

**PI - Planning application number 121783 - Objection**

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**From:** sara mccraw [REDACTED]  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 14/01/2013 13:03  
**Subject:** Planning application number 121783 - Objection

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Good Afternoon,

Further to receiving a Neighbour Notification Notice for the above application I would like to put forward the following objections:

1.  
The proposed dwellings have the appearance of a large detached family dwelling albeit from the plans it's clearly upper and lower flats which is not in keeping with the surrounding properties
2.  
In the immediate area there are no other properties that provide off street parking so this, apart from being out of character, would also set a precedence.
3.  
In addition, the crossroads and traffic lights in close proximity are extremely busy at all times and to either access or egress the proposed parking bays would clearly entail the need for a vehicle to reverse across the pavement and into the road creating hazardous conditions for pedestrians and other road users alike
4.  
The plot of land was traditionally designed as a garden and to provide the occupier of the Ashley road dwelling with outside amenity. The fact that this would be lost to them surely works against current planning criteria but more importantly, is it to be the case that just because you own a dwelling with a conveniently placed garden that it should be developed in what is already a fully developed area?
5.  
Regardless of whether the proposed properties will be given an Ashley road or Union Grove address and house numbers, the dwellings are clearly in a bona fide Union Grove location and as such the flat frontage does not offer a sympathetic design similar to those properties further along the southern side of Union Grove many of which boast a bay fronted design.
6.  
Presently when enjoying the amenity of my garden, bar my own property. I am surrounded by gardens, planted in the main with trees and shrubbery and further afield my view is of the traditional period granite properties that these gardens belong to. With the introduction of these proposed dwellings, my view to the north will become one of a rendered featureless high level wall, completely at odds with the surrounding architecture.
7.  
I'd also like to query whether the introduction of the parking will necessitate the removal of the established trees directly to the frontage of the property.

I look forward to your response.

Kind regards  
Sara McCraw  
251 Union Grove  
Aberdeen  
AB10 6SX

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 22/01/2013 18:42  
**Subject:** Planning Comment for 121783

Comment for Planning Application 121783

Name : Julie Holland  
Address : 249 Union Grove  
Aberdeen  
AB10 6SX

Telephone [REDACTED]

Email [REDACTED]

type :

Comment : I am the owner of property at 249 Union Grove which is situated directly behind and adjacent to the proposed new build. I wish to lodge my objections based on the following:  
The height of the south elevation of the proposed building will virtually block all direct sunlight falling on my facing, glass fronted stairwell from ground to first floor as well as the only upper window on this side.

As well as removing the enjoyment of natural sunlight to the ground and first floors of my property, the building is also tall enough to impact on the sunlight to my rear garden as the mature trees and shrubbery will be in a permanent shadow from the south elevation of the building proposed.

In addition, this elevation of the proposed property will be rendered and not granite faced. This elevation will be clearly visible to observers on Union Grove. It will therefore not be in character with all other granite properties in Union Grove whereby all visible elevations are of granite construction.

The proposers would have appeared to have proposed rendering as a cost saving measure. Vehicular access across the pavement to the property will require the partial demolishing of a granite wall which is also integral to the granite boundary wall of 249 Union Grove. This would seem to be in contravention of the regulations covering the demolishing of granite structures. Additionally, road safety may necessitate the removal of an established tree in Union Grove that forms part of an avenue of mature trees in the street.

There is a significant safety issue with entrance/exit for parking so close to a busy pedestrian crossing and four-way traffic light controlled junction. To access the property will produce confusion for other road users in that indicating to turn into the property will be considered as turning at the junction and exiting may result in the property resident reversing into a busy road at a junction.

With the provision of parking spaces at the property, this will also set a precedence for off-street parking on Union Grove which until now has not been permissible at any other property throughout the length of this street. Ground floor property owners turning their front gardens into parking spaces will undoubtedly change the character of the traditional terraces and may also cause innumerable street parking issues for upper flatted properties.

The plot of land being utilised for the construction is no more than a back garden which has been left overgrown for a number of years and in no way is suitable for the erection of a two storey building. I note that no provision has been made in the planning application for any garden area, the small spaces available to be utilised for parking. Therefore there will be a complete loss of garden ground which will significantly impact on the visual amenity of the neighbourhood, as well as the loss of mature trees. The question of ground water drainage may also need to be considered as virtually the entire site will be covered, placing further strain on a section of the street drainage system already dealing with a 4 way junction and its attendant extra water catchment area.

There are no other new build properties in the section of Union Grove from the junction of Ashley Road/St. Swithin's Street towards Cromwell Road. All properties are over 100 years old, of uniform granite construction with bay windows. The proposed construction would be in direct contrast and damage the visual impact of the street.

This would appear to be a scheme to maximise profit from squeezing the maximum build into a relatively small site without much consideration of its impact on the surrounding area, and I would appeal to Committee to reject this proposal in its current format.

Mr & Mrs C Chalmers,  
91 Ashley Road,  
Aberdeen.  
AB10 6RL

28<sup>th</sup> January 2013

Planning Application Number: 121783

Dear Sir/Madam,

We wish to register an objection to the above Planning Application regarding the building of a two storey property in the garden area of 93 Ashley Road.

The plan seems against all rules and regulations regarding building and upgrading of properties in a conservation area.

In addition to this the building would obstruct the light and privacy from our garden, which we love and have enjoyed since 1966.

We also need access for the delivery of coal, removal of bins and access for tradesmen working on our property.

The thought of cars entering and exiting near such a busy junction is also a great concern to us both as motorists and pedestrians using this area.

We also have concerns about security as the area would potentially be more open to access from the street therefore raising concerns relating to security of our property.

We hope you will take these points into consideration when making your decision as I know in the past we have had to adhere to strict guidelines when upgrading our property.

Yours Faithfully


Mr & Mrs C Chalmers

83 Ashley Road

Aberdeen

AB10 6RL

Tel [REDACTED]

1 February 2013

Planning and Sustainable Office  
Marischal College  
Broad Street  
ABERDEEN  
AB10 1AB

Dear Sir/Madam

**Application No. 121783**

We have been made aware of the development whereby two self-contained flats adjacent to 93 Ashley Road with frontage to Union Grove are to be built.

We have concerns that such a development would not blend in with the Victorian flats and houses in what is a Conservation Area. It appears that three sides of the construction will be faced with render materials and only the front will be of granite.

We therefore wish to register our opposition to this development.

Yours faithfully

**George S Gray**  
[REDACTED]

**Jane P Gray**  
[REDACTED]

From: Alan Duthie [REDACTED]  
Subject: Fwd: Planning Application number 121783.  
Date: 29 January 2013 16:54  
To: ALAN DUTHIE [REDACTED]

Sent from my iPad

Begin forwarded message:

From: Alan Duthie [REDACTED]  
Date: 29 January 2013 11:00:19 GMT  
To: Alan Duthie [REDACTED]  
Subject: Planning Application number 121783.

Sir/madam

I wish to formally object to the above application in the garden area of 93 Ashley Road, Aberdeen for the following reasons.

1) the proximity of the proposed development to the traffic lights at the crossroads of Union Grove/ Ashley Road/ St.Swithin Street. This is likely to cause a number of potential safety/traffic issues at a very busy road junction. It is worth noting that in addition to vehicular traffic issues there is a great deal of pedestrian movement due to the close proximity to Ashley Road school (and local nurseries.)

Motor vehicles attempting to cross pavements in rush hour traffic would constitute significant risk to both parents and children on their way to and from school.

2) the locality is one where the combination of Victorian villas, tenements etc is fairly unique. The area has retained it's architectural integrity with no modern builds within the area in question. The linear layout of the streets in a grid pattern remains virtually unchanged since the late Victorian period and constitutes one of the more unspoilt areas within Aberdeen's west end.

3) the removal of the wall on the frontage of the proposed frontage of the development, again this is an original 19th century structure which is consistent with the buildings in the area.

4) the removal of green space, also amenity areas for other residents within the same building.

In conclusion I do not believe that the proposed development has any positive attributes and as outlined above it is likely to cause significant and negative impact on the locality. The safety issues remain paramount and I personally have substantial worries with regard to this.

Alan Duthie

85 Ashley Road  
Aberdeen  
AB 10 6RL

Sent from my iPad

Sent from my iPad

PAPER COPY SENT BY  
EMAIL 29-1-13.

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 29/01/2013 17:35  
**Subject:** Planning Comment for 121783

Comment for Planning Application 121783

Name : Alan DUTHIE

Address : 85 Ashley Road

Aberdeen

AB 10 6RL

Telephone [REDACTED]

Email [REDACTED]

type :

Comment : Subject: Planning Application number 121783.

Sir/madam

I wish to formally object to the above application in the garden area of 93 Ashley Road, Aberdeen for the following reasons.

1) the proximity of the proposed development to the traffic lights at the crossroads of Union Grove/ Ashley Road/ St.Swithin Street. This is likely to cause a number of potential safety/traffic issues at a very busy road junction. It is worth noting that in addition to vehicular traffic issues there is a great deal of pedestrian movement due to the close proximity to Ashley Road school (and local nurseries.)

Motor vehicles attempting to cross pavements in rush hour traffic would constitute significant risk to both parents and children on their way to and from school.

2) the locality is one where the combination of Victorian villas, tenements etc is fairly unique. The area has retained it's architectural integrity with no modern builds within the area in question. The linear layout of the streets in a grid pattern remains virtually unchanged since the late Victorian period and constitutes one of the more unspoilt areas within Aberdeen's west end.

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In conclusion I do not believe that the proposed development has any positive attributes and as outlined above it is likely to cause significant and negative impact on the locality. The safety issues remain paramount and I personally have substantial worries with regard to this.

Alan Duthie

85 Ashley Road  
Aberdeen  
AB 10 6RL



87 Ashley Road  
Aberdeen  
AB10 6RL  
27<sup>th</sup> January 2013

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

Dear Sirs

Proposed development at rear garden of 93 Ashley Road

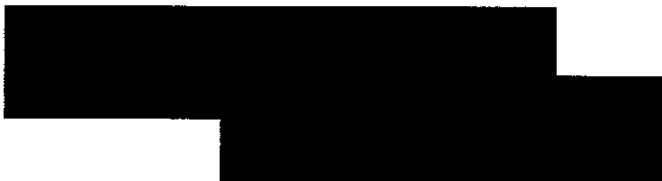
General observations

- 1) Locus and status – I am writing in response to the notification of the above development. I am the resident proprietor of 87 Ashley Road which I have occupied for 52 years, having lived in the area for over 80 years. I am therefore very familiar with the site in question.
- 2) The area concerned is apparently in a conservation area and the desire of residents and civic authorities must be to preserve the integrity of the conservation ambience.

Particular objections

- 1) The proposed building would be quite unlike any other property at present in the area.
- 2) The site is restricted in size – narrowed for construction purposes with the need to align with existing Union Grove properties.
- 3) The proposed development would involve demolishing a century old wall on Union Grove.
- 4) The proposal to have parking spaces East and West of the building would allow for very limited garden space thus reducing rainfall drainage.
- 5) With reference to point 2) above the intended building would have to be very close to the north wall of the 89/91 Ashley Road garden and would require a two storey blank wall facing that garden.
- 6) The provision of parking spaces would require alteration to the pavement and the possible removal of a large tree.
- 7) Allowing the proposed parking spaces would break the rules applied to other properties in the area because of proximity to a very busy traffic junction.
- 8) Overall the development would have a drastic impact on the appearance of this corner of late Victorian Aberdeen.

Yours faithfully

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

**PI - OBJECTION TO PROPOSED WORKS AT 93 ASHLEY ROAD, ABERDEEN**

**From:** [REDACTED]  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 29/01/2013 22:34  
**Subject:** OBJECTION TO PROPOSED WORKS AT 93 ASHLEY ROAD, ABERDEEN

89 Ashley Road  
Aberdeen  
AB10 6RL

29.1.2013

Reasons for objection to proposed erection of 2 No. self contained flats and associated works at 93 Ashley Road, Aberdeen:

**1. Access**

Both 89 and 91 Ashley Road enjoy access over the garden ground at 93 Ashley Road. Said access provides access to Union Grove and is necessary for maintaining garden ground and for access for maintenance works etc. It would appear that this access may be jeopardised by the proposed development.

**2. Security**

The proposal to decrease the height of the boundary wall (ie the wall which faces on to Union Grove) poses security concerns in terms of access to the garden grounds at 89 and 91 Ashley Road.

**3. Enjoyment of Garden Ground**

A two storey development in the garden ground of 93 Ashley Road will significantly reduce the enjoyment of the garden ground belonging to 89 and 91 Ashley Road. Sunlight is likely to be blocked by the proposed development and the view from the garden ground is likely to be spoiled with a two storey building with harling (not in keeping with the surrounding properties).

**4. Aesthetics**

While the frontage of the proposed development appears to be in keeping with the surrounding properties, the back of the proposed development is simply proposed to be harling. This is not in keeping with the surrounding properties. Again, this will reduce the enjoyment of the garden ground etc of both 89 and 91 Ashley Road. In addition, while the garden ground at 93 Ashley Road has not been tended we understand that neighbouring properties have objected to this in the past. This should not be used as a justification for the proposed development.



5. Structural Issues

5.1 Demolition of outhouse/ shared chimney stack

It would appear that the proposed development encompasses the demolition of an outhouse belonging to 93 Ashley Road. This outhouse is attached/ forms part of the outhouse building belonging to 89 and 91 Ashley Road. Demolishing the outhouse belonging to 93 Ashley Road is likely to seriously affect the structure of the outhouses of the neighbouring property. In addition, the chimney stack is shared. No mention is made of how this will be addressed.

5.2 Building Works Generally

Serious concerns exist over the possibility of the building works causing structural issues for the surrounding properties, said properties already having suffered damage following a lorry crashing in to 93 Ashley Road in March 1993.

6. Concerns re building works

In addition, general concerns exist re dust, noise, pollution etc in connection with the proposed development.

Note: Objection made for and on behalf of Mark Richard Londragan as owner of 89 Ashley Road and Diane Margaret Londragan as liferenter of said subjects

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P&SD Letters of Representation		
Application Number: 121783		
RECEIVED 30 JAN 2013		
Nor	Sou	Map
Case Officer Initials: DOL - South		
Date Acknowledge: 05/02/13		

30 JAN 2013