



Our Ref: 2497.PL001.06.06.24
6th June 2024

Notice of Review – 26 Spey Rd, Aberdeen

Further to receiving a formal refusal from the planning department on 3rd May 2024 for the above address. We now seek a review by the local review panel and submit a formal Notice of Review on application 240225/DPP

We appreciate the planner's concern for maintaining the existing area and the visual appearance of the surroundings. However, we have identified several properties in the area that have been altered without disrupting the character of the neighbourhood, similar to what we are proposing.

The following examples all involve breaking the existing building line, extending porches, and incorporating garages or living spaces, some even spanning the full width of the dwelling:

21 Derry Place: Built past the building line, with an extension that includes the living room, porch, and garage.

5 Esk Place: The extension extends more than 1.5m from the principal elevation, including a porch and garage.

88 Strathmore Drive: A two-story extension that breaks the building line and enlarges the entrance porch.

116 Spring Hill Road: The porch extension incorporates the garage, altering the building line and the appearance of the terraced houses.

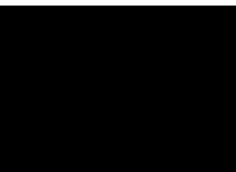
1 Teviot Road: Similar to 116 Spring Hill Road, the porch extension incorporates the garage, changing the building line and the visual appearance of the terraced houses.

Additionally, other houses in the area have extended their existing canopies over the doorways with mono-pitched roofs projecting about 1m from the building line. These modifications also change the visual appearance of the terraced dwellings.

This row of terraced houses is unique to the area, featuring large front gardens and smaller rear gardens. Therefore, a modest front extension would not significantly reduce garden space or negatively impact the dwelling and neighbouring properties. Neighbours to both sides approve of this proposal and are actively considering the same extension to their properties.

Given the modest projection, we believe any overshadowing issue would be minimal and not affect neighbouring properties. This project has the support of the building owners on both sides.

If you wish to discuss any of the above or require additional information, please do not hesitate to contact me.



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