

PI - Planning Application 111876 - 8 Cheyne Road.

From: "Webadmin" <>
To: "PI PI" <PI@aberdeencity.gov.uk>
Date: 1/13/2012 18:27
Subject: Planning Application 111876 - 8 Cheyne Road.
CC:

The OACC wishes to formally object to Planning Application 111876 – 8 Cheyne Road

The application is for a disproportionately large increase in size of the building achieved at the expense of the loss of much of the rear garden. By our calculation the overall floor area (upstairs + downstairs) would increase from around 110m² to 220m². The OACC considers this would set an entirely unacceptable precedent for the street and surrounding area which is largely composed of modest bungalows.

We appreciate that the applicant has reduced the overall size of the proposed extension, but consider a doubling of floor size to still be excessive. We understand that some councils have a 'rule of thumb' whereby extensions are not permitted to be greater than 50% of the property's original area and suggest this would be a not unreasonable rule for this instance.

To change some of the houses in the area to disproportionately large units could well reduce the overall attractiveness of the street and so potentially invite further similar development.

Dewi Morgan
For Old Aberdeen Community Council
107 High Street,
Old Aberdeen AB24 3EN



OLD ABERDEEN HERITAGE SOCIETY

Planning Reception,
Planning and Sustainable Development,
Marischal College,
Broad Street,
Aberdeen

62 Buckie Road,
Bridge of Don
AB22 8DN

25th January 2012

Dear Sirs,

8 Cheyne Road - Proposed 1½ storey extension to dwelling house

The Society wishes to object to the above proposal on the following grounds:-

- 1) This represents a considerable over-development of the site. The proposal amounts to more or less twice the floor space of the original house, and is very much out of proportion to the existing house, and to neighbouring dwellings.
- 2) Cheyne Road (and, indeed, Harrow Road), consist of rows of modest, attractive bungalows of similar dimensions, with gardens appropriate to the style and size of the houses. The proposal to erect such a substantial building to the rear of number 8 would disrupt the continuity of scale and design in the road at present. As there are no houses on the south side of Harrow Road, this extension would be clearly seen from the road, to be out of proportion to the rest of the row.
- 3) For the foregoing reasons, the Society believes that the proposed extension would be detrimental to the character of this area, which is situated just yards from the boundary of the Old Aberdeen Conservation Area.
- 4) Lastly, and possibly most importantly, is the matter of precedent. If this proposal were to go ahead, a precedent would have been set for the area, and it would pave the way for future applications either by present owners, or by potential purchasers such as property developers, to build similarly substantial extensions to the other bungalows in the road. This would have a major impact on the character of the area, but the precedent would have been set, and further developments of this kind would be difficult to refuse. This consideration alone surely provides grounds for refusal of this application.

For all the above reasons, the Society would urge the City Council to refuse this application.

Yours faithfully,

~~Graeme Stephen~~
(so-Chairman)

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 22/01/2012 13:44
Subject: Planning Comment for 111876

Comment for Planning Application 111876

Name : ROBERT HAMILTON
Address : 85 DON STREET
OLD ABERDEEN
ABERDEEN
AB24 1UJ

Telephone :

Email :

type :

Comment : My previous comments about this development are still valid despite the minor changes that have been made to the earlier application. This is an overdevelopment in this area being part of or adjacent to a conservation area. The applicant is not resident at this address nor is it his main place of residence; owning a very large steel construction business in Lanarkshire, it is unlikely to become so. It is currently a student residence and likely to remain so, only much larger. There is very limited parking for such a large house. The extension overlooks and will dominate neighbouring houses. The applicant has already demolished a boundary wall to remove trees in the garden and has so far failed to rebuild the wall or plant replacement trees.

Any extension to this house should be smaller and more inkeeping with its neighbours. As the applicants stated intention is to use this as his family home, restrictions should be placed on approval for multiple occupancy licence for some time in the future.

The development is too large, has inadequate parking, is out of keeping with the area and dominates adjacent properties. If the application is allowed then steps should be taken to ensure that it is not turned into yet another large student house.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 1/9/2012 11:26 am
Subject: Planning Comment for 111876

Comment for Planning Application 111876

Name : Maria Thies
Address : 12 Harrow Road
Aberdeen
AB24 1UN

Telephone :

Email :

type :

Comment : I am opposed to this proposed extension to this house as it is not in keeping with the area. The proposed drawings do not lend it self to a family home but more a business type opportunity i.e. student accommodation.

This area already has ample student accommodation and it would be unfortunate to redevelop this house to the size proposed on the plans. By allowing the development to proceed may set a precedent for other developers to change a very nice residential street in the heart of Old Aberdeen.

I would be grateful if you can seriously consider the opposition to this planning application.

Kind Regards,

Maria Thies

PI - application 111876

From: Margaret Rae
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 1/9/2012 00:54
Subject: application 111876

Hi as the resident of 9 Cheyne Road must strongly object to the above planning application on a number of points.

1. This has the size and scale of a commercial student accommodation in a residential area and one which if not a conservation area is very close to it and all other developments have been done tastefully and in keeping with the area.
2. Nothing of this scale has taken place in this area because the original title deeds does not allow commercial activities to take place at that address, this development is very clearly a commercial enterprise.
3. The character of the road has already been changed when the front garden was taken away to form a rather crude car park this will only get worse when the number of vehicle belonging to the students increases as the potential for up to perhaps 12 cars at that address.
4. Given that the whole property is let out to students it is very easy to see that a complete lack of control will ensue along with the parties and the noise with out the control of a warden as there is in a hall of residents, which this is but on a smaller scale,
5. Given the recent alterations to the residents parking and the pay and display if another 12 residents car where to be parked in the street this would result in residents having to pay for a space if they could get one when the university was on.
6. If this development was given the go ahead, would the council adopt the road as at the present time they have only adopted part of the street?
7. Given the poor state of repair of the road and the amount of construction traffic that would be required complete this development this could only have a detrimental effect it's present condition, when the front garden was being removed the large tractor and trailer damaged some of the repairs that where carried out by to roads department recently.

yours truly Alan Rae

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 23/01/2012 19:12
Subject: Planning Comment for 111876

Comment for Planning Application 111876

Name : Mark and Susan Macleod

Address : 10 Cheyne Rd

Aberdeen

ab241ua

Telephone

Email :

type :

Comment : We wish to strongly object to the above proposal for the following reasons:

1.The size and position of the proposed extension will overshadow our garden,therefore taking away the natural light and more importantly our privacy.

2.The design of the extension is not in keeping with the houses in the street.

3. the house has already been adapted to house a number of students, with emergency lighting, fire doors etc. we have reason to believe the house is being extended to house more students and not infact the family, therefore we have concerns regarding the noise level, the impact on the sewage system, the amount of traffic coming into the street, car parking. As our street is private, we already have problems with pot holes, this would be increased.

As we have a small child, it is a major concern to us that we would have a constant overturn of strangers living next door.

We live in a quiet family friendly street, the comfort of the neighbourhood will diminish if this goes ahead.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 1/14/2012 3:27 pm
Subject: Planning Comment for 111876

Comment for Planning Application 111876

Name : Mark Findlay
Address : 6 cheyne road,
Aberdeen,
AB24 1UA.

Telephone

Email .

type :

Comment : I wish to object to this current planning application , and have made the following points for your consideration.

- 1 I will lose some light and my property will be overshadowed by the development.
- 2 layout and density of development is excessive in size .
- 3 Loss of tree's and landscaping.
- 4 Lack of parking space on this street, lack of off street parking for a development of this size.
- 5 Noise and disturbance from use ,would be the biggest dwelling on the street.
- 6 Front driveway has been layed to loose stones recently ,but the first two metres should be of a solid material . Loose material on public walkway.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 1/11/2012 5:55 pm
Subject: Planning Comment for 111876

Comment for Planning Application 111876

Name : D Costello
Address : 10 Harrow Road
Old Aberdeen
Aberdeen
AB24 1UN

Telephone :

Email :

type :

Comment : I still have concern that this extension is

1. Far too large and is not in keeping with the local area/houses.
2. Will overlook the front of my house/living room and will compromise the privacy of my young family.
3. The large amount of bedrooms (whether they are called 'offices' or not) has the potential to turn into a HMO leading to extra noise, traffic.

PI - Proposed Development at 8 Cheyne Road Aberdeen City AB241UL App No. 111876

From: "sheila buchan"
To: <pi@aberdeencity.gov.uk>
Date: 1/15/2012 15:22
Subject: Proposed Development at 8 Cheyne Road Aberdeen City AB241UL App No. 111876

We the undersigned owners/occupiers of the property at 88 Don Street which borders on the above property are raising an objection to the proposed development at 8 Cheyne Road on the following grounds.

Compatibility with the surrounding area

The property will potentially be doubled in size and will, as seen on the location map, be totally out of character with the surrounding housing which is predominately of the bungalow type occupied mainly by single or one family residents. We feel this substantially larger property set very near a prized conservation area of the City will erode the atmosphere and ambience of the area .

Devaluation of surrounding properties

We feel this type of 'business' run development will substantially devalue the surrounding existing properties and such a purpose built 'apartment' style building ,housing at least thirteen occupants will furthermore deter people from moving into this area. We feel there is enough multiple occupancy/student accommodation already in the area.

Setting a Precedent

Our main concern is that this proposed development will be solely used as a business concern for student accommodation and as such make way for other such like developers to proceed down the same path and destroy for ever this lovely part of Old Aberdeen.

Yours faithfully,
Mrs.S.Buchan
Mr. W S Buchan

88 Don Street
Old Aberdeen
AB24 1UL

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 1/11/2012 7:34 pm
Subject: Planning Comment for 111876

Comment for Planning Application 111876

Name : Professor Clare Roberts

Address : 106 don st

Old Aberdeen

Telephone :

Email :

type :

Comment : Cheyne rd is a quiet residential road with a number of similar sized small family houses as such it is very similar to the surrounding roads. What is proposed is an entirely different type of property with a large extension that doubles the ground floor space as well as adding 4 rooms upstairs. This converts a 2 or 3 bed room into one with an additional 6 potential bedrooms. It is difficult to envisage this as a family home especially given its location near the university. As such it appears to be designed for multioccupancy which is not in keeping with the location as it will considerably increase noise and parking problems. There are only 2 parking places on site and limited road space with residential parking restricted. It is entirely inappropriate and out of keeping with the area