light at first floor.

New rainwater goods to be in powder coated aluminium - grey.

FW drainage to be connected to existing system - public sewer. Surface water drainage to be connected to existing system - public sewer combined system.

Reconnect to existing mains water, power and gas supplies.

New doors, windows and glazed screens to be finished in powder coated aluminium (hybrid system by Velfac or equal and approved) - colour to be agreed. Double or triple glazed to glazing patterns shown. Allow dressed granite cills, and also where shown, dressed granite rybats and lintels (W3).

Leslie F Hunter
Chartered Architect
Stone
4 South Hill Road
Culter
Aberdeen
Tel: 01462 553300
Fax: 01462 553301
RHS Conservation Accredited



Proposed New House
at 11 Cheyne Road
Aberdeen AB24 1UA

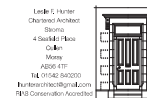
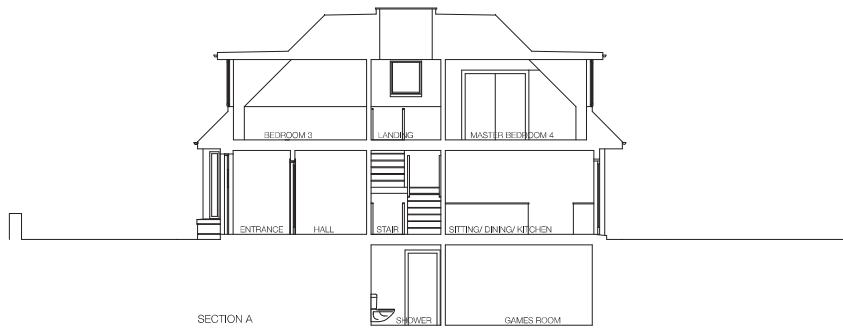
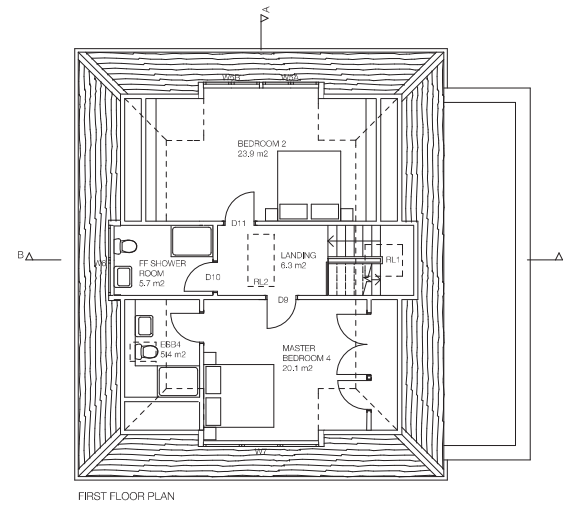
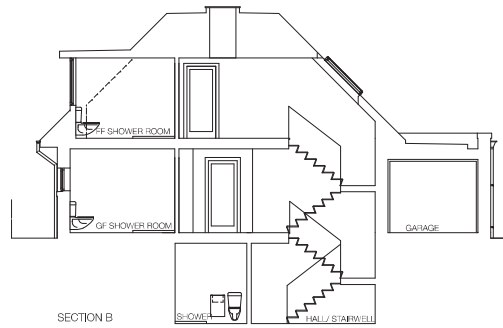
For Mr A. Janusz

Title Ground Floor & Basement Plans
Dwg No. 703-20
Status Planning
Scale 1:100
Date December 2013
Rev. A:04-11-14 - windows = internal partition
B:16-11-14 - internal partitions moved
C:27-01-14 - detail revisions
D:14-04-14 - section outcrop removed
E:20-04-14 - items shown
F:20-05-14 - corner window W3/W WSB
G:11-05-14 updated

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Ground Floor plan and site boundaries

11 Cheyne Road Aberdeen

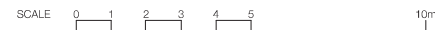


Proposed New House
at 11 Cheyne Road
Aberdeen AB24 1UA

For Mr A. Jenusz

Title: First Floor Plan & Sections
 Draw No.: 702021
 Status: Planning
 Scale: 1:100
 Date: December 2013
 Rev. A-05-01-14-rooflights + shower rooms
 B-15-01-14-external partitions moved
 C-14-04-14-kitchen outcrop removed
 D-21-04-14-stairwell moved

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Sections and First floor level

