

Andrew H.R. Goldie,
276 Union Grove,
Aberdeen AB10 6TQ
11th April 2012

Tel.: [REDACTED]

Ms Sheila Robertson,
Planning and Sustainable Development,
Aberdeen City Council
Ground Floor North
Marischal College
Broad Street
Aberdeen, AB10 1AB

Application 120274: Erection of 2-Storey Extension to 16 Rubislaw Den South.

Dear Ms. Robertson,

I am writing on behalf of Queen's Cross & Harlaw Community Council in connection with the above proposal. Following approaches from concerned neighbours of the applicant and subsequent discussion within the Community Council, we consider the proposed development to be unsatisfactory in a number of areas, and wish to register objection accordingly.

Our comments are as follows:-

1. This property is located within Conservation Area 4, and protection afforded by such status applies not only to property frontages, but also to rear elevations, and rear garden areas. What is proposed is a large extension on two storeys (with balcony), built to the full height of the original house. From the drawings lodged in support of the application, the proposed footprint of the house would increase from 18.0 square metres to 31.5 square metres. This represents a 75% increase on the footprint of the original house; and in the considered view of the Community Council, this would be an over-development for what is supposed to be a protected site within the Albyn Place/ Rubislaw Conservation Area.
2. The scale of the proposed extension is such that it would be a dramatic visual intrusion on the rear aspects of nos. 14 and 18, and will thereby greatly reduce

the amenity of these properties. Due to the height of the proposed build, it would also both over-shadow and over-look both of these neighbouring properties. The effect on no. 14 (the down-hill neighbour) would be particularly severe as the ground-level and garden of no. 16 is elevated relative to the neighbouring property. Specific points to note are that,

- The extended building would block out most of the natural light to the kitchen of no 18.
- The proposed balcony would overlook the living room and rear bedroom of number 14, resulting in the loss of existing privacy.
- The balcony and upper windows of the proposed extension would overlook, and thereby diminish the privacy of, the gardens of both nos. 14 and 18.


In summary, the proposed development conflicts with conservation area principles, and would damage the amenity of neighbouring properties in terms of visual intrusion, over-shadowing, over-looking and loss of privacy.

The above 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.

The owners of no. 14 Rubislaw Den South, Mr. & Mrs. Peter Donald, have indicated that they would welcome visits from planning officials or Committee Members to their home in order to facilitate the adjudication of this planning application. At their request the Community Council is happy to extend the invitation on their behalf.

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.

From: [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 4/2/2012 3:26 pm
Subject: planning objection

James & Anne Donald

13 Rubislaw Den South

Aberdeen, AB15 4BD

Tel: [REDACTED]

Email: [REDACTED]

02 April 2012

Mrs Shona Robertson

Director of Planning

Aberdeen City Council

Planning Sustainable Development

Marischal College, Broad Street

Aberdeen, AB10 1AB

Dear Ms Robertson

Re APPLICATION P120274
16 Rubislaw Den South

Aberdeen

Dear Sir/Madam

We agree with our neighbours at number 14 Rubislaw Den South that the excessively large extension proposed for number 16 is inappropriate as it stands.

They use their back living room daily and the loss of light and privacy resulting from these plans would be

unacceptable.

Perhaps the plans could be modified to better suit both parties.

Yours sincerely

James & Anne Donald

18 Rubislaw Den South
Aberdeen
Ab15 4BB
31.3.12.

Planning Sustainable Development
Aberdeen City Council
Marischal Collège
Broad Street
Aberdeen
AB10 1AB

Dear Sir/Madam

APPLICATION #20274

I write to express concern over plans for a two-storey extension at 16 Rubislaw Den South which I deem to be excessive. If carried out this extension will restrict light in my kitchen, blocking the window on which I depend.

Also it should be noted that this is a conservation area in which such developments are not appropriate.

Yours sincerely


ERIC MELDRUM

SR

DATE	02 APR 2012	ISSUED BY	
IMP		2012 CUR	Admin
Action			<i>DM</i>

From: ROBERT STEWART [REDACTED]
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 01/04/2012 21:23
Subject: Application reference: P120274

We wish to object to the proposed extension (reference P120274) in Rubislaw Den South Aberdeen. We are of the opinion that this

extension is too large and will considerably reduce the sunlight in the garden of the residents at number 14. The plan shows that the

privacy previously enjoyed by the house holders from number 14 onwards will no longer exist. We live in this conservation district also

and feel the garden of a home is extremely important. Any extension therefore should not affect the quality of life enjoyed by

surrounding homes. There are strict rulings for any change to the front of properties in a conservation area and we feel that similar

regulations should hold for back gardens.

This proposed application, if allowed, would be an overdevelopment of a conservation area and cause loss of privacy.

Robert Stewart

Frances Stewart

Lynne Stewart

Paul Stewart

15 Rubislaw Den South
Aberdeen
AB15 4BB
31.3.12.

Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sir/Madam

APPLICATION REF: P120274

I write to make representation in connection with the above application for the following reasons:

- The extension is excessive at six and a half metres and would notably affect the light in number 14
- The planned balcony would completely reduce privacy in the entire garden at number 14 and impact seriously on quality of life

Yours sincerely

A large black rectangular redaction box covering the signature area.

MISS A. L. CARR

From: Jackie Girvan [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 31/03/2012 20:43
Subject: Re APPLICATION P120274

Re APPLICATION P120274
16 Rubislaw Den South
Aberdeen

Dear Sir/Madam

We have been in conversation with our neighbours at number 14 Rubislaw Den South and are sympathetic of their fears regarding the above extensive development. They will clearly lose both light and privacy to their house and garden and understandably find this upsetting. Perhaps the plans could be modified to better suit both parties.

Yours sincerely

Mr and Mrs P Girvan
13 Rubislaw Den South
Aberdeen

From: Faye Hay [REDACTED]
To: "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>
Date: 31/03/2012 12:24
Subject: Application Ref. P120274

Dear Sir/Madam

APPLICATION REFERENCE:P120274

We wish to make representation with regard to the above application on the grounds that such an extensive development in this conservation area is inappropriate and, taking into account the loss of light and privacy, will notably affect the quality of life for residents at number 14.

Yours sincerely

D.&F. Hay

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 4/4/2012 4:10 pm
Subject: Planning Comment for 120274

Comment for Planning Application 120274
Name : George Watkins
Address : 12 Rubislaw Den South
Aberdeen

Telephone :
Email : 

type :
Comment : Having viewed the planning diagram, I have two questions.

How does the north limit of the extension align with the building line of houses on both sides of the property, and particularly with those houses to the east of the property?

Is the balcony for decorative purpose only or will it allow people to sit on it? If the latter, people sitting on the balcony will have a direct view into houses adjacent to the property (particularly those down the hill to the east) which will represent an intrusion of privacy to their back gardens.

1, Rubislaw Den North
Aberdeen
AB15 4AL
Tel: 01224 317750
Fax: 01224 322004

1st April 2012

APPLICATION 120274

Dear Mrs Robertson,

I earnestly request the Department to modify the proposals for development at 16 Rubislaw Den South which seem excessive.

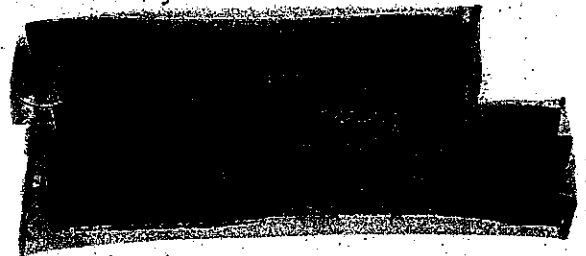
Having grown up in Rubislaw Den South and now having lived in Rubislaw Den North for over 40 years, it would appear the extent of this application impacts on the neighbouring property in a manner which is not acceptable. I do understand that previously approved plans involved a 13 feet high extension. This would have allowed both properties to co-exist in the manner envisaged by the original architects, while sensibly allowing for modernisation.

Aberdeen must protect its heritage in planning terms as well as encouraging appropriate new development. In domestic applications, however, dimensions and proportions which the applicant perceives to be of benefit to their aspirations, should NOT destroy the existing excellence of valued and established residential areas.

My husband is in full agreement with this objection and recommends the application be reconsidered.

Yours sincerely,

Mrs Jillian G A Wisely
Dr Ivan C F Wisely



Hartfield
14 Rubislaw Den South
Aberdeen
AB15 4BB

8. 3. 12

Mrs Sheila Robertson
Director of Planning
Aberdeen City Council
Planning Sustainable Development
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Ms Robertson

APPLICATION 120274

I write to ask for consideration of the following objections to the above application for development at 16 Rubislaw Den South, Aberdeen.

- The two storey extension is excessive at six and a half metres – in contrast with the 13 feet plans passed a few years ago (in line with our back kitchen wall)
- The two storey extension must bring into doubt the 45% rule in connection with daylight to our lounge window.
- The proposed balcony on the first floor overlooks our entire garden – totally destroying privacy
- The two windows in the family room extension (east side) look into our lounge and overlook our patio and, looking backward, look directly into the whole room
- Is there a breach of fire regulations with two windows in the gable elevation so close to our bay window?
- We suggest that a row of coniferous trees be planted to soften the view along the extension wall – similar to those on the other side of our home at number 12.

I hope you would wish to review the development from our garden at number 14 to assist in your deliberations before making a decision. Please let us know reasons for objections not upheld.

Yours sincerely


PETER B. DONALD

From: Pete Donald [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 4/2/2012 8:33 pm
Subject: Application P120274

Dear Sir/Madam

*Application P120274

*I have reviewed the above application plans, and as the future owner of 14 Rubislaw Den South, currently my parents home, I write to express serious concern with regards to the scale of this project.

If the application were to be approved and the project proceeds as currently planned the loss of light and privacy would completely alter the quality of life for any resident of No. 14, and bearing in mind the planning constraints within this conservation area, I request that this application be modified to prevent such loss.

Yours faithfully,

Robert P. Donald
2 New Broughton
Edinburgh
EH3 6PA
[REDACTED]

From: Margaret Donald [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 31/03/2012 12:25
Subject: Ref:P120274

Dear Sir/Madam

With reference to the above application I wish to follow up my previous letter in which I expressed concern over the scale and depth (6.5 metres) which would markedly reduce light in our lounge.

The proposed balcony overlooking our garden would totally destroy privacy and have a serious impact on our quality of life.

I request that consideration be given to rejecting the plans as they stand.

Yours sincerely

Peter B.Donald

From: Margaret Donald [REDACTED]
To: PI PI <PI@aberdeencity.gov.uk>
CC: Jennifer Stewart <JAS Stewart@aberdeencity.gov.uk>
Date: 31/03/2012 13:51
Subject: APPLICATION REF: P120274

Dear Sir/Madam

APPLICATION REF:P120274

As the neighbour most likely to be directly affected by the above plan I would like to draw attention to my greatest concerns. This large, six and a half metre extension will take away a substantial amount of light in our sitting room and the balcony which will overlook our entire garden will take away our privacy completely. This will notably affect our wellbeing should it go ahead. Can anything be done to modify this plan and provide a better potential outcome for me and my family?

Yours sincerely

Margaret C. Donald