

To: Gareth Allison,
Planning Case Officer,
Aberdeen City Council.

22/1/12.

Ref. Planning Application No.111831.

I had expected that, in a Conservation Area, nothing would be planned that would affect the small garden area at the junction of Salisbury Terrace and Great Western Road, which serves the public well, by providing pleasant seating. This green space is often used by older people, and by mothers with young children, requiring a pause on their way along Great Western Road.

If this plan is carried through, the existing garden would have the appearance of pertaining to the flats. The series of tall windows, (especially those of the ground floor flat) would deter members of the public from enjoying the use of the area.

I would question the phrase used in the DESIGN section of the planning application: "the possibility of using planning gain to assist the potential upgrading of the space"

These plans do the opposite: i.e. they have the potential to make this fairly secluded corner, unattractive, even to those who use it at present.



MRS [REDACTED]

317. GREAT WESTERN RD
AB 10 688

5/1/12

Dear Sir,

I am objecting to the application

NO. 111831 development at

NO. 1 to 5 Salisbury Terrace

AB 10 688.

IMPACT ON AMENITY Proximity of new development (± INTR),
loss of privacy, loss/reduction of natural light
and additional noise pollution during construction
from a front roof top garden/balconies.

Design

Not consistent with other properties in the area

(as far as I am concerned it's an eye-sore) and the
height of the Great Western facade is actually
4 storeys as opposed to 2 storeys which is claimed
in the plans.

IMPACT ON ACCESS

Severely reduced ~~parking~~ Parking
availability on Salisbury Terrace (9 spaces vs
potentially 26 residents).

P.T.O.

Safety

Relative to the proximity of the
development during construction

App#	111831
RECEIVED	01 JAN 2012
By	GAC
Date	09/01/12

PI - Planning Application 111831: Flat development at 1-5 Salisbury Terrace, Aberdeen

From: "Ann Masson" [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 1/25/2012 15:22
Subject: Planning Application 111831: Flat development at 1-5 Salisbury Terrace, Aberdeen

I would like to register the following comments in objection to the above referenced planning application:

1. **Character:** Great Western Road is the main arterial route west out of the city and this development falls within the most prestigious section of the route, which along with Queens Road, is identified with the best examples of traditional Rubislaw granite buildings. This proposed development is completely at odds with the design and finish of all the existing buildings on Great Western Road between Holburn Street and Anderson Drive, irrespective of residential density or grandeur, from the granite tenements at the south end to the large turreted mansion houses which frequent many of the corner plots of the side roads, an example of which is seen immediately opposite the proposed development. The majority of Great Western Road is within Conservation Area 007 and some of it is listed. I cannot see that this development falls within the remit of "protection and enhancement of the built environment with particular regard to character" as stated in the Aberdeen Development Plan Policies. Other recent developments directly on Great Western Road have either restricted new build to the rear of an existing building or have carefully integrated new and old maintaining the original character as with the Edwardian Hotel conversion at 393. More major developments like Balmoral Square and Balmanno Apartments have been far more in character with regard to granite finishes, framed windows and slated roofs/mansards and therefore not detrimental to the feel of the local built environment.
2. **Height:** Despite the plans stating that the frontage on Great Western Road is 2 storey with the third story set back, this is to all intents and purposes a 3 storey frontage given that it is only the difference of a glass fronted balcony area between the 2nd and 3rd floors. The height is further exacerbated by the fact that the 3rd floor is eye-catching white render and also by the additional box style penthouse 4th floor. None of the existing buildings in this stretch of Great Western Road exceed 2 or 2½ storeys. Whilst I acknowledge that the existing 1970's flatted development that already exists in Salisbury Terrace is as high, it at least is not on Great Western Road and I would not advocate using an existing eyesore to justify a new one.
3. **Materials/style:** The extensive use of large areas of unframed glazing is not representative of the character of the area, neither is the use of glazed/stainless steel balconies and terraces or the vertical zinc cladding finish and flat roof on the penthouse 'box'. The polished dark grey granite is completely out of keeping with the traditional punched or natural faced light grey granite everywhere else in the area.
4. **Traffic management:** Due to purchase for development over a prolonged period, the garages already on this site have been little used in recent years. This will result in a marked increase of traffic coming out onto Salisbury terrace in a stretch of road which is narrow, already prone to parking on both sides and is close to the junction with GWR. This area is frequently busy with traffic queuing to get out onto Great Western Road and traffic turning in to Salisbury Terrace to avoid getting held up at the traffic lights further west.
5. **Parking:** The existing 8 garage layout allows for an adequate turning space for cars, so cars can drive in and out in a forward direction with ease. There will now be 9 parking spaces, a stairwell, separate entrance and a 60sq m flat in the same footprint, and this is bound to result in cars having to reverse in or out onto Salisbury Terrace with limited visibility due to street parking. Nine spaces is not adequate for the needs of six 2-bedroomed, 4-person

flats as described in the development plan and will result in additional street parking demand to cope with the shortfall for residents as well as visitors, in an area where parking is in short supply.

6. **Amenity:** The provision of balconies and terraces is likely to cause loss of privacy and increased noise for neighbouring residents. The public garden area on the corner is used by mothers with children as a stopping point on the way back from local schools and nurseries and also by older residents who need to rest whilst walking as my own father-in-law frequently did when staying in sheltered housing further out Great Western Road. This area would now be, to all intents and purposes, the equivalent of private garden ground being directly adjacent to 3 large almost full height windows of the ground floor flat. Even assuming people realise it is still a public area, they are likely to be far more reluctant to make use of it resulting in the loss of a unique public amenity in the area.

In summary, a Conservation Area is "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance", and should be "given protection as such under the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997" as stated.

Ann Masson

213 Great Western Road
Aberdeen AB10 6PS
Mob: [REDACTED]

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323 Great Western Road
ABERDEEN
AB10 6PP

23 January 2012

Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sirs

Ref. Planning Application No.111831

The area of this development was originally garage space, allocated to the adjacent flats (Nos. 311 to 325 Great Western Road) which were built in the 1950s. Over the years, previous owners of these flats have, when they sold their flat, sold their garage separately. The best use of this space would be to provide parking in an area where anything other than drop-off facilities are at a premium.

In this Conservation Area (No.007) the public loses the pleasant open planted area at the corner of Salisbury Terrace and Great Western Road. It seems unlikely that visitors would find sitting in front of a bank of tall, private windows as attractive as using the existing garden, if indeed they still realise it is a public area rather than a private garden. In this situation, residents of any new flat should be classed as "members of the public" with no priority assumed in their use of the area, but this would be difficult to enforce.

Compared to the substantial houses and low rise traditional flats on Great Western Road, creating a development of six modern flats crowded on to a modest site would create dwellings with restricted living space, inadequate parking and create an atmosphere at odds with the existing environment.

The flat roof terrace is at variance with the pitched, slated roofing of neighbouring buildings of a similar height, and by creating a viewing platform, reduces the privacy of neighbours on every side. As immediate neighbour to this planned development, the four-storey height (three floors + penthouse) and proximity (exactly 3ft.) of the building wall from our doorstep, not only reduces the light available to our hallway and rear rooms, but presents the risk of noise pollution and nuisance in the subsequent use of terrace space of the penthouse flat.

I have enclosed for your information:

1. A photograph of 323/325 Great Western Road showing the extent of sunlight at present available on the gable end window and doors, which would be completely shaded by the development.
2. An extract from title deeds for 323 Great Western Road indicating mutual ownership of existing walls between that property and the proposed development. It is not clear from the final paragraph under 'DESIGN' in the development document whether that wall (described as the wall bounding the car parking area on the east side) is intended to be the height of the existing wall (approx 2m) or higher.

To summarise, this is an overdevelopment of a modest site, in a Conservation Area already short of parking places for existing residents and in a style not in keeping with existing buildings on one of the main thoroughfares into Aberdeen City.

Mary J Williamson

Encs

r & Mrs W M B Williamson
13 Great Western Road
ABERDEEN
AB10 6PP

Self Planning Application
111831

WEST END

323 Great Western Road, Aberdeen



WEST END

323 Great Western Road, Aberdeen AB10 6PP

OFFERS O'

Viewing by arrangement with selling agent

DESCRIPTION

Forming part of a substantial granite four flatted detached property this bright and spacious self contained ground floor apartment is offered for sale. The property benefits from well proportioned, generous living accommodation with fresh tasteful decoration in neutral shades with co-ordinating flooring and blinds. The entrance hall has two storage cupboards and gives access to all other living accommodation. The spacious lounge has a square bay window overlooking the front garden. There are two good sized double bedrooms, one with a front aspect and the second overlooking the rear garden. Viewers will undoubtedly be impressed by the modern kitchen which

Spacious Self Contained Ground Floor Apartment Band?

is fitted with a range of stylish units and has ample room for informal dining. Completing the accommodation is the bathroom which has a white suite with shower over the bath. This would be an excellent purchase for a young professional looking for a good sized two bedroom home in the prime west end of the city and internal inspection is strongly recommended to fully appreciate the many fine features on offer.

Floorplans containing full dimensions can be viewed on our website www.aberdeenprimeproperty.com

Lounge (5m x 3.8m) Front Bedroom (3.2m x 3.1m) Back Bedroom (3.4m x 3.3m) Kitchen (2.8m x 2.1m) Bathroom (2.2m x 1.9m) all sizes approximate.

SIMPSON & MARWICK
SOLICITORS

[aberdeenprimeproperty.com](http://www.aberdeenprimeproperty.com)



LAND REGISTER OF SCOTLAND



r & Mrs W M B Williamson
13 Great Western Road
3ERDEEN
310 6PP

TITLE NUMBER [REDACTED]

D 2

*Ref Planning Application
111831*

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

convey away the eavesdrop and rainwater of the buildings on the feu so as not to injure or annoy the proprietors of the adjoining ground: The dwarf wall and entrance gate on the north boundary being mutual to the Feu and the feu of the Upper Flat 325 Great Western Road, aforesaid shall be maintained at the mutual expense of the Feu and the Feu of the said Upper Flat in all time coming but in respect that the concrete block wall on the west boundary, the gable on the east boundary and the division wall on the south boundary have been erected or formed one half upon the feu and one half upon the adjoining feus they are hereby declared mutual and shall be upheld in all time coming at the mutual expense of the Feu and the Feu of said Upper Flat on the one part and the adjoining feuars on the other part: In respect that the piece of ground tinted yellow on the Title Plan has been made into an entrance to be used mutually by the Feu and the Feu of the said Upper Flat of the main building forming 323 and 325 Great Western Road, aforesaid on the piece of ground of which the subjects in this Title forms part the Feu shall be entitled to use the said piece of ground tinted yellow on the said Plan and shall have a general right of access and egress for the feu over the said piece of ground we and our foresaids being bound as we hereby bind ourselves and them to constitute the said right of access and egress a real burden enforceable by the Feu upon and affecting the said Upper Flat in any Conveyance thereof to be granted by us or our foresaids; Declaring that it is hereby reserved to us and our foresaids in the ownership of the said feu of the Upper Flat a servitude right of access to and egress from the said feu over that part of the feu included on the said piece of ground tinted yellow on the said Plan which servitude is hereby declared a real burden upon and affecting the feu in favour of us and our foresaids as proprietors of the said feu enforceable by us or them: Declaring that the said passageway shall be maintained in all time to come at the joint expense of the Feu thereunder and the Feu of the said Upper Flat of the main building erected on the said ground; In respect that for the purpose of conveying away the drainage from the two-flatted dwellinghouse erected on the piece of ground hereby disposed and from the other two-flatted dwellinghouses numbers 311, 313, 315, 317, 319 and 321 Great Western Road, aforesaid adjoining there has been constructed a mutual drain commencing at a point lettered A in blue on the Title Plan and running in a westerly or thereby direction through the points lettered B C E G and J in blue on said plan and thereafter in a northerly or thereby direction through the point lettered K in blue on said plan until it reaches the street sewer at the point lettered L in blue on said plan and also a mutual drain for

Mr Christopher Hay
325 Great Western Road
Aberdeen
AB10 6PP

4th January 2012

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

Proposed Development: 1-5 Salisbury Terrace, Abdn, AB10 6QG
Application Number: 111831

Dear Sir / Madam,

I am writing to you in connection with the above referenced planning application, dated 15th December 2011. I am the owner of 325 Great Western Road, one of the closest properties to the proposed new development.

I **object** to the application due to the following material reasons:

Impact on Amenity

- According to the Plans document, it appears that the new development will be approx. 1,5 meters from my property (measurement taken from the West-facing end wall to the boundary wall). Furthermore, the relative gap at gutter level will be < 1 meter due to the over-hang of the roof. Therefore, this will make maintenance / repair of the roof and guttering virtually impossible. ✓
- Again considering the proximity of the new development, I believe that this will severely affect my own privacy. The East-facing rooms and roof top garden of the new apartments will directly look into my hall window, kitchen window and back garden. Furthermore, the additional noise generated from the roof top garden is a major concern. ✓
- Reduction / loss of natural light is an equally major concern. Firstly, the proposed development will block all natural light currently enjoyed through my hall window, located on the West-facing wall. This is currently the only source of natural light to my staircase and hallway. Secondly, natural light will ✓

- ✓ be significantly reduced into my bathroom, kitchen and bedroom windows, located on the South-facing wall.
- I am also very concerned about the additional noise pollution that will be generated by the roof top garden and balconies.
- ✓ Furthermore, noise pollution that would be generated throughout the construction phase is unavoidable, but must be within regulations as set by Aberdeen City Council.

Design

- ✓ ➤ I strongly believe that the modern design is not in keeping with the traditional granite properties on Salisbury Terrace and Great Western Road and, therefore will look completely out of place in this area. It is stated in the Plans document that there will be a "*granite rainscreen cladding on the Great Western Road facade*", however I believe this will have very little impact on the consistency of the design with other properties in the same vicinity.
- ✓ ➤ The planning document also states, "*the facade onto Great Western Road being two storeys in height*". However, it is blatantly obvious from the Principal Plan drawing that there will be, in fact, four storeys. Therefore, I consider this to be misleading, verging on complete lies. Moreover, this provides further evidence to my previous point that the new development will be inconsistent with the majority of buildings in the same vicinity.

Impact on Access

- ✓ ➤ Parking. The planning document states that there will nine private parking spaces. However, given that the new development will potentially hold twenty-four residents, I am concerned that parking availability on Salisbury Terrace will be significantly reduced. As far as I'm concerned this will be a certainty, considering the target market (i.e. young professional couples) for the proposed development. Salisbury Terrace is currently my closest parking amenity, along with many other residents of Great Western Road.

Safety

- ✓ ➤ Referring back to the proximity of the new development, I am extremely concerned for my own safety whilst accessing my property and using my back garden during the potential construction phase. Assuming there will be scaffolding erected < 1 meter from my property, it is extremely concerning that there will be potential for dropped objects in this area, for

example. I would hope that my own personal safety and that of my neighbours in flat 323, is of paramount importance.

- I am also gravely concerned that the foundations of the new development could potentially affect the access path, drainage system and / or the foundations of my own building.

Other Important Relevant Points

- I am extremely concerned about how the developer intends to construct the new apartments without encroaching on to my own private land / property, given the planned proximity of the buildings.
- Ownership of boundary walls. (1) Section A (Property Section) of my Land Certificate states that, "*the mutual concrete block wall erected on the west boundary*", is mutually owned by, "*the subjects in this title [i.e. myself and the owners of 323 Great Western Road] and the adjoining subjects*". It is my understanding that this boundary wall will remain in place both during and after the proposed development is complete. In fact, I am currently seeking legal advice on this matter in order to ensure that this will be the case.
- Ownership of boundary walls. (2) Section A (Property Section) of my Land Certificate states that, "*the mutual boundary stone and lime wall and dwarf wall... on the south and north respectively of the said subjects*". I want to ensure that these walls are restored to their original state upon completion of the proposed development.

I would appreciate a formal response in writing to this letter. Please do not hesitate to contact me in the meantime, should you require any further information / clarification.

I look forward to hearing from you.

Yours faithfully,



Christopher Hay

From: "Jon Strachan" [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 12/30/2011 5:20 pm
Subject: Application Number 111831 - Letter of objection
Attachments: logen106 2011_12_29 Aberdeen City Council.pdf

Application Number 111831
1 - 5 Salisbury Terrace, Aberdeen, AB10 6QG

Please find attached our letter of objection to the planning application referenced.

Jon Strachan
[REDACTED]

Tierney Strachan Consulting Limited
Process Control Engineering
Tel.: [REDACTED]
Fax.: [REDACTED]
Mobile.: [REDACTED]

Visit our new WEB site at [www.\[REDACTED\]](http://www.[REDACTED])

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If you have received it in error, please notify us immediately by telephone [REDACTED]

City Development Services Letters of Representation	
Application Number:	111831
RECEIVED - 4 JAN 2012	
Dev. (North)	Dev. (South)
Case Officer initials:	
Date Acknowledged:	6/1/12



Tierney Strachan

Architects, Engineers, Planners, Surveyors, Environmental Consultants

**2 Salisbury Terrace
Aberdeen
AB10 6QH**

Tel: [REDACTED]
Fax: [REDACTED]

29th December 2011

Aberdeen City Council
Planning Reception
Planning & Sustainable Development
Marishal College
Broad Street
Aberdeen
AB10 1AB

Dear Sirs

**Planning Application Number 111831
Proposed Flatted Development
1 – 5 Salisbury Terrace, Aberdeen AB10 6QG**

The company Tierney Strachan Ltd occupies the office 2 Salisbury Terrace directly opposite the proposed development and also owns the building 327 Gt Western Road situated at the corner of Gt Western Road and Salisbury Terrace which is currently sub-leased.

We strongly object to the proposed development:

1) Parking & Access

Parking at the Gt Western Road end of Salisbury Terrace is already congested due to significant overspill from adjacent streets (mainly Gt Western Road). The street is narrow allowing only single file traffic. There is a constriction point where at its narrowest (7meters), larger parked vehicles (e.g. anything larger than an average car) can result in service vehicles being unable to gain access to the street. This would include emergency service vehicles. Note this is a current situation with refuse collection and larger delivery vehicles being unable to pass.

There is insufficient parking within the planned development to absorb the potential influx of additional vehicles and indeed further parking area losses would be incurred on Salisbury Terrace to provide access to the proposed site. In essence the proposed development will result in increased parking demands on Salisbury Terrace.

There is difficult making entry and egress from the existing garage area onto Salisbury Terrace owing to the narrowness of the road which can be clearly see on the proposal plans.

2) Design

The height of the proposed development is well above the roof line of surrounding buildings and is out of character on Gt Western Road. The details provided state that the proposed development will be stepped on the Gt Western Road side however the plans indicate this to be the third (top) floor only.

3) Affect on Listed Building / Preservation Area

A significant number of buildings adjacent to the proposed development are Listed and are part of a Conservation Area. To allow a modern construction to such size and scale directly in this area would significantly spoil Aberdeen's characteristic West End architecture. The proposed building is both out of character and disproportionate in size.

4) Impact on Amenity

There is a small area of public garden situated on the east corner of the Salisbury Terrace and Gt Western Road junction. With the proposed building directly to the south and standing some 4 stories high, there would be a detrimental impact on this public amenity, with significant light and sun loss to make this viable for the growth of plants and trees as presently.

There would also be impact of loss of privacy and loss of natural sun-light to the office building 2 Salisbury Terrace which significantly relies on light from the East for good natural illumination.

5) Disruption during building

The guidelines state matters of disruption would not normally be considered. However the construction will necessarily impinge on access to the street for offloading of construction materials. The street is only 11meters wide (road section only 7meters) so any vehicle offloading to the site will block the street. The site is too small to support any significant lay-down area for materials as such so there will need to be frequent supplies made. These will impede access by staff working in the offices, client visitors and deliveries also.

6) Precedent

The existing flats adjacent to the proposed development site are a distinct clash to the architecture and style of all other adjacent property. It is an indication of the effect of the proposed development on the surroundings

Our tenant's lease at 327 Gt Western Road is due for renewal shortly and they have expressed their concerns regarding all of the above and that if the plan goes ahead that they would be

unwilling to renew their lease due to these issues and the impact this would have on their operations. Such a development will have a significant impact on our ability to lease the building to future tenants.

Yours faithfully
for Tierney Strachan Consulting Ltd



Jon Strachan
Director



From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 1/5/2012 1:05 pm
Subject: Planning Comment for 111831

Comment for Planning Application 111831

Name : Mr John & Maria Bywalec
Address : 321 Great Western Road
Aberdeen
AB10 6PP

Telephone : [REDACTED]

Email [REDACTED]

type :

Comment : Dear Sirs

Having viewed and considered the plans I would like to object to the above planning application on the following grounds:

1. Building Design: The design of the building is completely out of context with the buildings on the rest of the street and surrounding streets. The design also appears to be a four storey building and not two storeys as indicated on the plans.
2. Parking Constraints: There are already considerable parking difficulties for residents in and around Great Western Road and Salisbury Terrace. Parking on Great Western Road is already subject to time constraints. A building of this size will undoubtedly lead to further increases in competition for parking spaces.
3. Privacy: Privacy of the garden area and the building themselves will be compromised. The development will look directly on to the back gardens/buildings of the Great Western Road property's at a very close proximity.
4. Natural Light: there will be a significant loss of natural light to the existing properties. There is already reduced light to the properties at Great Western Road due to the complex at the back of the buildings. The properties receive the majority of the light in the later afternoon and this planning development will undoubtedly block this leaving the back gardens receiving little or no natural light.
5. Noise pollution: The noise levels will be considerable during the construction phases and from the proposed roof garden and balconies. Again this effects the existing residents right to reside peaceably in their own homes.
6. Increased traffic: Salisbury Terrace is already subjected to heavy traffic considering the size of the road and further properties will lead to more traffic use. The condition of the road has deteriorated considerably and this will only be amplified by further use of the road.

I would be grateful if you could take these points into consideration and appreciate the time taken to view this objection.

Yours faithfully

From: "Bywalec, John" [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 01/02/2012 16:51
Subject: Planning Objection REF 111831 - Salisbury Terrace
Attachments: planning objection.doc

Dear Sirs

I email with reference to the above and attach a copy of my objections to the proposed development comprising 6 number flats together with, change of use from 8 lock up garages. I submitted an objection last month but have included an addendum apologies for any inconvenience this may cause.

Kind regards

John Bywalec
321 Great Western Road, Aberdeen

This email is in no way endorsed or the views of the Scottish Court Service.

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[REDACTED]

Dear Sirs

Having viewed and considered the plans I would like to object to the above planning application on the following grounds:

1. **Building Design:** The design of the building is completely out of context with the buildings on the rest of the street and surrounding streets. The design also appears to be a four storey building and not two storeys as indicated on the plans.

2. **Parking Constraints:** There are already considerable parking difficulties for residents in and around Great Western Road and Salisbury Terrace. Parking on Great Western Road is already subject to time constraints. A building of this size will undoubtedly lead to further increases in competition for parking spaces.

3. **Privacy:** Privacy of the garden area and the building themselves will be compromised. The development will look directly on to the back gardens/buildings of the Great Western Road property's at a very close proximity.

4. **Natural Light:** there will be a significant loss of natural light to the existing properties. There is already reduced light to the properties at Great Western Road due to the complex at the back of the buildings. The properties receive the majority of the light in the later afternoon and this planning development will undoubtedly block this leaving the back gardens receiving little or no natural light.

5. **Noise pollution:** The noise levels will be considerable during the construction phases and from the proposed roof garden and balconies. Again this affects the existing resident's right to reside peaceably in their own homes.

6. **Increased traffic:** Salisbury Terrace is already subjected to heavy traffic considering the size of the road and further properties will lead to more traffic use. The condition of the road has deteriorated considerably and this will only be amplified by further use of the road.

Addendum to Original Planning Objection

The proposal is contrary to Policy D1 – Architecture and Placemaking, as contained in the Aberdeen Local Development Plan, in that its design takes no consideration of the scale, massing and detailing of the adjoining townscape, particularly on Great Western Road.

The proposal is also contrary to Policy D2 – Design and Amenity. This policy requires that the following characteristics are provided:

Residential development shall have a public face to a street and a private face to an enclosed garden or court; this requirement is not complied with, which means that the proposal is contrary to this element of the policy.

All residents shall have access to sitting out areas. This can be provided by balconies, private gardens, terraces or communal gardens; No such sitting out areas are available in the development.

When it is necessary to accommodate car parking within a private court, the parking must not dominate the space; no more than 50% of any court should be taken up by parking spaces and access roads; all of the private court area in this development is taken up by parking, which contravenes the policy.

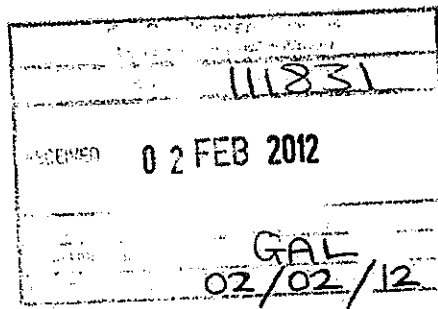
For the foregoing reasons, the policy is contrary to Policy D2.

The proposal is contrary to Aberdeen City Council's car parking standards, as 12 spaces should be provided for a 6 flat development.

I would be grateful if you could take these points into consideration and appreciate the time taken to view this objection.

Yours faithfully

John Bywalec



From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 31/01/2012 22:22
Subject: Planning Comment for 111831

Comment for Planning Application 111831

Name : kevin grant

Address : 35 salisbury terrace
aberdeen

Telephone :

Email :

type :

✓ Comment : Other than the proposed granite facade onto Gt Western Road, the remainder of the design appears not to be consistent with the spirit of a conservation area.

✓ Even the granite facade is only in keeping via material and not design or appearance. further the windows onto the public gardens on the corner of the Salisbury Terrace / Gt W Road effectively render the space obsolete.

✓ The styling of the property should be made more in keeping with the surrounding as well as the construction materials / methods.

How can the council approve such a development when the remaining properties in the street can not even fit modern (non sash) double glazed upvc windows?

On the basis of the above, i object to the design and the construction materials.

From: <webmaster@aberdeencity.gov.uk>
To: <pi@aberdeencity.gov.uk>
Date: 12/15/2011 9:55 am
Subject: Planning Comment for 111831

Comment for Planning Application 111831

Name : David Scott
Address : 146 Broomhill Road
Aberdeen AB10 6HY

Telephone : [REDACTED]

Email : [REDACTED]

type :

✓ Comment : I have nothing against the development in principle, provided there is sufficient parking within the development itself, without having to rely on on-street parking.

✓ The development will also mean the loss of the existing eight garage spaces, which will result in further pressure on the on-street parking.

● ✓ I would also like to see the developer making contributions towards road improvements. The surface of Salisbury Terrace is in poor condition, and the proposed development will result in increased traffic, and the further degradation of the road.

PI - Planning Application 111831 1-5 Salisbury Terrace, Aberdeen - Representation

From: David Costello [REDACTED]
To: <pi@aberdeencity.gov.uk>
Date: 1/5/2012 14:02
Subject: Planning Application 111831 1-5 Salisbury Terrace, Aberdeen - Representation

Representation with reference to Planning Application 111831 1-5 Salisbury Terrace, Aberdeen

Dear Sirs,

I live in an neighbouring property to the proposed development and have a couple of concerns.

Design: The design of the building is at the least a 3 storey design on the side facing Great Western Road and this might not sit well with the existing buildings.

Design: There is no mention of any works being done to the existing local authority garden area on Great Western Road, however the design drawing appears to show the existing wall being taken down and the garden being open from the street to the new boundary wall/windows. I wonder if this part of the plan could be clarified.

Impact on Access: I can testify to the shortage of parking spaces in this area. I am not allowed to park outside my house on Great Western Road for periods greater than 40 minutes and as such park on Salisbury Terrace. At this time it is only just possible to get a parking space on most nights and this development with potentially 24 car owners only has 9 spaces this could mean 15 more cars in the area.

Yours Aye

D H Costello