



**EXTENSION TO PROPERTY AT MARISCHAL GARDENS, BUCKSBURN, APPROVED BY ABERDEEN CITY COUNCIL & IS PRESENTLY UNDER CONSTRUCTION. MARISCHAL GARDENS & CRUICKSHANK CRESCENT ARE ADJOINING STREETS IN THE SAME NEIGHBOURHOOD & THE HOUSES HAVE THE SAME FLOOR PLANS AND ELEVATIONS.**

The approved Planning Documentation for the extension at Marischal Gardens contained the following reason for approval :-

*"... the two storey side extension... would be architecturally compatible in design and otherwise of an ancillary scale with the original dwelling and the surrounding area".*



**ELEVATION TO PROPERTY AT CRUICKSHANK CRESCENT,  
BUCKSBURN, REFUSED PLANNING PERMISSION BY  
ABERDEEN CITY COUNCIL.**

The Refusal Notice for my client's extension in an adjoining street at 30, Cruickshank Crescent reads :-

*"The proposed extension is in tension with the relevant policies, as well as the standards set out in the Householder Development Guide as it would result in a negative impact on amenity for an adjacent property as significant daylight would be lost to the neighbouring gable window. Furthermore, the design of the proposed extension is not considered to be consistent and complementary to the existing dwelling and would be out of character with the surrounding area. The overall proposal is therefore not considered appropriate in the context of the site."*

The reference in the above script refers to "significant daylight would be lost to the neighbouring gable window". This issue was addressed, by me, in an email to the Planning Officer, which read :-

Continued :-

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*" I recently sent the altered drawings, to my client, to keep him updated on the progress of the application and he has just come back to me, letting me know that the gable room, on the neighbour's house used to be a small bedroom, but the first-floor layout has been altered recently, to increase the size of an existing bedroom and the space behind the window, **is now a small store**, which they are thinking of converting to a small shower room. My client has also today, discussed his proposals, with the neighbour and the neighbour has confirmed, he would have no objections to the property being extended."*

*"I would also like to reiterate my statement regarding "setting a precedent for the area", as stated by many Aberdeen City Planning Officers in the past and I think this has already been done, with the approval of the extension in Marischal Gardens."*

I also sent a letter to the Planning Department which read :-

*" I have also looked at the planning submission for a similar property in Marischal Gardens and despite the fact there is a garage door, the extension is identical. I see your reference to the gable window on the neighbours property and I think we have already established that in my clients case the window in question is into a small storage area and has no impact on the neighbours property, this has also been agreed with the neighbour, although I appreciate this has no bearing on your decision. Your decision is now being based on the impact, of the extension, on the property and the neighbourhood."*

Continued :-

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The remainder of the letter to the Planning Officer read as follows :-

*" In your recent email you stated that "The design of the extension is also considered out of character with the area and does not sit well with the existing dwelling". Yet I see from the approval documents for the Marischal Gardens extension that "... the two storey side extension... would be architecturally compatible in design and otherwise of an ancillary scale with the original dwelling and the surrounding area". I would like this to be considered for my clients extension, as it is in the same neighbourhood, with the same style houses and the same mix of houses, both terraced and semi-detached. I stated earlier about setting a precedent for the area, your department has to be consistent."*

Consistency for approving extensions, in the same area, to the same style of house, has not been applied, by Aberdeen City Council Planning Department. Consideration should be given to reversing the refusal decision, for the extension of the property at 30, Cruickshank Crescent, Bucksburn.