

ROSEMOUNT & MILE-END COMMUNITY COUNCIL

Head of Planning & Infrastructure  
Planning Department  
Aberdeen City Council  
Marischal College  
Broad Street  
Aberdeen.

4 May 2012.

Dear Sir,

Planning Reference : P120584  
Westburn Crescent Aberdeen.

I refer to the above mentioned planning application & on behalf of the Rosemount & Mile-End Community Council ( RMECC ) make the following observations :-

- a) The application indicates that 9 units made up of 6 dwelling houses & 3 flats are proposed for the vacant site. The RMECC feel that such numbers are inappropriate for the size of the site and is viewed as over development.
- b) Westburn Crescent enters & exits onto Westburn Drive ----- a busy road and on an incline. The number of vehicles likely to be generated from residents of this proposed development will be an added hazard to current traffic & needs to be more closely examined when this application in its current form is considered.

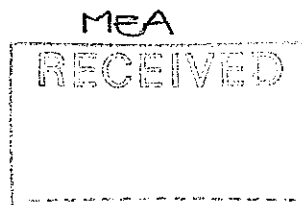
Whilst the RMECC welcomes such development in our area, we would suggest that a reduction in the number of units is required in this particular case.

Yours faithfully,



William Jaffray  
Chairman  
Rosemount & Mile-End Community Council.

( 10 Craigie Park, Aberdeen AB25 2SE )



29A Westburn Drive  
Aberdeen  
AB25 3BY

22<sup>nd</sup> May 2012

Dear Sir,

**Re. Planning Application 120584**

While not against the building of houses in Westburn Crescent, I am concerned about the density of the housing proposed and loss of amenity to the present households on Westburn Drive and on the crescent itself.

It was stated in the documentation that there is ample on-street parking available to act as a solution to the lack of parking places provided for the occupants of the proposed flats. I would challenge that assumption.

Due to the houses at the end of Westburn Drive, on Argyle Crescent, having no garages, the bottom of Westburn Drive consistently shows a line of cars parked overnight on the street. Last night I counted the number of vacant parking places between the lights with Westburn road and Westburn Crescent, and estimated there was room for 6 more cars. But in Westburn Crescent itself an additional 5 cars were parked. The residents close to the crescent often prefer to park in the crescent for safety reasons.

Over the recent past, I can recall five incidents where cars parked on the street, outside houses from no. 25 to 31, were hit by passing cars. To my knowledge three of the cars were so damaged that they were written off by the insurance companies. In two cases the cars that caused the damage overturned on the street following the collision [see photo below taken July 2010].



My experience indicates that when parking in the crescent is lost to the new development, there will be a forced move back to on-street parking by the current residents, leaving very little if any spare room for the occupants of the new flats.

My second point is one of detail. With the narrow frontage to the new properties, the placing of wheelie bins becomes an issue. If a communal wheelie bin is proposed, then depending on where it is sighted, this could have a significant impact on the present character of Westburn Drive and Crescent.

So in summary, I object to the present planning application on the grounds of loss of amenity and road safety.

Yours faithfully

Dr A J Miller

120584

RECEIVED	23 MAY 2012
Dev. (Name)	
Cases Officer Initials	MEA
Date Acknowledged	25/05/12

**From:** "Frank"  
**To:** <PI@AberdeenCity.Gov.UK>  
**Date:** 24/05/2012 11:51  
**Subject:** Planning Application Reference 120584 - Objections

Dear Sir/Madam,

Please find below detailed objections to the Planning Application Reference 120584 for Residential Development of 9 Units at Westburn Crescent, Aberdeen AB25 3BZ. I appreciate the expiry date for comments was 23rd May 2012 but would ask you to consider these comments in view of the fact that I had already sent this email yesterday on the 23rd May 2012 but received it back this morning rejected by your server with the message 'unknown recipient' - a slight error in the email address.

The proposal for 'high density housing' within the context of the 'Policy H3 Density of Local Development Plan' is an aggressive design which ignores neighboring architecture and is an abuse of the spirit of the policy.

The proposal is bordering the 'Rosemount and Westburn Conservation Area' and not in keeping, and totally inconsistent with the elegance of the 'turn of the century (1900)' design of Westburn Drive.

The lack of a 'Design and Development Brief' at the 'Planning in Principle' stage within this sensitive conservation area has led the Proposers to understand that there are inappropriate design flexibilities which they could exploit to further their proposal.

The proposed finish of 'a cream coloured dry dash roughcast render finish to walls' with 'synthetic granite sills' is again totally inconsistent with the surrounding properties and would look completely out of place in a street with rows of elegant solid granite terraces and detached properties. There are no other residential properties in the 'Rosemount and Westburn Conservation Area' with this finish.

The balconies to the rear of the proposed properties 2 - 9 exposes existing neighboring properties in Westburn Drive to an unacceptable privacy infringement.

The current public parking facilities in Westburn Crescent are used extensively by the residents in Westburn Drive. The proposal would remove some 10 parking bays from Westburn Crescent thereby severely restricting the ability of many Westburn Drive residents to overnight parking outwith the area thereby exacerbating the current problem of parking in this area and moving the problem elsewhere in the area.

I very much hope that on this occasion you can accept these comments and

*slightly late but with exceptional*

objections to the above proposal, albeit slightly ~~late~~ circumstances (originally submitted on time but rejected by your server (computer) due a minor addressing error).

Thanking you in advance,

Frank Williamson,  
13, Westburn Drive,  
Aberdeen.  
AB25 3BY

*App: 120584  
Off: MEA  
Ack: 28/5/12*

Reply / /	<b>25 MAY 2012</b>		Assist. Dir.
Imp	Strategy	Build Con	Admin
Action			

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 15/05/2012 15:33  
**Subject:** Planning Comment for 120584

Comment for Planning Application 120584

Name : Effy Mohamad  
Address : 2 Westburn Crescent  
Aberdeen  
AB25 3BZ

Telephone :

Email :

type :

Comment : We are very concern that the application is proposing a large number of residential units (9) for a relatively small plot of land. This planning application will directly affect the environment of our residence which is neighbouring the plot determined for development. As of current, the entrance way to Westburn Crescent is already heavily used and many cars are usually parked on both sides of the road. Our residence is also currently already overlooked by the dental research centre located right behind our back garden. As the planning application includes the proposal to build 3 flats, this will surely be overlooking either the residences on Westburn Drive or ours (and neighbours) on Westburn Crescent. Based on the above, we hereby object this planning application.

## **Planning Application 120584 – Residential Development of 9 units (comprising of 6 dwelling houses and 3 flats) to be built on vacant site**

### **Representation by Mr and Mrs Griffin owners of 2 Westburn Crescent, Aberdeen**

We refer to the above planning application submitted by Kirkwood Homes. Whilst we have no objection in principle to residential development on this site, we have a number of observations and recommendations that we wish the Council to consider when assessing the application.

#### **1. Validation of the planning submission**

- 1.1 To accord with the current the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 a Location Plan must be submitted with any planning application identifying the land to which the proposal relates. Whilst the applicant has supplied a Location Plan at 1:1250, this plan shows a different site boundary to that shown on the Site Layout Plan at 1:200 (both on drawing 1343-P-001). On the latter, the red line has been extended into the Crescent to include the current grass verge which is believed to be Aberdeen City Council Common Good land. This goes beyond the existing line of the low granite wall which defines the boundaries of the existing properties. **We request the planning application is not considered valid until the applicant confirms the site boundary and resubmits an amended plan accordingly.**
- 1.2 In addition the Regulations state that plans should demonstrate how the proposed buildings relate to existing site levels and neighbouring development. We are not satisfied that the submitted drawings do this. Whilst drawings 1343-P-002 and 1345-P-005 show the existing and proposed levels for the development site they do not show how these relate to the existing housing on both Westburn Drive and Westburn Crescent. **We request the planning application is not considered valid until the applicant submits revised drawings showing the relationship of the proposed development and the existing housing.**

#### **2. Access to 2 Westburn Crescent**

- 2.1 We have been in discussion with the developer since receiving our neighbour notification and have agreed in writing a revised layout to the proposed driveway of unit 1 adjacent to 2 Westburn Crescent in order that our access rights to our property will be protected. We understand that a revised drawing of showing this revised layout is to be submitted to the Council. Should this not be the case and the revised driveway layout not be included in the submitted drawings for the final application, then please consider this representation an **objection in relation to this aspect of the development** as it would not be in accordance with the Local Development Plan (LDP) in that existing access rights would not be protected.

#### **3. Development density and design**

- 3.1 We strongly disagree with the Design Statement, paragraph 3.1, which states the proposed development complies with the LDP policy H1 and the statement that the proposal is not overdevelopment of the site. This is demonstrated by the following:

a) Density

Policy H3 of the LDP seeks an appropriate density on windfall sites such as this. Whilst we note that the 30 dwellings per hectare minimum has been set by the Structure Plan, this stated minimum is only for development over 1 hectare. Site area as indicated on drawing 1343-P-001 is only 0.234 Ha. Therefore the minimum density of 30 dwellings should not be applied in this instance. Instead the Conservation Area status and existing residential densities should have stronger weight. Proposal is of a higher density than that of the existing houses and flats on Westburn Drive and nearly 3 times the density of that existing on Westburn Crescent. As the development fronts onto the Crescent the density of the proposed development should reflect this rather than that of Westburn Drive. We therefore **object** to the proposed development as it does not comply with LDP policy H3.

b) Respect for existing character and amenity of the surrounding area.

LDP Policy D1 – Architecture and Place Making states that development must be designed with due consideration for its context and make a positive contribution to its setting. We are not satisfied that the proposed development fully considers its context nor responds to its location in terms of detailed design. The LDP also states that the existing historic context should inform development.

The original plans for Westburn Crescent, originally partially laid out in 1923, intended to have a small number of houses laid out in a symmetrical pattern including an access road into the hospital in the centre (running adjacent to the existing No.2) in a broad tree lined Crescent with a low granite wall marking the front boundary of each plot. Originally the granite wall had cast iron railings but these were removed as were many in Aberdeen during the war years.

The proposed high density, terraced housing with a site boundary that extends beyond that of the existing housing into the Crescent does not therefore given due consideration to its context, and the current form and massing of the existing buildings on the Crescent which are low density semi-detached and detached properties.

In addition LDP policy NE3 – Urban Green Space states development is only acceptable if there's no significant loss to the landscape character and amenity of the site and adjoining area and there is no loss of established or mature trees. However by encroaching into the area of Aberdeen Common Good Land and extending beyond the current frontage line of the Crescent there will be a reduction of existing green space and there appears to be no provision for its replacement. The existing mature trees will also be lost which do contribute to the character of the Crescent.

c) Policy D5 – Built heritage/Policy D6 - Landscape

Considering the above we are not satisfied the proposal complies with LDP policy D5 or D6 as it will significantly adversely affect the landscape character of the Crescent and will have a significant landscape and visual impact on the linear boundary of it. As stated at the start of our letter we are not objecting in principle to development on this site as we feel there is a great opportunity to create a sense of place and reinforce the character of the Crescent and



this part of the Conservation Area. However as the proposed development stands it does not maintain the landscape and townscape character of the Crescent. The frontages of the properties should be in line with the existing ones and should comprise a low granite wall rather than hedging.

In addition, even if the Council deem it suitable for the existing trees to be felled the existing landscape proposal does not comply with its landscape policy which states that replacement trees should not be contained within private gardens but should be planted within a verge and maintained by the Council. This is another reason why the proposed property boundaries should be brought back in line with the existing so that replacement trees can be planted within a grass verge. At present the planning application does not show suitable locations for replacement planting have not been identified.

- 3.2 We therefore **object** to this planning application on the grounds that it does not comply with LDP Policy H1 in addition to policies H3, D1, D5, D6, and NE3.

#### 4. Transport and Accessibility

##### Level of parking

- 4.1 We note the Transport and Accessibility Supplementary Guidance (March 2012) and which sets out guidelines for car parking spaces expected in any development. Applying the standards shows there is a shortfall of 9 spaces which cannot be provided on the surrounding streets.
- 4.2 No on street parking will possible in front of the proposed houses due to the proposed driveway layout and the existing car parking bays on the inside bend of the Crescent are nearly always full at night time due to the houses and flats on Westburn Drive not having adequate spaces to park in front of their properties. Nos 27 to 31 Westburn Drive are now flatted dwellings - applying the parking standards to these would require 4 spaces outside each of these dwellings when at present there isn't sufficient spaces to park even two cars hence why they use Westburn Crescent for parking too.
- 4.3 In addition the proposal does not comply with the Councils parking standards as no cycle parking has been indicated on the drawings (there should be one per flat). On street parking is not readily available.
- 4.4 We therefore **object** to the planning application as it does not comply with LDP policy T2 and the parking standards set out Supplementary Guidance on Transport and Accessibility.

##### Parking in front gardens and road safety

- 4.5 The driveways to the proposed flats (units 7-9) and house units 5 and 6 as shown on the site layout plan do not comply with the Council's policy on road safety and road junction proximity as they are closer than 15 metres to the junction with Westburn Drive, which is a heavily trafficked road. This section of Westburn Drive has an unusually high accident rate and therefore no relaxation to the Council's standards should be applied in this case. We therefore **object** to this planning application on road safety grounds

- 4.6 It is noted that the site layout plan shows units 2, 3, 4, 5 and 6 having double width parking/driveway. As such the planning application does not comply with the Council policy for parking in front gardens where the entrance to the driveway should be no more than 3.5m wide and 50% of front garden should be provided.
- 4.7 In addition the elongated driveway parts of these proposed double driveways may encourage two cars to park with one overhanging the footway and as such does not comply with Council policy.
- 4.8 We also note that the supplementary guidance states driveway access will not normally be permitted if the access is taken from a parking lay-by which is in regular use. The existing parking bays in front of the proposed units 4, 5, 6, 7, 8 and 9 are in regular use, as already stated above.
- 4.9 We therefore **object** to this planning application on road safety grounds and on the grounds that the application does not comply with LDP policy T2 and the parking in front gardens standards as set out Supplementary Guidance on Transport and Accessibility.

Accessibility

- 4.10 We note and welcome the proposed provision of a new footway in front of the proposed housing. The proposed development will increase pedestrian movements both north and south through the Crescent and with increased traffic flows on the Crescent. Should the development go ahead pedestrian safety is paramount.
- 4.11 We understand that there have been discussions between the Council Roads Department and the developer about the possibility of making Westburn Crescent a one-way street. We have serious concerns that this will encourage traffic to go faster around the Crescent. The existing on street parking reducing visibility and two-way system acts as a traffic calming measure and reduces speeds. It is used as a turning circle by taxis and traffic on Westburn Drive and their speeds need to be reduced rather than increased which is what would happen with a one way system. The main safety implication is for pedestrians and children in the street which can easily be overcome with the provision of a footway and or additional traffic calming measures at the entrances to the Crescent (e.g. raised ramps or rumble strips) rather than a one-way system.

We trust that you will fully consider our comments before determining this planning application.

Yours sincerely

Zoe and Tim Griffin

**From:** catherine allan [REDACTED]  
**To:** "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>  
**Date:** 14/05/2012 12:06  
**Subject:** Development at westburn crescent

Sent from my iPad

I email with reference to planning application number 120584 Westburn Crescent Aberdeen AB25 3BZ proposed development by Kirkwood Homes.

As an existing resident of Westburn Crescent I write to enumerate my concerns about this proposed development

- 1 The development is large for the site and will dominate the Crescent. The existing houses will have reduced road space in front of their homes.
- 2 The proposed development will have a significant impact on the existing houses on Westburn Drive adjacent (this proposed development is overbearing) and will have a negative visual impact on all of the houses in the Crescent because of the density and size of the proposed development.
- 3 Westburn Drive is a very busy Road and the development will add to congestion with extra vehicles entering and leaving the Crescent. Currently at peak times there can be considerable delay both entering and exiting the Crescent. Two members of my family have been involved in collisions on Westburn Drive adjacent to the Crescent due to the road congestion. Numerous accidents have occurred in the 16 years that I have lived in the Crescent as drivers exceed the speed limit when they accelerate on Westburn Drive past the Crescent. The existing road structure will struggle to cope with the extra traffic and I question the safety of potentially 14 extra cars entering and leaving the Crescent both for existing Crescent dwellers and vehicles on Westburn Drive.
- 4 Existing trees will be removed to allow the proposed development to take place. I know to my cost and lack of privacy that when the Dental School was being built as the work progressed trees adjacent to my house were removed on the grounds that the roots had been damaged. A tree survey had been conducted prior to the development.
- 5 The development is large and there is little in the way of green space in front of the proposed houses. The Crescent benefits from being separate from the drive and has until now been a quiet place to live. The existing Crescent dwellers will experience noise, disruption, lack of privacy and intrusion during the construction phase should this development proceed. Another consideration has to be the safety of residents of the Crescent given that it is so close to a major road junction (Westburn Road/Westburn Drive) and there have been many accidents to date. With increased traffic the risk of further incidents/accidents would be high.

Catherine Allan  
6 Westburn Crescent,  
Aberdeen  
AB25 3BZ

Drive

25 Westburn

Aberdeen  
AB25 3BY  
21 May 2012

Dear Sir/Madam,

I write with reference to Planning Application No. 120584. While we have no objection in principle to the land being developed for residential use, we make a number of comments on the plans in their current form. Primarily, we do not feel that the design as it stands is sympathetic to the conservation area. In the words of the Rosemount and Westburn Conservation Area Appraisal document, "...any new development must respect and enhance the character of the conservation area. The designation of a conservation area not only has the overall objective of protecting what is of value in the existing built environment, it is also a means to ensure that any new development adds to that value." It is not sufficient for such a design to merely not detract from the existing area, it must improve it and "be compatible with the local area context".

Therefore, we wish to register the following objections:

- 1.The render of the property is proposed to be coloured cream. This is clearly not in keeping with the adjacent properties being predominantly unrendered granite. This colour choice is therefore not a positive contribution to the setting.
- 2.The density is too high. The statement quotes a requirement of 30 dwellings per hectare minimum however this site area is stated as only 0.234 Ha so the minimum density does not apply in this instance. The proposed site density is significantly greater than that of Westburn Drive and Westburn Crescent.
- 3.The proposed design is not sympathetic to the flow of the buildings from Westburn Drive, due to the level elevation of the flatted property, followed by a prominent circular corner bay; nor does it form a continuous flow with the existing properties on Westburn Crescent. Contrary to the requirements of the conservation plan, it erodes the amenity of the surrounding residents and does nothing to foster a feeling of community in the street.
- 4.Parking and road safety issues have not been given due consideration. The parking provision for the new properties is insufficient per the council guidelines, and reduces parking provision for the surrounding properties. The proximity of the driveway for the flats is too close to the junction with Westburn Road, and presents a serious safety risk to pedestrians and other motorists. Traffic calming measures need to be introduced to mitigate this risk.
- 5.The balconies of the townhouses present a privacy issue for the existing residents' gardens.
- 6.The development is too close to the existing properties, the proposed access lanes at either end are far too narrow to allow the existing properties to retain their individuality and defined boundaries.

We therefore request that this planning application is considered not valid by the Planning committee until the plan is amended to properly address these issues.

Yours faithfully

Kenny & Wendy Hunter

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

10th May 2012

Dear Sirs,

Application Number: 120584  
Development at Westburn Crescent

I thank you for your Notice of 25th April 2012 in relation to the above development. Given that the development is within a Conservation Area and that all the adjacent houses are in granite it seems inappropriate and unacceptable that the developer is proposing that the external walls be finished in drydash.

It is my hope, therefore, that the planning process will take cognisance of this situation and that an external wall finish that is more in keeping with, and more sympathetic to, the adjacent properties will be called for by the City Council.

As far as future maintenance work on my northern boundary elements (viz. my privet hedge, my gable and my garden wall) is concerned may I have an assurance that the relevant access will be available as required?

Yours faithfully,

A rectangular area of the document has been completely redacted with a thick black box, obscuring the signature of the sender.

(Carl S. C. McAndrew)

cc. Mr. Grant MacKenzie, Messrs. Stronachs

Carl S. C. McAndrew 31, Westburn Drive Aberdeen AB25 3BY

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 23/05/2012 23:15  
**Subject:** Planning Comment for 120584

Comment for Planning Application 120584

Name : R.D.Christison  
Address : 23 Westburn Drive  
Aberdeen  
AB25 3BY

Telephone : {

Email : {

type :

Comment : I wish to make the following comments regarding the application.

1)As the development appears to be an extension of Westburn Drive and not of Westburn Crescent I believe that the exterior facing at the front of the residences should be of grey granite with red stripe and that a continuous roofline should be maintained ref Rosemount Conservation area requirements.

2)The development will overlook my rear garden with resultant loss of privacy.

3)I believe that the application may breach regulations as follows.

A)Boundaries in respect of road and existing properties and landscape.

B)Density in relation to existing housing.

C)Reduction in parking area adding pressure on parking space at my property which will increase the incidence of accident ref my letter to Aberdeen City Council attention members Bill Cormie and Jenny Laing copy to the Chief Constable Grampian Police dated 5/8/10 with a request for traffic calming measures and pavement extensions with Bollards similar to Fountainhall road.

D)Increase in risk to pedestrians attending the Dental Surgery and Hospital.

I would request that the planning committee examines and ensures that the application conforms to all regulations relating to my concerns.

Yours faithfully,

R.D.Christison

**From:** Mairi Bell  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 13/05/2012 21:08  
**Subject:** Planning Application Number 120584

I email with reference to planning application number 120584 Westburn Crescent Aberdeen AB25 3BZ proposed development by Kirkwood Homes.

As an existing resident of Westburn Crescent I write to enumerate my concerns about this proposed development

1 The development is large for the site and will dominate the Crescent. The existing houses will have reduced road space in front of their homes.

2 The proposed development will have a significant impact on the existing houses on Westburn Drive adjacent (this proposed development is overbearing) and will have a negative visual impact on all of the houses in the Crescent because of the density and size of the proposed development.

3 Westburn Drive is a very busy Road and the development will add to congestion with extra vehicles entering and leaving the Crescent. Currently at peak times there can be considerable delay both entering and exiting the Crescent. Two members of my family have been involved in collisions on Westburn Drive adjacent to the Crescent due to the road congestion. Numerous accidents have occurred in the 14 years that I have lived in the Crescent as drivers exceed the speed limit when they accelerate on Westburn Drive past the Crescent. The existing road structure will struggle to cope with the extra traffic and I question the safety of potentially 14 extra cars entering and leaving the Crescent both for existing Crescent dwellers and vehicles on Westburn Drive.

4 Existing trees will be removed to allow the proposed development to take place. I know to my cost and lack of privacy that when the Dental School was being built as the work progressed trees adjacent to my house were removed on the grounds that the roots had been damaged. A tree survey had been conducted prior to the development.

5 The development is large and there is little in the way of green space in front of the proposed houses. The Crescent benefits from being separate from the drive and has until now been a quiet place to live. The existing Crescent dwellers will experience noise, disruption, lack of privacy and intrusion during the construction phase should this development proceed. Another consideration has to be the safety of residents of the Crescent given that it is so close to a major road junction (Westburn Road/Westburn Drive) and there have been many accidents to date. With increased traffic the risk of further incidents/accidents would be high.

Mairi Bell  
 4 Westburn Crescent,  
 Aberdeen  
 AB25 3BZ

City Development Services Letters of Representation	
Application Number:	120584
RECEIVED	14 MAY 2012
Dev. (North)	Dev. (South)
Case Officer Initials:	MEA
Date Acknowledged:	15/05/12