

**From:** Gary McKenzie  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 03/07/2012 10:06  
**Subject:** Planning Application Objection  
**Attachments:** Planning Application Objection.pdf

To whom it may concern,

Please be advised that, in my capacity as owner of 74F Queens Road, Aberdeen, I wish to register my objection to the planning application detailed in the attached document.

Yours sincerely,  
Gary McKenzie.

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This e-mail has been scanned for viruses by <http://www.marinIT.no>

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**Notice to be served on all Notifiable Neighbours  
Town and Country Planning (Development Management Procedure)  
(Scotland) Regulations 2008**

NOTICE IS HEREBY GIVEN THAT AN APPLICATION HAS BEEN MADE TO ABERDEEN CITY COUNCIL FOR PLANNING PERMISSION FOR.

APPLICATION NUMBER:	120787	DATE OF NOTICE:	06 June 2012
PROPOSED DEVELOPMENT AT:	70 Queen's Road, Aberdeen, Aberdeen City, AB15 4YE		
DESCRIPTION OF PROPOSAL:	Alterations and extension of office		
APPLICANT DETAILS:	JPR Services Ltd		
AGENT DETAILS (where applicable):	The William Cowie Partnership, 6/7 Albyn Lane, Aberdeen, AB10 6SZ		

A plan showing the location of the proposed development is printed overleaf.

The plans and other related documents may be inspected at Aberdeen City Council, Planning Reception, Planning & Sustainable Development, Marischal College, Broad Street, Aberdeen AB10 1AB or online at <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=120787>.

**Objections/Representations**

Representations on this planning application should be made within 21 days of the date of this Notice to the postal address or weblink above or to the e-mail address below.

Representations received within 21 days will be available for public inspection and be taken into account in determining the application if they are material planning considerations. For more information on what matters are material considerations go to [http://www.aberdeencity.gov.uk/web/files/Planning/comment\\_planning.pdf](http://www.aberdeencity.gov.uk/web/files/Planning/comment_planning.pdf).

Please note that representations that you may have made to the agent/applicant at any Pre-Application Consultation stage will not be transferred to the current application and new representations will have to be submitted.

The Council's Scheme of Delegation allows some applications to be determined by officers without reference to Committee. Details are available at: [www.aberdeencity.gov.uk/Planning/sl\\_pla/pla\\_modern\\_plan\\_update.asp](http://www.aberdeencity.gov.uk/Planning/sl_pla/pla_modern_plan_update.asp).

For further information on the Council's planning application procedure visit our website [www.aberdeencity.gov.uk/planningapplications](http://www.aberdeencity.gov.uk/planningapplications). For information specifically relating to this application, please contact the Application Support Team (01224 523470) or by email to [pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk).

If you are not the owner of the property to which this notice has been sent, please inform the owner of this proposal.

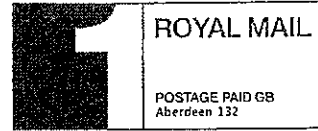
**For help with language / interpreting and other formats of communication support, please contact: 01224 523 470**

JF

THIS IS NOT A CIRCULAR

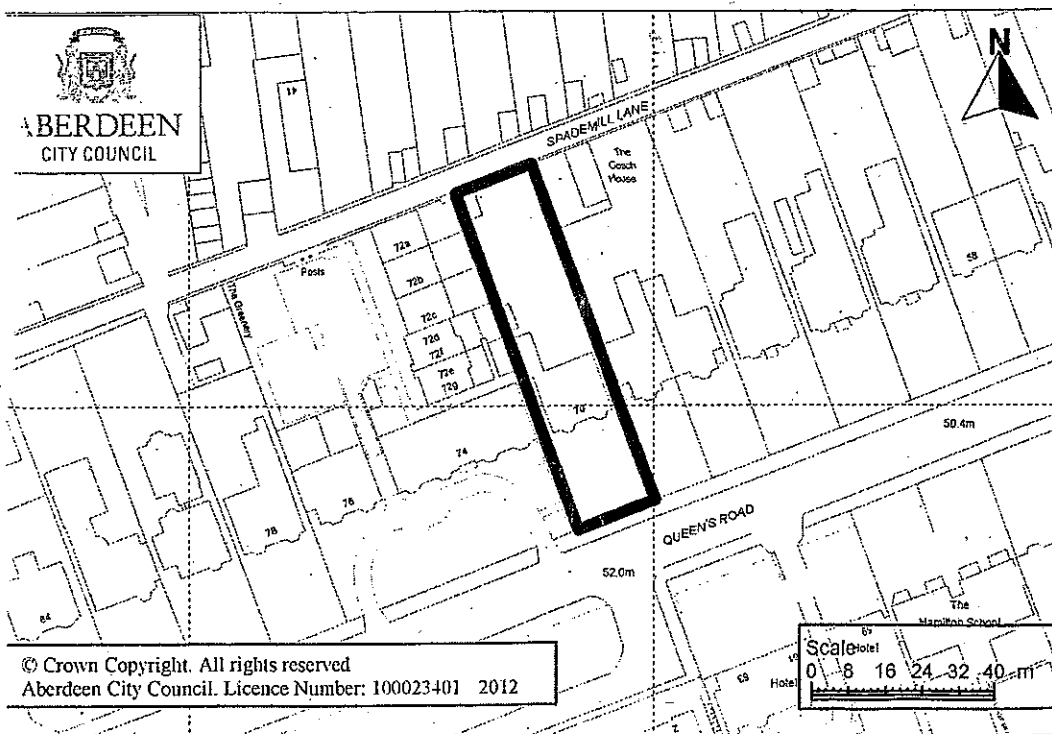
Neighbour Notification Notice

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008



Owner/Occupier/Lessee  
 Flat F  
 74 Queen's Road  
 Aberdeen  
 Aberdeen City  
 AB15 4YE

Undelivered please return to:  
 S. D. E. P. & I. at C. Business Hub 4, Ground Floor North, Marischal College, Broad  
 Street, Aberdeen AB10 1AB



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**From:** beverley aitken <[pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)>  
**To:** <[pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)>  
**Date:** 26/06/2012 16:26  
**Subject:** Planning application 120787 70 Queens Road

Dear Sir,

I am the property owner at 72d Queens Road and wish to lodge my objections to the above proposed development.

At the moment my property to the rear has un restricted views and I feel that a development of such a large scale as the one proposed would be extremely intrusive. It will not only block out all light at the rear of my property it would also be an extreme invasion of my privacy as it will look directly into both my bedrooms. The nature of my work often require's me to sleep in the afternoon which leads me to have concerns over noise levels from the plant room of this development along with the privacy issue's.

The size of the development is totally out of keeping with any other in the immediate vicinity and will be the only commercial property, of that size, to surround the existing residential buildings.

It is without question that this development will affect the value of my property, as you are aware, Queens Road is a highly desirable residential area of the city. Following on from the above points the fact that the development is extremely large in size, and most importantly height I believe it would actually be an eye sore not only for my property to look onto but for all properties within my development, and within the vicinity and would have a detrimental impact upon the character of the conservation area in which we fall.

Apart from the total loss of privacy to the living space in my property I feel the development would have an adverse impact upon residential amenity due to its proximity which would result in overlooking of garden ground where a reasonable level of privacy is expected.

A development of this size would surely also lead to an increase of traffic levels on Spademill Lane which is not designed for.

Finally I would like you to take into account the Refusal of an application on 26 April 2010, planning application No P091797. Many reasons given on the refusal I feel would also be applicable to this proposed development.

Yours,

Beverley Aitken

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 26/06/2012 12:47  
**Subject:** Planning Comment for 120787

Comment for Planning Application 120787

Name : philip dawson  
Address : 29 rubislaw den south  
aberdeen  
ab15 4bd

Telephone :

Email :

type :

Comment : I would wish to object to the proposed development on several grounds.

- 1) The proposed extension is of a size that will dwarf existing rear extensions and neighbouring houses at Queens Road when viewed from the rear. It will almost double the amount of the accommodation in the existing building.
- 2) The height proposed is excessive as 3 full storeys will mean that it is almost higher than the apex of the existing building, and much higher than the apex of the adjacent housing.
- 3) There appear to be only a few parking spaces for such an increase in accommodation - perhaps fewer than exist already.
- 4) The development will lead to increased traffic along the narrow rear lane which has no footpath, which was always mentioned as a factor in neighbouring developments.
- 5) The extension will overlook the rear gardens of neighbouring properties including those in Rubislaw Den South leading to a loss of privacy in what remains a predominantly residential area.
- 6) The settings of the numerous listed buildings in the adjacent area, and Conservation area, will be adversely affected.
- 7) The extension, comprising what appears as a glass &quot;box&quot;, could in no way be described as sympathetic to any of the surrounding properties. It will be very visible from the houses on Rubislaw Den South and Bayview Road.

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 27/06/2012 09:34  
**Subject:** Planning Comment for 120787

Comment for Planning Application 120787

Name : Euan Imrie  
Address : 72E Queens Road,  
Aberdeen,

Telephone :

Email :

type :

Comment : I object to the proposed development of 70 Queens Road.

\* The proposed development will result in a significant loss of value to my property.

\*As a ground floor flat, a large percentage of windows on the west side of the proposed development will look directly into the bedroom windows of my property.

\* The loss of light to the rear of my property would be significant and unacceptable.

\* The plans for the new development and & 72 Queens Road inaccurately reflect the current situation of Number 72.

Regards,  
Euan

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 24/06/2012 17:27  
**Subject:** Planning Comment for 120787

Comment for Planning Application 120787

Name : Kevin Angus

Address : 72G Queens Road

Aberdeen

AB15 4YE

Telephone :

Email :

type :

Comment : The proposed development will have a huge impact on the amenity and privacy of the residential properties at 72-76 Queens Road , a residential development . The examples of similar extensions in the application are not overlooking low density houses and flats.

**From:** Shelagh Brown <  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 23/06/2012 22:17  
**Subject:** Planning Application Ref: 120787

Reference Planning Application: No. 120787

70 Queen's Road, Aberdeen, AB15 4YE

Dear Sirs,

I wish to object to the above planning application for the following reasons:

#### Impact on residential amenity

I object to the adverse impact this proposed commercial development would have on the character of the immediate area and on the quality of life of residents, without due consideration for those residents. With a much higher proportion of residential property, this area, on the north side of Queen's Road, is entirely different in character to the opposite, south side of Queen's Road, and the development arguments and examples cited in the proposal are therefore not relevant.

#### Scale

The scale and density of the proposed development is too large in all aspects; ground area, width, depth and height. It is, in my opinion, and in the opinion of other adjacent residents at 72 – 76 Queen's Road, including Mr. Douglas Milne and others, a gross overdevelopment of the site, which will have an extremely detrimental effect on residents in the following ways:

- visual impact
- commercial building overlooking residential property
- residents overlooking a large, dark commercial building in a substantially residential quarter
- loss of privacy for residents
- loss of already limited light to the north facing rear of the residential development, especially to my own ground floor flat, being the nearest residence to the proposed extension.
- creating a totally unacceptable precedent for unnecessary commercial development in this immediate area

In this case, I think that there is no justification for the Plot ratio policy to be exceeded, due to the high proportion of residential properties in the immediate area, and the adverse affects, in a residential area, of immediately adjacent commercial development on this scale.

#### Design

The simplified modern, sleek, dark and predominantly glass design, along with the size of the building, is not in keeping with the granite and residential nature of architecture in the immediate residential area.

The design dominates in scale and character and does not fit with the character of this historical conservation area.

#### Parking Issues

Increasing the commercial viability of this property is bound to create increased traffic and need for parking facilities, despite good public transport being available.

Reduced availability of parking at the proposed site will put further unacceptable pressure on traffic flow and the already limited parking facilities on Queen's Road, and on private residential parking at 72 – 76 Queen's Road, which already suffers from considerable abuse by visitors to the area who have no legitimate reason for parking within the residential development.



**From:** Gill Barker <  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 20/06/2012 18:49  
**Subject:** Application No 120787

Dear Sir/Madam

With reference to planning application no. 120787 we wish to object to the proposed plans and cite the following reasons :-

1. The proposed building will considerably increase the amount of people – and consequently vehicular traffic - coming and going on Spademill Lane. This will include office workers as well as visitors to the building – who may arrive in their own transport or may be dropped off by taxi. Given the physical dimensions of this back lane, it is not designed for heavy traffic nor does it easily accommodate 2-way traffic.
2. The number of parking spaces will decrease whilst the number of users of the building will increase significantly, we would therefore like know where these additional people will park?
3. The proposed building is an over development of the space available. The proposal is for a 3 storey extension which is oversized given the physical footprint available. It will also restrict light to the neighbouring town houses.
4. The building proposed is not sympathetic with the surrounding area or buildings – all of which are in a conservation area and some of which are C or B Listed.
5. We live in this area because it is attractive, peaceful and all extensions are modest in nature. We believe that this proposal is not modest and it is unreasonable to build an extension of these dimensions on this site.
5. It is important to note that any extension that is built on this site will be in our direct line of sight – immediately visible from all of our rear windows and from our garden. Consequently we would hope that you will consider our objections carefully.

Regards  
Mr and Mrs S Barker  
33 Rubislaw Den South  
Aberdeen  
AB15 4BD

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 17/06/2012 17:43  
**Subject:** Planning Comment for 120787

Comment for Planning Application 120787  
Name : C.P.Fletcher  
Address : 72A Queens Road, Aberdeen, AB15 4YE

Telephone :

Email :

type :

Comment : As the owner of house number 72A Queens Road, we have the following comments on the proposed development at 70 Queens Road.

The Queens Road corridor between Forest Road and Anderson Drive is currently finely balanced between residential development (old and new), and businesses, the latter being within largely unaltered granite mansions. This balance is threatened by the proposed development. The proposed office extension is the furthest west, and one of the largest of its type, so would represent a major westward advance in urbanisation along this corridor, while several other corridors in the city are dilapidated and in desperate need of such developments. The supporting documentation cites several similar examples of offices as justification, but these are in urbanised business areas further east, so would have had limited effect on domestic properties. Also included are developments to the west (80 and 82 Queens Road), but these were themselves residential and had no adverse effects on existing homes.

The development would have a severe negative effect on the amenities, outlook, privacy and daylight currently enjoyed to the rear (gardens and back bedrooms) of the adjacent homes at 72A-G Queens Road. It is clear that 72C-F would be extremely adversely affected, but the documentation is inconsistent in this regard: the narrative states that the end of the extension corresponds with the southern boundary of the first of the houses (72C), while the drawings show it reaching at least a third of the way northwards along the rear boundary of 72C. This is a crucial piece of information to be misrepresented, and causes us to wonder what other misrepresentations there might be.

The office would be substantially bigger than the existing one, yet with fewer parking-spaces. It must be assumed that the most of the staff will use cars, and most of these will park (or try to) in the already restricted surrounding residential streets and developments (including ours).

The development will put additional pressure on Spademill Lane, attracting more cars, despite there being fewer parking places - many of these will arrive, fail to park, and drive off again. The development and resulting increased urbanisation might add to calls from some for traffic calming measures, as has occurred in more urbanised back lanes. In Aberdeen, traffic calming is usually restricted to old fashioned &#8220;speed bumps&#8221; which are dangerous (especially when icy), cause additional noise, wear & tear on vehicles, increased CO2 emissions, fracturing to adjacent road surfaces and vibration damage to adjacent properties (including mine).

**From:**  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 15/06/2012 15:33  
**Subject:** application no. 120787 for 70,Queens Road Aberdeen

I would like to object to the above application, on the following grounds. 1)The scale of the development is out of keeping with a conservation area. 2)The development is likely to have a detrimental impact on my privacy and 3)previous attempts to obtain permission to heighten my garage roof have been rejected on the grounds that the proposals were not in keeping with the conservation area and this development appears to contradict the same rules. Mr F. Bowden 31, Rubislaw Den South Aberdeen

**From:** Findlay MACLEOD .....  
**To:** "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>  
**Date:** 12/06/2012 14:12  
**Subject:** Ref 120787 70 Queens Road

Dear sir,

I reside at 72F Queens Road and acquired the two bedroom upper flat in March 2008 at the not inconsiderable cost of ..... for a residential property of this type in Aberdeen. I wish to make the following points in the strongest possible terms, as frankly I find it outrageous that this has been given any serious kind of contemplation:

This was primarily as I wanted a high quality location and for it to retain value, which it certainly would not if a disproportionately large office carbuncle was built in ridiculously close proximity to my flat & that of my neighbours.

I have a very good view from the rear of my property - from the master bedroom, as has both French window doors and a metal veranda where I can get a lot of sunlight in. Equally the other rear bedroom has this same unadulterated view. Again if this development were to go ahead I'd be opening my bedroom windows to darkness & stepping on to the aforementioned veranda to the not exactly aesthetically pleasing sight of an office eyesore and perhaps its incumbent workers at all hours of day!

This side of Queens road is predominantly a mixture of residential and office properties unlike the fee paying schools and hotels that are across the road so the comparative you've used seems deeply flawed.

This is a relatively peaceful area; which it most certainly is highly unlikely to be with both a/ the likely interminable and noisy associated works during building and b/ the large increase and probably higher associated influx of office workers 24/7.

I think it's pretty late in day to advise of potential plans in place and both naive and distasteful seemingly not to have done any substantiated research at all and assumptions that there would be no serious protestations.

I do know that the local councillors will be duly informed about this as it hardly seems environmentally friendly in the least or likely to ease traffic flows or parking on any way whatsoever (probably the contrary) - despite the lamentable & highly questionable reasoning you've cited.

Sincerely,  
Findlay MacLeod,  
Joint Venture Accounting Manager

TOTAL E&P UK Limited, Loirston House, Wellington Road, Altens, Aberdeen AB12 3BH

Registered in England and Wales No.811900  
Registered Office 33 Cavendish Square, London W1G 0PW

**From:** DG MILNE  
**To:** "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>  
**Date:** 10/06/2012 13:48  
**Subject:** proposed development at 70,queens road.

Dear sirs, I wish to object to the applicants office extension, my reasons are as follows, parking problems, evading all our developments privacy and views, lack of sun light, extension to vast, i.e. ground area, width, depth, height, etc., additional car parking problems on queens road. Also, what is planned for number 74, east side, access to rear, existing original wall, chimney breast, external window etc. has all these historic parts of our development to be removed to accommodate this far too large extension. I thank you in anticipation. Mr. Douglas Milne, 74d, queens road, aberdeen. ab15 4ye.

**From:** Alan Sim <[pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)>  
**To:** <[pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)>  
**Date:** 08/06/2012 12:41  
**Subject:** Ref 120787 70 Queens Road

Dear Sir,

I am the owner of the property at 72c Queens Road and wish to record the following points regarding the proposed development at 70 Queens Road.

\* This proposed development will have a significant adverse impact on the amenity and value of my property.

\* The plot ratio guidance must surely restrict an intrusive overdevelopment of this nature.

\* The size of the development is totally out of keeping in a primarily residential area.

\* The reduction in the number of parking spaces (from 21 to 17) and significant increase in the number of employees (160% increase in floorspace) on the site will cause significant problems in our adjacent private car park which is already abused by office workers which gives rise to considerable nuisance to residents. Provision of cycle parking is laudable but risible given our climate and employees will continue to use private cars as a primary mode of transport with subsequent disruption in all adjacent unregulated car parks.

\* The loss of light to the rear gardens of the properties in 72 Queens Road will be significant and unacceptable. The gardens face east and enjoy only limited light without the proposed development. Low morning sunlight from the east will be totally obscured.

\* We currently enjoy an unrestricted open view to the east which will be completely destroyed.

\* The significant loss of privacy resulting from offices which will directly overlook bedrooms in 72 Queens Road is completely unacceptable. The developers cite the proximity of 80 and 82 Queens Road as justification for the proximity but ignore the fact that these were new developments and no existing proprietors suffered any loss of amenity.

\* The impact of construction traffic related to such a significant development will cause major problems in Spademill Lane which has no speed regulation and is plagued by high speed traffic avoiding Queens Road at peak times.

\* The potential for noise from a new plant room directly adjacent to the boundary wall with 72 Queens Road is unacceptable.

\* No details are provided regarding the impact on the common wall of the existing extension, nor is the impact on the front(south) elevation where 74 Queens Road abuts the subject property addressed. This will impact on the front elevation from Queens Road.

\* The statement that the development coincides with the start of the 3 house terrace at 72 Queens Road is inaccurate as it appears to overlap the terrace by approx 5 meters.