

QUEEN'S CROSS HARLAW COMMUNITY COUNCIL

Founded April 1987

Andrew H.R. Goldie,
276 Union Grove,
Aberdeen AB10 6TQ
19th March 2012

Ms Sheila Robertson,
Planning and Sustainable Development,
Aberdeen City Council,
Marischal College,
Aberdeen.

Application 120120 – Alterations & Rear Extension to 20 Devonshire Rd.

Dear Ms. Robertson,

Further to our recent telephone conversations, I am writing on behalf of Queen's Cross & Harlaw Community Council in connection with the proposal to significantly alter the existing rear annexe of no. 20 Devonshire Road. The property is currently divided into two flats, occupying the ground and first floor respectively. The planning application has been lodged by the owner of the first floor property, and involves substantive alterations to the gable-end of the existing annexe, together with the installation of a balcony which will overlook both the garden and surrounding properties.

Following approaches from local residents, and subsequent internal discussion, the Community Council has found the application to be unacceptable on several grounds, and has resolved to raise objection accordingly. Our comments are as follows:-

1. The proposed balcony and new access staircase will overshadow the windows of the downstairs flat at 20 Devonshire Road. The staircase in particular will also be a strident visual intrusion from the perspective of the downstairs flat resulting in a severe, adverse effect on the general amenity of the lower property. In short, this proposal should be seen as a ridiculous development for a first-floor flat, and an unacceptable imposition on a down-stairs neighbour.
2. This proposal, if approved, would significantly alter the character of the shared, rear garden area. The projection of the proposed external staircase into the garden would be unsightly, and would have the effect of reducing the useable garden space; and coupled with the addition of an overlooking balcony approximately 7-feet in width, the overall amenity of the garden


would be greatly reduced. Also, as the balcony is intended for recreational use, it is highly likely that noise will result in nuisance to neighbouring properties.

3. At present, a certain degree of privacy is provided to residences in the area by the high stone walls that separate each garden, and which border the rear access lane between Devonshire Road and Gladstone Place. The height of the proposed balcony and glass-fronted gable-end however, will mean that it will overlook gardens in Devonshire Road, and both gardens and opposing rear windows in Gladstone Place. This will result in an invasion of privacy. The properties most affected in Devonshire Road are nos. 18 and 22; but nos. 16 and 24 will also be affected to a significant extent. The properties most affected in Gladstone Place are nos. 3, 5, 7, 9 and 11.
4. The proposed development is out of keeping with, and unsympathetic to, the established character of housing in the neighbourhood. While most of the properties in the street have rear annexes as part of the original design, none have been 'embellished' with balconies. Furthermore, the proposal involves raising the roof height of the existing annexe and replacing the existing gable-end with an enlarged glass frontage. The alteration of the roof-line would break the visual symmetry with the mirror-image annexe on the building next door, and the glass-fronted gable end would be a stark contrast to every other property in the street. As such, it would be an incongruous anomaly within the context of both street and neighbourhood, and this should be sufficient reason to refuse the application.
5. This property is located within Conservation Area 4. Protection afforded by such status applies not only to property frontages, but also to rear elevations, rear gardens and associated access lanes. This proposed development would stand out as an aberration to the established building pattern, and would have an adverse effect on both neighbours and general visual amenity. As it would neither enhance nor preserve the Conservation Area setting, it is therefore at odds with conservation principles and should therefore be rejected.
6. Approval of this application would set a precedent for similar developments which would further erode Aberdeen's architectural heritage.

The above summary is a fair reflection of the views of Queen's Cross and Harlaw Community Council, and we trust that you will give our comments due weight in the determination of this application. We are of the firm belief that this planning application should be rejected for the reasons outlined above. Should Committee Members feel in any way inclined to doubt our assessment however, then we recommend that a site visit be undertaken to resolve matters.

Should you require clarification on any of the above points, please do not hesitate to contact me.

Yours sincerely,


Planning Convenor, Queen's Cross & Harlaw Community Council.

Dr Richard Athawes and Dr Lesley Malcolm
9 Gladstone Place
Queen's Cross
Aberdeen AB10 6UX
12th March 21012

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

Dear Sir

Planning Application No 120120 – 20 Devonshire Road, Aberdeen, AB10 6XR

We wish to object to the proposed development at 20 Devonshire Road, Aberdeen, AB10 6XR.

We have 2 main objections to the development . Firstly the size of the glazed gable end of the property especially as this is at a first floor level. Secondly to the large balcony which will overlook many gardens and invade the privacy of our home.

Our property and that of the applicant lie within a conservation area – traditional granite houses. The proposed changes are totally out of keeping with the neighbourhood. Had the proposal been related to the ground floor of the property we would have had no issue with it. These changes are to the first floor and as a result will be highly visible to a great number of properties.

The amount of glazing is tremendous, in fact excessive – 1 1/2 story height (as the roof is to also be raised) and full width of the gable end. At present there is one window and a solid door on the granite gable end, in keeping with the rest of the properties in the area. The plans show an open plan living, kitchen and dining area all of which will be on full

view through the glazing. With lighting on the whole room will be visible to us from all rooms at the rear of our home This will cause a loss of privacy to our home. Nowhere in the area is there a similarly large area of glazing at first floor level

A large decked balcony is also proposed. This lends itself to outdoor living and entertaining. Again if this development were at ground floor level this would not be of concern to us. However at first floor level it will overlook us (and many other properties) and will project out into the applicants' garden. Noise will travel further as there will not be the dampening effect of the stone garden walls. These issues will be intrusive to the privacy of our family within our home and garden. There are no other balconies of this type in the area. We strongly object to any first floor property having a stand alone balcony. The balcony is not being used for access to the garden, it is purely an extension of living space.

Our objections are based on a number of factors. Some relate to the proximity of the proposed development to our property, and some relate to the effect any such development could have on this area of Aberdeen. We feel that if this development is approved it will set a precedent for future developments in the area. Surely this is no way of conserving the exterior of these beautiful granite buildings.

We urge you to reject this application. We would wish to be kept fully informed of any appeal or alterations which may relate to this development in the future.

Yours faithfully


Dr Richard Athawes, and Dr Lesley Malcolm 

11 Gladstone Place,
Queens Cross,
Aberdeen.
AB10 6UX

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

13th March, 2012

Dear Sir/Madam,

PROPOSED DEVELOPMENT AT: 20 DEVONSHIRE ROAD, AB10 6XR
APPLICATION NO.: 120120

With reference to the Notice we have received regarding the above proposed development, we wish to register our objection and ask that the proposed alterations are rejected on the grounds of the following:

Design

The proposed alterations which we object to, are located at first and second floor elevations and the scale of the external alterations to the rear of the property are substantial for a double upper property. This is out of keeping with the remainder of the properties in the immediate Conservation Area, and could possibly, set a precedent for similar developments at first and second floor levels within these traditional Victorian granite properties.

The scale of the glazing and balcony on the rear elevation would have a significant visually dominating impact and loss of amenity, due to its first floor elevation, for the following reasons:

- Significant light pollution due to the significant new gable end glazing area and increased rear window area.
- Significant noise pollution, as the proposed balcony provides an extension to the dining room and numbers of people can be expected to congregate on the balcony, during periods of good weather.
- Significant loss of privacy to the rear of our property and garden as well as that to adjoining neighbouring properties.

The original design for the area afforded adjoining neighbours a degree of privacy due to the high granite boundary walls and additional planting of shrubbery which helped to reduce light and noise pollution.

Plans

We have a number of observations regarding the submitted plans.

- The property concerned is located on the first and second floors of the building rather than as marked ground and first floors and this should be taken into consideration when the planning application is reviewed. We believe this is misleading and causes confusion, this type of property is classed as a double upper property.

- Windows and doors are currently white painted frames not dark wood stain as proposed.
- There appears to be a discrepancy between the existing and proposed North elevation plan. The current ground floor storage area currently has only one window to the rear and door to the side.
- With reference to the stated existing stair and balcony, the property does not have a current balcony, this we believe should correctly be described as stairs and top landing.

However, had the proposed development been planned at ground floor level, then the above concerns regarding light and noise pollution and loss of privacy would not have been raised.

Yours faithfully,

A large black rectangular redaction box covering the signature of the sender.

K & J Miller

Fiona Mathieson
5 Gladstone Place, Queens Cross, Aberdeen AB10 6UX

home: [REDACTED] mobile: [REDACTED]

27th February 2012

Aberdeen City Council Planning Department
Marischal College,
Broad Street
Aberdeen
AB10 1AB

Dear Sirs

Objection to Planning Application No 120120 at 20 Devonshire Road, Aberdeen AB10 6XR

I hereby wish to note my objection to the above planning application and ask that the application be fully rejected and that I be kept informed of the proceedings.

I refer back to my original letter of objection dated 1st May 2012 and object again now for the very same reasons. Not only do I object to the total concept of the proposed size and scale of the building works, I also object most strongly that the neighbourhood notification has been done in such a way that we have not been made adequately aware of the massive scale of the changes to the existing building at 20 Devonshire Road. The notification was very low key and did not fully outline the massive building works proposed.

I now object even more strongly that the applicant Mr Herron has been able to resubmit the plans to the Planning Department – albeit with due alteration and modification. I would like to draw to your attention that I have actually tried, on several occasions, to visit 20 Devonshire Road to ask that I may view the proposed site to see for myself the extent of the impact to the surrounding neighbours. On each occasion there has been no one at home to meet with me.

Again I object as before as follows:

1. The proposed development is at first floor level and fully visible from neighbouring homes. Had the building works been at ground floor level it would not have been so overpowering and intrusive. As it is first floor level the occupants will be able to overlook many of the neighbouring gardens, totally destroying any neighbours privacy and quality of life. The walled gardens in Devonshire and Gladstone are sheltered and tranquil, with no need for an elevated "garden area". This proposal in fact goes against the concept of private and secluded.
2. The proposed building has a large percentage of window glass which will significantly add to the light pollution in the area. Lighting up such a large area of space will also significantly affect the occupants in the bedrooms in the rear of Gladstone Place properties.

3./ Cont

3. The plans note an exterior staircase which will add to the noise pollution in the area. This is not acceptable to neighbouring properties and simply adds to the security issues. Security is already an issue in the area of the lane running between Devonshire and Gladstone.
4. The proposed building work is of such a height and size and modernity that it totally alters the skyline of the original property, destroying the original design of the building. We are of course, talking about building such a large scale extension in what is a **conservation area**. This will totally alter the look of the property and set a precedent. If this planning application were to go ahead, what is there to say that other property owners in the area would not do so too. **The area of the west end is so small and so precious that it should be preserved at all costs.** Modern building works come and go over years, but **the traditional granite buildings of the west end are part of our Aberdeen heritage and should be preserved intact at all costs.**

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Fiona Mathieson

Claire Sutherland - Planning Application 120120 - 20 Devonshire Road, Aberdeen

From: Jennifer Carder [REDACTED]
To: "shrobertson@aberdeencity.gov.uk" <shrobertson@aberdeencity.gov.uk>
Date: 3/9/2012 14:22
Subject: Planning Application 120120 - 20 Devonshire Road, Aberdeen

Dear Sheila,

With reference to the above noted application for proposed alterations & extension at no. 20 Devonshire Road, I write to formally note and record my objections on the following grounds.

The plans include the construction of a balcony and extended stair access to the garden at the rear of the site. As the owner of the downstairs property, I am both directly and adversely affected by this proposal.

I believe it will cause a significant loss of amenity to me, both in terms of the actual size of the construction(s) - the staircase and the balcony - and in their general intended purpose of use. Primarily, I mean loss of privacy, loss of light, increase in noise levels, and loss of facility and enjoyment in the use of the garden area.

The existing stair access has no direct overlook into the rear windows of my flat whereas the new construction(s), will not only allow anyone ascending the (open) stairs be able to view into my property, but via the proposed 'landing' area, have direct line of sight and a static vantage point, from which to look straight into my bedroom window (from height).

In addition to this invasion of privacy, the design, location and construction of the stair is such that it will impede light access to the bedroom, which currently has no obstruction or structural impairment. It also appears the design of this stair has been compromised by the requirement to have the supporting structure located in ground owned by the upstairs flat. This has affected the size of the structure (the requirement to maintain adequate access and height above areas of common ground) particularly in relation to the extent of its protrusion into the garden area and the disproportionate domination of the outside space. The garden could no longer be enjoyed as a garden amenity by myself, affected not only by being completely overlooked from the extensive metal stair construction but an oversized cantilevered balcony.

The proposed cantilever balcony is shown on the plan at 2.1m wide and running the entire width of the property, a significant incursion into the garden area, rendering the space beneath dark and shaded. This includes light restriction to the room at the extreme rear of my property. As the existing stairway can be seen from this room and affects the light, it is undeniable that a construction significantly larger will worsen the situation (refer proposed m2).

Notwithstanding this intrusion, the surrounding noise levels will be increased by the proposal for balcony doors that open / fold / slide, and allow individuals / significant numbers to be heard from inside the property or sitting out on the balcony. The balcony and stair traffic directly overhead is a new and adverse feature affecting amenity.

Both properties fall well within the a Conservation area and this is a further material planning consideration on which I object to the application. The extent of glass windows/sliding door access, stairway access and cantilever balcony size and design at the rear of the property are not in keeping with the general character of the area.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 15/03/2012 09:29
Subject: Planning Comment for 120120

Comment for Planning Application 120120

Name : Jason Hilder
Address : 22A Devonshire Road,
Aberdeen

Telephone :

Email

type :

Comment : I wish to object to this application on the grounds that I cannot accept this as a reasonable development within a close proximity community.

Number 20 already extends back beyond the boundary of the other houses. This extension & balcony (something similar has previously been presented and rejected) will impose upon not only the little privacy of the neighbours that remains, but it will also create an eyesore protruding disproportionately into the already small garden within a conservation area.

The proposed plans also include enlargement of windows directly looking into the property of number 22, which I find unacceptable when they are only 6-8ft away.

How much living space does a 2 bedroom flat need? This will provide more space than would be found in a 4-5 bedroom family house.

From: JOYCE WYNESS [REDACTED]
To: "PI@aberdeencity.gov.uk" <PI@aberdeencity.gov.uk>
Date: 14/03/2012 20:27
Subject: OBJECTION - Application Number 120120 No. 20 Devonshire Road

Dear Sir/Madam,
Re: Planning Proposal at 20 Devonshire Road, ABERDEEN, AB10 6XR. Application Number 120120

I would like to object to the above planning permission application on the following grounds:

It will wildly infringe on privacy by drastically overlooking my garden where I like to spend quiet times relaxing and sunbathing in private during school teaching holidays.

Noise levels of people sitting on a large balcony (rather than quiet in a confined walled garden) and also noise coming from large doors at a high level will be augmented and will be heard in bedrooms in my home especially the bedroom on the first floor at the rear. This additional noise will greatly disturb the peace, health and well being of all neighbours.

The proposed large balcony will have a view through the window of my rear bedroom on the first floor of the property.

It is a grossly disproportionate over extension of the property.

It is not in keeping with the principles and feel of the conservation area.

This proposal altering the look of the traditional granite roofline would be unsightly and be detrimental to the value of all properties in this area.

I believe that such a grand proposal at first floor height of a property which invades the privacy of all people it overlooks should not be passed.

I think it essential that the committee visit the site to actually see the scale of this proposal and the massive impact it would have on privacy and well being.

Thank you for noting my objections and I ask you to reject this proposal.

Yours faithfully,

Joyce Wyness

Joyce Wyness
22 Devonshire Road
ABERDEEN
AB10 6XR

From: Stuart Paterson [REDACTED]
To: <shrobertson@aberdeencity.gov.uk>
Date: 3/9/2012 10:30 am
Subject: 20 Devonshire Road planning application 121120

← 120120

From : Stuart M Paterson, 31 Gladstone Place, Aberdeen AB10 6UX

We have received an informal voice via Councillor Jennifer Stewart re the above planning application.

This proposal will affect our privacy since the alteration involves a balcony and external stair which is above the enclosed wall height.

The garden of 20 Devonshire Road backs on to the lane at the south of Gladstone Place and is diagonally opposite our rear garden.

I wish to submit an objection to the application.

Do I need to complete a form? If so, will you kindly send this to me either in email form or for normal posting.

Many thanks

Stuart M Paterson

City Development Services Local Representation	
Application Number:	121120
RECEIVED	09 MAR 2012
Dev. (Plan #)	(Address)
Case:	SIR
Date Attn:	12/03/12

13/

7 Gladstone Place
Aberdeen
AB10 6UX

26th February 2012

Dear Sirs,

Planning Proposal at 20 Devonshire Road, Aberdeen AB10 6XR. No. 120120

We object to the above planning permission application on the following points:

- (1) the size of the rear north-facing end-gable roof, its heightening and fenestration is out of scale and architectural character to the surrounding area.
- (2) the rear rooflines of the property will be altered so as to destroy the original architectural harmony of the building and its adjacent twin.
- (3) the domestic design of these dwellings was always intended to be one where the **sheltered** rear gardens were enjoyed by the occupiers, (the enclosing and sheltering granite boundary walls are just one piece of this design). To erect an external stairwell and balcony, particularly at first floor level, is completely against this ethos.
- (4) the risk of increased noise and noise disturbance from the rear stairwell and balcony is significant.
- (5) the overlooking aspect and increased visibility both from and towards the rear stairwell and balcony from other dwellings is detrimental to the dwellings and their garden areas.

We ask that our objections are noted and that the proposal is rejected.

Yours faithfully


Mr & Mrs I. A. R. Inglis

From: Marjorie Inglis [REDACTED]
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 4/3/2012 6:53 pm
Subject: 20 Devonshire Road 120120

It seems very strange to think that someone can build a balcony over someone else's garden especially as it is north facing and blights a window. The suggestion of a cantilever design would certainly damage the integrity of what is a very old building. The lower flat would be likely to suffer. The roof is, I suppose, a shared liability and so changes should be a shared responsibility.

This seems a very flawed application.

Sent from my iPad

Mr & Mrs W G Laver
13 Gladstone Place
Queen's Cross
Aberdeen
AB10 6UX
2 March 2012

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

Dear Sir

Planning Application No 120120 – 20 Devonshire Road, Aberdeen, AB10 6XR

We write to object to the above planning application for the following reasons.

1. This property is in a conservation area and we feel that such a development is thus inappropriate as it is not of a character which enhances the area. This is a major change to the skyline of the north side of Devonshire Road and not in keeping with the rest of the area. If this application was approved it could lead to further major developments in the gardens on the north side of Devonshire Road which affect adjacent properties and properties on the south side of Gladstone Place.
2. The proposed external balcony area will have a major effect on the privacy of the gardens in Gladstone Place and adjacent properties and is again out of character with the rest of the area. In good weather this could be potentially used for parties with attendant noise pollution and disruption to other residents. Sound would not be absorbed because of the height of the stairs and balcony. There are no other balconies where people can sit out (at first floor level) in either Devonshire Road or Gladstone Place so we see no precedent for this facility and feel that this part of the application should be rejected.
3. In the past the existing small stairwell has been used for gatherings and the subsequent noise has been considerable. This can only be increased as the balcony and stairs could potentially accommodate a much larger number of people and the doors could be left open.

We strongly oppose this application and ask that it be rejected for the above reasons. Please advise us of the progress of this application.

Yours faithfully


Mr & Mrs W G Laver

cc Councillor Jennifer Stewart