

**Gavin Evans - Planning application P120059**

---

**From:** "Dauna Matheson" [REDACTED]  
**To:** "Gavin Evans" <GEvans@aberdeencity.gov.uk>  
**Date:** 05 March 2012 22:33  
**Subject:** Planning application P120059

---

Dear Mr Evans

**Planning application P120059**

Following discussion at our community council meeting, we have the following objections/concerns regarding the Skinny House.

1. There are flats for sale or rent in the area which have been empty for some time. 5 flats on this particular site have been empty since 2009.
2. The area is already strained with new development and does not have the facilities and infrastructure to support it.
3. The high proportion of buy to let/student accommodation in the area has led to a deterioration in property and garden maintenance and in the quality of life for neighbouring owner occupiers some of whom have had to sell their homes.
4. Are two car spaces adequate for 7 flats? This will compound the CPZ issue.
5. Is the distance between the frontage of the proposed flats and the buildings opposite in Elmbank Terrace within building regulations?
6. The site is a designated local nature conservation site for native plants, trees and berries and the adjacent railway line is a wildlife corridor.

We hope you will consider these points when making your recommendations.

Yours sincerely

Dauna Matheson

---

This email has been scanned by Westcoastcloud.  
<http://www.westcoastcloud.com>

---

**PI - Fwd: RE: Elmbank Terrace P120059**

---

**From:** Gavin Evans  
**To:** PI  
**Date:** 2/8/2012 13:41  
**Subject:** Fwd: RE: Elmbank Terrace P120059  
**Attachments:** Hallo Gavin.doc



Hi,

Please could the attached be logged as a **consultee objection** (community council) to application P120059.

Thanks,

Gavin

Gavin Evans  
Planner (Development Management)  
Aberdeen City Council

Planning and Sustainable Development | Enterprise, Planning and Infrastructure | Aberdeen City Council |  
Business Hub 4 | Ground Floor North | Marischal College | Aberdeen | AB10 1AB  
Email [Gevans@aberdeencity.gov.uk](mailto:Gevans@aberdeencity.gov.uk) | Direct Dial 01224 522871 | Switchboard 08456 08 09 10 | Website  
[www.aberdeencity.gov.uk/localdevelopmentplan](http://www.aberdeencity.gov.uk/localdevelopmentplan)

>>> "Dauna Matheson" ·

· 08 February 2012 13:05 >>>

Hallo Gavin.

Thank you for your help with the planning application in Elmbank Terrace.

Attached – a brief response to the application from Froghall Community Council.

Regards

Dauna Matheson

---

**From:** Gavin Evans [mailto:[GEvans@aberdeencity.gov.uk](mailto:GEvans@aberdeencity.gov.uk)]  
**Sent:** 02 February 2012 17:48  
**To:** [REDACTED]  
**Subject:** Elmbank Terrace

Hello Ms Matheson,

further to our conversation this afternoon, please find below a link to the online drawings for this application (P120059).

<http://planning.aberdeencity.gov.uk/docs/planningdocuments.asp?appnumber=120059>

If you have any problems viewing this, or if the link does not work correctly, please feel free to contact me via email or on 522 871.

thank and regards,

Gavin

Gavin Evans  
Planner (Development Management)  
Aberdeen City Council

Planning and Sustainable Development | Enterprise, Planning and Infrastructure | Aberdeen City Council |  
Business Hub 4 | Ground Floor North | Marischal College | Aberdeen | AB10 1AB  
Email [Gevans@aberdeencity.gov.uk](mailto:Gevans@aberdeencity.gov.uk) | Direct Dial 01224 522871 | Switchboard 08456 08 09 10 | Website  
[www.aberdeencity.gov.uk/localdevelopmentplan](http://www.aberdeencity.gov.uk/localdevelopmentplan)

-----

"IMPORTANT NOTICE: This e-mail (including any attachment to it) is confidential, protected by copyright and may be privileged. The information contained in it should be used for its intended purposes only. If you receive this e-mail in error, notify the sender by reply e-mail, delete the received e-mail and do not make use of, disclose or copy it. Whilst we take reasonable precautions to ensure that our emails are free from viruses, we cannot be responsible for any viruses transmitted with this e-mail and recommend that you subject any incoming e-mail to your own virus checking procedures. Unless related to Council business, the opinions expressed in this e-mail are those of the sender and they do not necessarily constitute those of Aberdeen City Council. Unless we expressly say otherwise in this e-mail or its attachments, neither this e-mail nor its attachments create, form part of or vary any contractual or unilateral obligation. Aberdeen City Council's incoming and outgoing e-mail is subject to regular monitoring.

---

This email has been scanned by Westcoastcloud.  
<http://www.westcoastcloud.com>

---

No virus found in this message.  
Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 2012.0.1913 / Virus Database: 2112/4780 - Release Date: 02/01/12

Hallo Gavin

**Planning application P120059**

Thank you for your help.

Froghall and Sunnybank Community Council would like to record our objections in principle to the above planning application.

Our main objection is that there is already an overdevelopment of new flats in the area. One third of the new flats built in 2009 at the bottom of Elmbank Terrace have not sold and there is a new development of 40 flats at Causewayend. We believe yet more flats would be surplus to requirement in an already crowded area.

We have other concerns and will be able to send more detailed comments after our meeting on 5<sup>th</sup> March.

Regards

Dauna Matheson

On behalf of Froghall and Sunnybank Community Council.

---

**PI - Objection to application 120059**

---

**From:** "Cranna, Christine" <[REDACTED]>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 03/02/2012 11:48  
**Subject:** Objection to application 120059  
**Attachments:** objection 2012.doc

---

Attached is my objection to planning application number 120059. I will also be sending a paper copy.

Regards

Christine Cranna

SPSA Forensic Services Aberdeen

Forensic Science Laboratory

10 Grampian Police

Velson St, Aberdeen AB24 5EQ

Tel [REDACTED]

Fax [REDACTED]

E-mail [REDACTED]

or via Laboratory Reception [REDACTED]

E-mail [REDACTED]

---

This communication is intended for the persons or organisation named and may be confidential in nature, legally privileged and protected in law. If you are not the intended recipient please advise us immediately and do not disclose, copy or distribute the contents to any person. Failure to comply with these instructions may constitute a criminal offence. Unless expressly stated to the contrary, the sender of this e-mail is not authorised by Grampian Police to make any representations in relation to, nor to negotiate or enter into, any agreement on behalf of Grampian Police. Grampian Police has made all reasonable efforts to check that any attached files is/are free of computer viruses but does not accept any responsibility for any damage, howsoever arising, as a result of their transmission to the recipient's computer. It is the responsibility of the recipient to ensure that all such attachments are free of viruses.

---

40 Elmbank Terrace  
Aberdeen  
AB24 3NN

2 February 2012

## **OBJECTION TO PLANNING APPLICATION**

**Application No. 120059**

**Elmbank Terrace**

Erection of a (Class 7) student accommodation building consisting of 7 individual studio apartments.

This is at least the third objection to yet another building application to develop the most unsuitable piece of land in Aberdeen. I objected to the previous application (110573) and as far as I can see from your website, this is still pending...so why has this new proposal been submitted? In my opinion, this proposal is even more unsuitable than the last one.

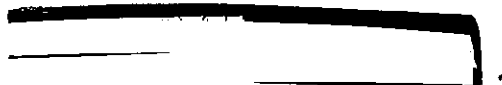
I object to this proposal for the following reasons:

- 1) The siting of this 3 storey building is directly opposite our building (40 Elmbank Terrace / 1 Elmfield Avenue). This will lead to a significant loss of daylight and a distinct loss of privacy.
- 2) Previous applications for building developments along Elmbank Terrace over the last ten years have all been refused when buildings were overlooking existing housing due to loss of privacy and the creation of a tunnel/'canyon' effect. These applications were only successful when the proposals were changed to put the buildings at the end of street junctions, etc. There is already planning permission for this site which places the building at the junction of Elmfield Avenue. This proposal is to extend that building so that it will be directly in front of 40 Elmbank Terrace with all the consequential detrimental effects of loss of privacy/daylight.
- 3) The proposal states that " the "inhabited wall" helps to make sense of its slenderness.....anchoring the building within its setting". It is only ~~that~~ that *makes sense of its slenderness* is the sheer narrowness of the strip of land it is proposed to build on, and the only thing that will anchor this building onto the steep railway embankment is some serious shoring up of that land. (see next point)

- 4) Any pile driving or shoring up of the railway embankment will have serious consequences to our property. The pile driving for the Calsayseat Medical Practice had a detrimental effect on the structure of this property. Previously, the attempted widening of Bedford bridge just along the Avenue had to be stopped due to structural damage the pile driving was causing to the adjoining properties.
- 5) The proposal also states that the "view of the health centre is undesirable and the Skinny House substitutes a more appropriate face to Elmbank Terrace". Whilst we agree that the view of the back of the Health Centre is grey, grim and soulless, we think replacing it with an even closer grey, grim and soulless building (notwithstanding the token greenery to hide concrete staircase) is not desirable.
- 6) The references to 'skinny living' and 'skinny accommodation' are totally meaningless. The only reason this building is called the 'Skinny House' is because there is only a very thin tapering strip of land to build on. The design for which there is existing planning permission was on the widest point of this tapering strip of land. There is no room for further building on the thinner sections.  
I suggest an inspection of this site would demonstrate this.
- 7) I can see why this new 'improved' proposal would appeal as it can cram yet more unfortunate students into these rabbit hutches (this is an insult to rabbit hutches which are positively palatial in comparison to these 'cells') However, we already have more than adequate provision for students in this area and there are many more spacious flats for let still lying empty. We already have too many students in this area which is demonstrated by the litter problem due to their inability to put bins out and overfilling them. Their lack of pride in the area is detrimental to the overall tidiness of the Avenue.

For the above reasons I strongly object to this planning proposal and hope that planning permission is denied.

Yours faithfully,



Christine E G Cranna

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 23/01/2012 15:04  
**Subject:** Planning Comment for 120059

Comment for Planning Application 120059

Name : Aileen mcGlennon

Address : 150 queens road, aberdeen

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Finally the final bit of waste ground will be built, the flats further down and the lay-by have really lifted the street, sooner this gets going the better



1, Elmfield Avenue,  
Aberdeen,  
AB24 3NU

12/02/12

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

Dear Sir / Madam,

**Application Number 120059**

**Proposed development Elmbank Terrace**

Erection of a {Class 7} Student Accommodation building consisting of 7 individual apartments.

We object strongly to the above proposed development for the following reasons.

This area already suffers from overdevelopment. Four flats in the recently constructed blocks of flats at the bottom of Elmbank Terrace remain unsold after two years. There is a development under construction on Causewayend consisting of 40 + flats.

The proposed building is architecturally not in keeping with the surrounding area in particular No.40 Elmbank Terrace / 1 Elmfield Avenue is of special significance having been designed by George Coutts [Ref Spital Lands by Diane Morgan Page 74 ]

There is a lack of provision for adequate car parking 7 apartments equates to 7 cars. There are already parking problems in this area due to the high number of student occupied multi occupancy flats having more than one vehicle. This problem has increased since the introduction of metered parking on Bedford Place and Sunnyside Road.

We are concerned that the size of the site is so narrow [ Railway Embankment ] that deep piling would be required for foundations to support a 3 storey structure. We believe that piling operations would endanger the structure of our property which was built in 1890.

The design features a flat roof [not in keeping with surrounding area] which would be an ideal place for seagulls to nest. They are already a menace in this area.

This is already the 3<sup>rd</sup> application for a development on this railway embankment. Planning Applications 110573 and 091685 refers.

Proposal to use existing railway sleeper fence is out of the question as the railway sleepers are rotten and two have already fallen onto Elmbank Terrace. A site inspection will confirm this.

We are concerned about loss of light to our property. A 3 storey building topped by solar panels means our property would be in permanent shade.

Siting a property such as this at a busy road junction [Elmfield Avenue / Elmbank Terrace] raises road safety concerns. It would appear that the proposed pavement does not extend the length of the proposed building which further heightens road safety concerns

We hope the Planning Authority of Aberdeen City consider our objections seriously prior to a decision being taken.

Yours Sincerely

  
David and Helen Sinclair

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 15/02/2012 22:20  
**Subject:** Planning Comment for 120059

Comment for Planning Application 120059

Name : Joanna Murray  
Address : 40 Elmbank Terrace  
Aberdeen  
AB24 3NN

Telephone: [REDACTED]  
Email: [REDACTED]  
type :  
Comment : Dear Mr Evans

Reference Planning Application: 120059, Elmbank Terrace, Aberdeen

I am writing to you to express my objection to the planning application, reference number 120059.

The proposed building is so close to existing residential properties that privacy will be severely compromised. It would appear from the supplied drawings that the north facing windows are positioned such that they will overlook both my bedroom and living room. In addition, the height and proximity of the building will undoubtedly detract from the light, airy and pleasant feel of the street.

Some of the recently built flats at the end of the street have remained unsold and unoccupied. The proposed apartments are even smaller and presumably less desirable to potential residents.

The concept states that this development is aimed at the student population. The area is already well served with student accommodation of a more spacious nature. In my experience the majority of students prefer to live with friends and not in one-bed studio apartments. This is due in part to the social aspect, but is mainly driven by the financial constraints on a student's budget.

There is a further development of flats close by in Causeway End currently under construction. The addition of the 'skinny house' properties would result in over development within the area.

The materials detailed within the plans for the proposed building are not at all in keeping with the local area, which is predominantly Victorian. Although there are a variety of individual styles, the majority are more traditional in style than the proposed. The proportions and materials of the proposed development would be completely alien to the street.

In my opinion, it is naive to assume that the student population do not own and use cars. The plans detail two additional car parking spaces which will be created. It is unlikely that this will be sufficient for use by the seven studio apartments proposed. These additional cars will only add to the existing problem of over parking caused by the recent introduction of the controlled parking zone nearby.

Considering all the points detailed above, it is clear that this planning application is entirely unsound, and would only detract from the area. I therefore urge you to decline the planning application.

Yours faithfully,

Joanna K R Murray

From: <webmaster@aberdeencity.gov.uk>  
 To: <pi@aberdeencity.gov.uk>  
 Date: 16/02/2012 06:59  
 Subject: Planning Comment for 120059

Comment for Planning Application 120059

Name : Richard Jones  
 Address : 35 Elmbank Terrace  
 Aberdeen AB24 3PD

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : This objection to the planning application for the Skinny House is made in three parts:

&#8226; The extent of change from the previously approved application  
 &#8226; The change of use that this application constitutes for the area  
 &#8226; The visual and physical impact that the proposed development would produce, to the detriment of the surrounding area.

These objections are very similar to those given to a planning application made in May 2011 (Planning Application 110573), for a very similar development. As a result, the set of objections are also very similar. In the previous objection, a set of graphical presentations of the visual impact was included. I would like to have these visual impact diagrams considered once more, as they show precisely the same issue as previously. They showed, by the overlay of photographs onto the sketches provided by the architect, that the visual impact is very substantial and is not managed effectively, contrary to the claims made in the application. The same applies in this application, though they are to some extent less required, as the sketches provided by the architect actually illustrate the point fairly well anyway.

The two significant changes from the previous application (Planning Application 110573, May 2011) is that there is less development at the south of the area and two additional parking spaces are provided. I consider these to be of no importance in terms of the acceptability of this application, as the change in parking provision is of no issue here. It should be noted that apart from Elmbank Terrace and Elmfield Avenue/Bedford Place, the entire area of Sunnybank is now parking permit controlled. Additional non-permit controlled parking on Elmbank Terrace is only going to increase the influx of cars from the neighbouring streets, which is a feature that has become apparent since the introduction of permitting in the area. It is therefore of little benefit to the local residents that these additional parking spaces are provided, it merely adds to the free parking made available for those commuters who use Elmbank Terrace as a free parking area during the day.

The extent of change from the previously accepted application

The text in the Skinny House Concept document (ACCPlanning61766.pdf, Concept D(0-04) makes a number of statements that seem to imply that this application is just a rework of the existing permitted development. There is little about this application that matches the previous and I consider any similarity drawn (and transfer of any conclusions from the previous to this application) to be spurious. There are too many substantial differences to consider this as anything other than a completely new application that needs to be considered on its own merits alone.

It would appear that the attempt to refer to the previous applications also extends to reference to the planning permission allowed for development on the plot of land to the south of the current application. As this is a fait accompli, with all the facilities within that application, any reference to it should only be in terms of the base level from which this application ought to be assessed. For example, the impact on parking cannot take credit for the parking spaces already present, it can only take account of the potential impact on those parking facilities already present. Otherwise, the conditions placed on the acceptance of the development for the flats at the south end of Elmbank Terrace no longer apply as originally formulated in that planning acceptance.

The major area of change, it should be noted, is actually introduced in the Concept description. This development is for purpose built student accommodation. The intended facilities are to cater for Aberdeen University students in single occupancy apartments.

From this statement it is clear that the intended occupants will not be permanent residents, but transitory, with frequent changes of occupancy and with little commitment to the area for those present. This is a fundamental shift in the provision of residences in the area.

The majority of the rest of the text on the Concept document (ACCPlanning61766.pdf, Concept D(0-04) does not really contribute much to the understanding of the development. The section which is an extract from a Sunday Times article tells us nothing of value for this application.

Though the concept of zero carbon construction is to be supported, there is once again nothing here to support the statements made on this. At best this is lip service, at worst it is an attempt to access this particular phrase and the favourable response it would generate in a cynical manner. Zero carbon construction constitutes more than just reuse of existing material on the site and the inclusion of features like solar panels. As for recycling waste, this is now standard practice, so there is no credit due here.

The overall extent of change is such that there is no direct comparison that can be made, either in terms of impact on the neighbouring properties or on the overall visual impact with the previously allowed application. In terms of basic dimensions, the new development comprises a frontage that is approximately 31 m long and between 9 and 10 m height from the road. The frontage area is approximately 256 m<sup>2</sup>. The previous development was 16.8 m long and no taller than 9m, making a

frontage area of 146 m<sup>2</sup>. That constitutes an increase in frontage of about 75%.

The development encroaches closer on No 35 Elmbank Terrace, as it extends slightly further south. The corners of the main part of the dwellinghouse at 35 Elmbank Terrace is in line with the end of the proposed structure, at a distance of only 3.5 m across the street. The section of the proposed structure to the north of Elmfield Avenue junction now extends a further 12.0 m north, all across the front of the first building on the east side of Elmbank Terrace and halfway along the second. In the previously allowed application, the building sat mostly between the two sets of buildings, straddling the junction, with much less impact on any of these buildings. This inevitably will have a much greater impact on the lighting at this junction and immediately above it, as well as adversely affecting those properties which will be in the shadow cast when the sun is to the south west.

The visual impact issues are addressed separately below.

The Change of Use that this Application constitutes for the area

I consider the change of use of accommodation in the area to be one of the most significant issues that is unacceptable about this proposal. The stated intention is to move from providing homes &#8211; the previous application was clearly for a single dwellinghouse &#8211; to one that caters for a transitory student population. The cramped nature of the space available does not suggest that it is meant to be permanent accommodation, even for students.

The wording of the intended audience is left so vague as to make it impossible to conclude whether the plan is lease out the apartments for whole terms, years or shorter periods. One can only draw the conclusion that this is an opportunist development, which will be used to house whoever the owners can manage to persuade to stay in it. To claim there is any plan to the proposed occupation is no more than an assertion once more, as there is nothing within the document to support this.

It should also be noted that there is no access to any outside spaces for 5 of the 7 apartments. Only two on the ground floor of the development have access to terrace areas &#8211; though these are rather small square spaces, which presumably would have decking of some form. The lack of any communal space for the students would be a significant detraction &#8211; they would be forced to take any communal gathering outside, generating noise and disruption for the local residents.

The visual and physical impact that the proposed development

The size of the new proposed development, at 175% of the (previously allowed) frontage along Elmbank Terrace, places a much greater visual impact on the street. There is some comment and illustration in the documentation about the proposed development being of a similar height to that of the Health Centre. However, no account is taken of the well-established approach to assessing the visual impact, which considers the angles subtended by the new development, both vertically and horizontally. This is a far more realistic way to measure the visual impact, as it takes account of the field of view occupied. I consider the application to be particularly disingenuous in choosing to ignore this issue.

The sketch of the relative heights of the proposed development, the Health Centre and the higher properties on Elmbank Terrace, to the north of Elmfield Avenue (though not of the much lower properties to the south of that junction) actually illustrates this point quite well &#8211; see ACCPlanning61764.pdf, Sections/D(0-0)3. The angle subtended from the residences on Elmbank Terrace is close to 30o and is quite clearly going to have a significantly greater visual impact than the much more distant Health Centre (which is almost 3 times the distance as shown).

A comment is made about the Health Centre &#8211; The view of the rear of the Health Centre is considered undesirable and the Skinny House substitutes as a more appropriate face to Elmbank Terrace. I want to focus on a number of the issues that this sentence raises.

First, as a resident directly in the field of view of the Health Centre, I can categorically state that I have not had any issue with the view of the rear of the Health Centre, or found it in any way undesirable. The Health Centre is approximately 39 m distant, roughly 3 times the distance of the proposed new structure. It subtends an angle of about 11o vertically and about 45o horizontally. This occupies a region that does not dominate any of the views from the property and in fact hardly rises above the hedge on the property. My estimate of the new building &#8217;s impact is summarized below:

House	Subtended angles	Impact compared with Health Centre
No 35	32o vertically and 60o horizontally	Roughly 4 times larger from front window, ground level
No 40	30o vertically and 90o horizontally	Roughly 6 times larger from front window, ground level
No 42	30o vertically and 60o horizontally	Roughly 4 times larger from front window, ground level

From this table, it is clear that any claim to being a more appropriate face to Elmbank Terrace is shown for the sheer nonsense it is. The impact on these 3 properties, those also most affected by the presence of the Health Centre, shows that the new development is far more intrusive, both visually and physically.

It is unclear exactly what is meant by a &#8220;green wall&#8221; over the open central stair, though since it is shown as transparent, it is reasonable to presume that it will be some sort of glass structure. A glass fronted central section is also not more appropriate than the Health Centre rear, as there will be inevitable glare issues with this, not least at night when cars are driving up Elmfield Avenue. The reflected light is likely to affect those to the north of the junction, every time a car turns right off Elmfield Avenue up Elmbank Terrace. This light pollution for these residents will cause significant annoyance to these residents, even potentially disrupting sleep.

The installation of solar panels on the roof would have to be positioned in such a manner as to not cause potentially dangerous

reflections, particularly along Elmfield Avenue when the sun is towards the west. This is a potentially serious danger to traffic and people in this area, so would need some careful assessment. Unfortunately, the most appropriate angles for effective solar panels will also be those angles capable of causing this problem. It may require some shielding along the east edge of the roof to ensure that such reflection would not affect the street. If that were done, then the whole visual impact would be proportionately increased, thus compounding the problems over the visual impact currently.

Therefore, I consider there are numerous considerations relating to this development that are objectionable and make this development highly undesirable for the area, not in keeping with its surroundings and highly disruptive in its impact on those in the vicinity.

City Development Services Letters of Representation	
Application Number: 120059	
RECEIVED 20 FEB 2012	
Dev. (North)	Dev. (South)
Case Officer Initials: GLE	
Date Acknowledged: 20/2/12	

40 Elmbank Terrace  
Aberdeen  
AB24 3NN  
15<sup>th</sup> February 2012

Dear Mr Evans,

**Reference Planning Application: 120059, Elmbank Terrace, Aberdeen**

I am writing to you to lodge my strong objection to the planning application mentioned above. While this application may be an amended re-submission of no. 110573, it has not been altered sufficiently that my previous concerns have been addressed.

With regards to the proximity to 40 Elmbank Terrace, Sections D(0-)03 portrays the distance as 16.75 metres. As you are no doubt aware, Aberdeen City Council for several years has adopted the national standard separation of 18 metres between windows on dwellings. The two windows in the lounge areas of the two upper flats in the north-west block will directly overlook both our living room and main bedroom. Aberdeen City Council's own adopted local plan policy R1 states that this separation is inadequate between habitable rooms.

I make reference to a previous application to build on Elmbank Terrace, A1/2034 dated 29/11/2001. Permission was refused in this case due to potential for "unacceptable harm to the amenity and privacy currently enjoyed". The distance between windows was below 18m in this case. Refusal was also based on the "Canyon-like effect that would be created on Elmbank Terrace", and the "contrived housing layout". I see many parallels in Application 120059.

The height of the proposed building's roof is such that the requirements of *BRE Information Paper on Site Layout Planning for Daylight 1* would not be met. More precisely the approach angle of sunlight is 26°, **not the required 25°**. Considering the additional height of obstruction posed by the solar panels, the approach angle is 28°. Currently my garden is a bright usable space all year round. If any building that detracts from the natural lighting of my garden is erected, my legal "Right to light" is affected.

Due to the constrained nature of the site, the occupants will have to carry their rubbish bags down an exposed stairway, then walk along a public footpath to access the communal bin store, which to me seems undersized. Furthermore, unless the bedrooms and living spaces are reversed in flats E and G, the occupants will have to carry the rubbish through the bedrooms! This everyday method of access seems ill thought out.

Since the previous application, the applicant has realised that students would be the only people that may choose to live in such cramped conditions. In my experience however, students prefer to stay in low cost purpose built accommodation, or larger flats to allow multiple occupancy.

The applicant has made provision for cyclists within his plans; while this is laudable, the truth of the matter is that most student households have a least one car, and each household is inevitably going to receive visitors by car. The parking spaces required have not been planned for within the application.

It is naive to expect that neither residents nor their visitors will have cars. The Old Aberdeen Area Controlled Parking Zone (CPZ) is now implemented. Neither Elmbank Terrace nor Elmfield Avenue are included within the zone. The obvious and now proven effect of this has been the displacement of parking into these streets. The previously created parking spaces cited in the application are unlikely to be available for the proposed building's use.

While there are a variety of housing styles in the Elmbank Terrace area, harled finish and granite are the predominant styles. The proposed slab-like monoliths with their smooth rendered finish will do nothing to enhance the area. Despite the architect's effort to break up the massing of the buildings, when travelling up Elmbank Terrace they would be extremely imposing and quite out with the character of the area. The choice of materials proposed for the central open stair are more akin to an industrial estate than a largely Victorian residential area. Galvanised steel, exposed concrete and steel mesh do not belong in the street scene.

The addition of gabion walls in this revised application only goes to confirm that the applicant has no interest in reducing the visual impact on the street; instead his agenda is to showcase his alleged talent as an architect. To even suggest using this type of material shows a complete disregard for the detrimental effect this building would have on Elmbank Terrace in general, and in particular the adjacent properties.

To summarise, I strongly urge you to refuse planning permission on the technical grounds of loss of amenity, privacy and daylight due to the proximity and height of the proposal, as well as the flawed concept, the lack of adequate parking provision, inadequate depth of site, and the choice of design and materials which is totally out of context with the area.

As mentioned above, the precedent for refusal has already been set on Elmbank Terrace regarding loss of amenity due to window proximity, contrived layout, and the creation of a "Canyon effect".

Yours Sincerely,

Mr William A. Grieve

City Council Services Letters of Representation	
Application Number: 120059	
RECEIVED 17 FEB 2012	
Dev. (North)	Dev. (South)
Case Officer Initials: GEE	
Date Acknowledged: 20/2/12	