



**290 North Deeside Road
Cults, Aberdeen
AB15 9SB
15th March 2012**

**Mr Gareth Allison
Enterprise, Planning and Infrastructure
St Nicholas House, Broad Street
Aberdeen
AB10 1AR**

Dear Mr Allison,

111716 – 39 Deeview Road South, Cults

I am writing on behalf of Cults, Bielside and Milltimber Community Council (CBMCC) to raise concerns regarding the above application to demolish an existing granite villa and construct a new house.

CBMCC regrets the proposed loss of yet another traditional granite building in our community. The proposed building will not make use of the existing granite in its construction, thus failing to comply with Policy 13. The new granite planned for the construction would likely be a considerably different shade and appear inconsistent with adjacent houses.

The roof line of the proposed house is higher than those of adjacent properties. This combined with the excessive width would make the building very noticeable from the street (Deeview Road South) and have a negative impact on the amenity of the Deeside Walkway.

The proposed building exceeds the existing building line on the south side. We request that the building line is maintained.

The proposed new house is considerable, both in terms of footprint and massing. The two and half storey proposal is a considerable change from the current 1.5 storey house. The overall result would be an overly dominant building that is out of keeping with neighbouring properties. We ask that the footprint and the massing be scaled down considerably.

There will be a negative impact on neighbours' amenity, primarily by the dominating effect of such a scale of building but also significantly from the numerous balconies and from overlooking windows on the west and east elevations. We ask that this issue be addressed in order to respect the amenity of neighbours.

CBMCC request that you take these concerns into consideration when reviewing the above application.

Yours faithfully

Christine McKay, Planning Coordinator

Copy to: Councillor Marie Boulton, Councillor Aileen Malone, Councillor Alan Milne