

61 Cromwell Road

Aberdeen AB15 4UE

20 November 2012

Aberdeen City Council  
Planning Reception  
Planning and Suitable Development,  
Marischal College,  
Broad Street,  
Aberdeen AB10 1AB

Dear Sirs,

Application Number 121571  
Gap Site Cromwell Gardens, Aberdeen AB154UF

We are the owners of 61 Cromwell Road which is directly opposite the proposed site, and we wish to note our objections to the above mentioned application as follows:

1. The site plan is out of date eighteen years ago we built a single garage and our neighbour a double garage directly opposite the proposed site they are not shown on the plan. Two garages of the house at 103 Burns Road adjacent to the site are also missing from the plan, as are other garages in the street.
2. We require the use of our garage at all times, I am a nurse on call 24/7 and large construction vehicles would block access to our garage
3. We wonder where the construction vehicles would park as there are yellow lines in front of the proposed house and also directly opposite in front of our garage and in most of Cromwell Gardens
4. Since the introduction of parking charges in nearby streets, during the week Cromwell Road and the part of Burns Road nearest the site is usually filled with cars left by commuters who then make their way to work collecting the vehicles in the evening The street is also becoming a rat run especially during early morning and late evening.

5. From a safety aspect Cromwell Gardens is not a wide street and there are numerous well used garages with rear access to the street.
6. At the opposite end of the street from the proposed house is a very sharp corner on a blind bend. Around this corner there is a bowling club and a tennis club both very well used. Children are often picked up from the tennis club by car after games and lessons, and children and adults from both clubs walk home via this blind corner, there is not a pavement on the corner. Construction vehicles would either have to enter or leave by this blind corner as there is no room to turn large vehicles in Cromwell Gardens.
7. The street is mostly occupied by elderly residents who would have great difficulty in accessing their homes if pavements and roads were blocked whilst the proposed build was taking place.
8. There are two residents in the street who have long term health issues which require them to have access for carers 24/7
9. The proposed and half storey build is totally out of character with the rest of the one storey cottage type houses.
10. The proposed house has a disabled ramp in front of the house, which will limit the ability of the occupant to park and turn a car.
11. The house will overlook our back garden and encroach on our privacy

Yours faithfully

[Redacted signature block]

**From:** "Perren, Dr Richard" [REDACTED]  
**To:** "pi@aberdeencity.gov.uk" <pi@aberdeencity.gov.uk>  
**CC:** [REDACTED]  
**Date:** 29/11/2012 10:55  
**Subject:** Proposed Development at Gap Site Cromwell Gardens, Aberdeen AB15 4UF  
(Application Number 121571)  
**Attachments:** GapSiteRepresentation2.docx

To Aberdeen City Planning and Councillor Martin Greig (Ashley Ward)

Please find attached my comments on the Proposed Development at Gap Site-Cromwell Gardens, Aberdeen AB15 4UF (Application Number 121571).

Yours faithfully

Richard Perren

[REDACTED]

Richard Perren

4 Burns Gardens

Aberdeen AB15 4PW

Tel. [REDACTED]

The University of Aberdeen is a charity registered in Scotland, No SC013683.

Richard Perren  
4 Burns Gardens  
Aberdeen  
AB15 4PW  
Tel: [REDACTED]  
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Aberdeen City Council  
Planning and Sustainable Development  
Marischal College  
Broad Street,  
Aberdeen AB10 1AB

29 November 2012

**Proposed Development at Gap Site Cromwell Gardens, Aberdeen AB15 4UF  
(Application Number 121571)**

Dear Sir,

I wish to make the following representations concerning the above proposal.

The Site

This is a very small gap site at the junction of a heavily developed area of two and a half storey flats (in Cromwell Road), one and a half story houses (in Burns Road) and semi-detached bungalows (in Cromwell Gardens). The existing semi-detached bungalows in Cromwell Gardens were built sometime in the 1950s, but this site was too small to build another one. If the development were to go ahead it would make this end of Cromwell Gardens/Burns Road very congested. Is such an overdevelopment compatible with any of the levels implied by the February 2012 Aberdeen Local Development Plan?

The Design

At the moment Cromwell Gardens consists of fourteen restrained bungalows, all of the same design by Scott Sutherland. The addition of a one and a half story house shoe-horned onto one end would undermine the aesthetic serenity and architectural unity of the street.

The Size

Besides being out of scale with the present row of bungalows making up the building line of Cromwell Gardens, the development would be very intrusive when viewed from back gardens of 4, 5, and 6 Burns Gardens and 95, 97, 99, 101 and 103 Burns Road. As only the ground and first floor building plans have any dimensions, it is unclear exactly how high the roof is intended to be, but extrapolating from these it would need to be some three metres higher than the Cromwell Gardens bungalows to allow sufficient head room and useable floor space for the first floor of this development.

Residential Character and Amenity

At the moment this area is garden land with a small number of fruit trees. The owner has allowed much of it to fall into a state of neglect, but this has had the no doubt unintended effect of making it something of a refuge of various species of wildlife such

as small mammals, pollenating insects, etc. If the development were to be allowed the fruit trees and wildlife would all be lost thus reducing the biodiversity in this heavily built part of Aberdeen.

An earlier application in 2008/09 for a development on the whole of this piece of land, which includes part of the back garden of 97 Burns Road, was rejected (P/PPA/100/429, 13 May 2009) on the grounds that it detracted from the residential character and amenity of the area. A number of the observations made by the Reporter with reference to the 2008 Aberdeen Local Plan then seem to apply to the present proposal.

(a) The use then of 1.8m high fencing to shield part of the garden of number 97 was said by the Reporter (paragraph 5) to detract from the more open aspect allowed by existing boundaries and to have a significant adverse effect on the appearance and residential amenity of the area. As the present proposal would have the same amount of 1.8m high fencing around the same part of the garden of 97 Burns Road, it will appear to neighbouring properties very much the same as the 2008/09 proposal and would have the same adverse effect on the appearance and residential amenity of the area.

(b) The present proposal would result in much of the back garden of 97 Burns Road being alienated from that feu to provide a back garden for the proposed house that would be very much larger than any of the others in Cromwell Gardens. The garden for the new development will extend far beyond the building lines of the existing bungalows in Cromwell Gardens, and little of it would be visible from the back windows of the proposed development. If this were allowed to happen it would also, as the Reporter observed in May 2009 (para 4), leave the garden space to 97 much reduced.

In conclusion, the proposed development essentially resurrects these undesirable features of the back garden development of 97 Burns Road which were so firmly rejected by the Reporter in May 2009.

Yours faithfully,

**Richard Perren**

cc: Ashley Councillor  
Martin Greig  
Aberdeen City Council  
Town House  
Broad Street  
Aberdeen  
AB10 1FY

Fao Mr Gavin Evans, Senior Planner  
Planning and Sustainable Development  
Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Dear Sir

**Gap Site at Cromwell Gardens  
Application for construction of detached one and a half storey house  
Planning Application no 121571**

**LETTER OF OBJECTION**

Thank you for the notice of the submission of the application for a new house in Cromwell Gardens next to my property.

As an immediate neighbour of the site I write to express my strong opposition to the proposal. Indeed I am surprised that a new application has been submitted as it is only a little over three years since an appeal against the Council's decision to refuse an application for a house albeit on a different part of the site was turned down.

The site is part of the rear garden of no.97 Burns Road with the position of the proposed house being on the west side of my property and very close to the boundary of my rear garden. The plot is irregular in shape, is largely garden ground with a few fruit trees whilst there is a single garage with access off Cromwell Gardens. Cromwell Gardens is an area of high density housing with the open aspect of private gardens providing a welcome break in the buildings and contributing to the amenity of the wider area. This was recognised when the reporter dismissed the recent appeal.

I have read the Council's planning supplementary guidance 'The Sub-division and Redevelopment of Residential Curtilages March 2012'. The guidelines require that the scale and massing of the any new dwelling should complement the scale of the surrounding properties. I cannot see a street elevation with the application documents which would illustrate the relationship between the proposed house and existing adjoining houses as required by the guidance but If this were to be provided I believe it would show that the new house would have wallhead and ridge heights in excess of existing houses which is contrary to the guidelines.

The existing houses in Cromwell Gardens are relatively modest semi detached, single storey houses with low pitched pavilion style roofs. What is being proposed is a much higher building with straight gables and dormers and as such is quite out of keeping with the appearance of the existing

houses. The street is generally level with a well defined building line on the south side giving a uniform appearance. The higher building would be excessively prominent and out of keeping with the character of the area.

The application is also contrary to the requirement in the guidelines for the houses to have a similar relationship with neighbouring properties that already exist in the street. The narrow width of the site means that the proposed house extends the full width of the plot whilst other houses on the same side of Cromwell Gardens have a driveway up one side which provides greater separation from neighbours than is possible with the proposed house.

The shape of the plot is very contrived with the rear garden bearing little direct relationship to the proposed house. The area immediately to the rear of the house would be very constricted with only a narrow gap from the back door past the corner of the kitchen to reach the back garden. This awkward relationship which is amply demonstrated by the necessity to build bin stores in the front garden would appear to be contrary to the guidelines in that these require garden ground to be conveniently located immediately adjoining residential properties, be in a single block of a size and layout to be useable for sitting out and have an acceptable level of privacy and amenity which would not be the case here.


The proposed house would result in a large, blank gable very close to the boundary of my garden. This will both be oppressive and result in unreasonable shading of my garden, particularly in the late afternoon and early evening, and be detrimental to my enjoyment of my own property.

Cromwell Gardens is a relatively narrow street with double yellow lines along both sides for the vast majority of its length. As such parking is at a premium and the proposal not only removes a garage but also compounds the problem by proposing a house with no off street car parking. This can only add to the inconvenience that residents already experience and further pressure on existing parking spaces. The application fails against the guidelines in this regard as on-site parking to the appropriate level as stated in the adopted parking standards is required for both for the existing and the new house.

This proposal is for private gain with no concern for the interests of people who have lived in the area for a number of years, and also being proposed by someone who doesn't even live on the street.

All of these reasons suggest that the site is unsuitable for the construction of a new house and I would ask that the Council protects the amenity of existing residents and rejects the application.

Y

  
Roger Keiman,  
101 Burns Road,  
Aberdeen. AB15 4PU.

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

28 November 2012

Our Ref: JF/CC

Email: [REDACTED]

Dear Sir/Madam

**HOUSE ON GAP SITE AT CROMWELL GARDENS  
REF: 121571**

I refer to the above application which was submitted on 5 November 2012 for the erection of a detached one and a half storey house. On behalf of Angela Kelman of 101 Burns Road, I wish to object to the proposals on the following grounds:

Overdevelopment  
Loss of Daylight  
Impact on Amenity  
Pedestrian and vehicular safety

Edinburgh

Glasgow

Leeds

Dundee

Inverness

**Overdevelopment**

Policy H1 - Residential Areas of the Aberdeen Local Development Plan states that proposals for new residential development and householder development will be approved if it does not constitute overdevelopment.

The application site is a gap site between an existing bungalow at 3 Cromwell Gardens and the back gardens of houses along Burns Road. It is understood that this site is the garden ground of 97 Burns Road, although it is physically separate from it.

To the east of the site lie a lane giving access to the rear of 101 Burns Road and two existing garages. These are set forward slightly from the application site and would remain. The only development situated on the application site is a garage, with the remainder of the site being open space and benefiting from trees, bushes and grass. It is therefore considered to be a greenfield site in an existing residential area.



There is no existing house on the site at present. It is therefore considered that the development of an additional dwelling, on the narrowest part of the site, is overdevelopment, considering the current use is open space.

In addition to this, the site is of a very irregular shape, and it appears that there is an existing wall separating the garden ground from the main house plot. This additional piece of land seems to be added on, purely for the reason to provide the necessary garden ground, even though it is not linked to the house, with most of it unable to be seen from the house itself.

Taking the part of the site where the house is situated, it is approximately 200 square metres, with the house taking up almost this entire site. Due to the garden being separate from the house plot, it is argued that this is overdevelopment of the house site as it comprises more than 33% of the site.

Finally, the proposed house fronts Cromwell Gardens and existing properties along that road are small, semi detached bungalows. The proposed dwelling is significantly larger and higher than the scale of the existing properties and it does not reflect or complement them. Again, this is considered to be overdevelopment and out of keeping with the character of the area.

### **Loss of Daylight**

The Council's Supplementary Planning Guidance on the Sub-division and Redevelopment of Residential Curtilages highlights that new residential development should not adversely affect existing development in terms of daylight and sunlight. The relationship of new residential development to existing dwellings is an important factor in assessing whether proposed dwellings would be adversely affected.

The proposed dwelling is located directly at the back of 101 Burns Road, so that when the occupants of that house were looking out their kitchen window, or were in their garden, they would be faced with the overbearing, side elevation of the proposed new house.

The current nearest property at 3 Cromwell Gardens is a bungalow which is approximately 35 metres from the rear of 101 Burns Road. This is far enough away, with trees on the application site screening it, to have no impact on 101 Burns Road. However, the erection of the proposed new dwelling, which is half a storey higher than the existing neighbouring bungalow on Cromwell Gardens will bring development 15 metres closer to 101 Burns Road. The proposed new house will have a detrimental impact on the daylight and sunlight to that property, as well

as 99 Burns Road and 103 Burns Road; due to the dominating impact it will have on the property, considering that the existing aspect is one of open space.

### **Impact on Amenity**

Policy H1 also requires that new residential development does not have an unacceptable impact on the character and amenity of the surrounding area. As well as drastically reducing the sunlight to 99, 101 and 103 Burns Road, which is considered to be unacceptable, the proposed new dwelling will significantly affect the character and amenity of the area, in particular the residential amenity currently enjoyed within the garden ground of 101 Burns Road.

The separation distance between 101 Burns Road and the proposed new house is approximately 20 metres. However, this is the separation distance of the nearest habitable room. It does not take account of the impact of the proposed new house on the amenity and enjoyment of the garden ground of 101 Burns Road.

At its nearest point, the proposed new house will be only 1.5 metres from the garden of 101 Burns Road. Given the narrow frontage of the application site, the outside wall of the proposed house will be hard up against the boundary of the site, providing no scope for planting to screen the dwelling.

The proposed new house will therefore significantly overshadow a large part of the garden and will have a severe impact on the enjoyment of the garden ground for the residents of 101 Burns Road. This will have an overbearing effect on the existing dwelling at 101 Burns Road and is completely unacceptable. This is contrary to Policy H1.

### **Pedestrian and vehicular safety**

Cromwell Gardens runs parallel with Cromwell Road and meets Burns Road further east. It is a popular route for pedestrians and vehicles. The application site is located between an existing house and garage to the west and two existing garages to the east. The proposed new house is set back slightly from the garages to the east and this is considered to pose a safety hazard.

It is argued that the position of the existing garages to the east will significantly affect the visibility of any vehicles exiting the proposed site as they would not be able to see if any cars or pedestrians were coming from the east. It would also be especially dangerous for the children of 101 Burns Road, and the grandchild of 99 Burns Road, who use their path at the back of the garden, leading to Burns Gardens, regularly. The gate would be situated right next to the planned development area and would cause an added risk, short and long term.

I trust that these issues will be taken into consideration in the determination of the planning application. The approval of this application would have a severe impact on the residents of 101 Burns Road to the detriment of the enjoyment of their property. It is therefore respectfully requested that the application be refused on these grounds.

Yours faithfully

A black rectangular redaction box covering the signature of Claire Coutts.

Claire Coutts  
Senior Planning Consultant

cc Angela Kelman

6, BURNS GARDENS,  
ABERDEEN.  
AB15 4PW.

ABERDEEN CITY COUNCIL  
RE: APPLICATION NUMBER 121571

29<sup>th</sup> NOV. 2012

DEAR SIR / MADAM;

PLEASE ACCEPT THIS LETTER AS NOTICE OF MY OBJECTION TO THE PLANNED ERECTION OF A DETACHED ONE AND A HALF STOREY HOUSE ON CROMWELL GARDENS, AB15 4UF.

A SIMILAR APPLICATION WAS MADE A SHORT TIME AGO TO BUILD A HOUSE WITHIN THE SAME LAND SITE AS THIS, WITH THE HOUSE BEING ERECTED IN A DIFFERENT AREA. THIS APPLICATION WAS OBJECTED TO BY SURROUNDING RESIDENTS AND WENT TO THE SCOTTISH EXECUTIVE, WHO THEN UPHOLD ABERDEEN CITY COUNCIL'S DECISION TO DECLINE THE APPLICATION ON THE GROUNDS THAT THE AREA WAS ALREADY TOO BUILT UP.

I SEE NO DIFFERENCE WITH THIS APPLICATION THAN THE PREVIOUS ONE MADE BY MR McCRAE AND WOULD HOPE THAT THIS APPLICATION IS ALSO DECLINED.

YOURS SINCERELY,

[REDACTED]

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 26/11/2012 10:25  
**Subject:** Planning Comment for 121571

Comment for Planning Application 121571

Name : Mr & Mrs S McKenzie

Address : 93 Burns Road

Telephone :

Email :

type :

Comment : We are objecting to the above application as we feel that the 1 and a half storey detached house is not in keeping with the neighbouring single storey houses on Cromwell Gardens nor do we feel that the gap site is big enough for a three bedroom house as the site is part of the garden to 97 Burns Road.

there is also problems with parking and we dont see where the proposed house would park the car(s)that they will inevitably bring.

99 Burns Road

Aberdeen

AB15 4PU

16th Nov 2012

Dear Sir/Madam

**Ref 121571 Proposed Development at Gap Site Cromwell Gardens Aberdeen AB15 4UF**

I am writing to object to the above proposal.

I have lived at 99 Burns Road for nearly thirty years and have enjoyed my sunny garden and lovely outlook of trees. My garden is very much an extension of my house and is thoroughly enjoyed in the summer.

This proposed property would very much spoil my outlook as I certainly do not want to look at a 1 1/2 storey house so close to my lovely garden.

Also my patio is a suntrap, this property would definately block out the sun in the summer.

Cromwell Gardens is a very pretty little street with only single storey bungalows, this house would not be in keeping with the rest of the street.

This plot is a small orchard at the moment and in my opinion is not suitable for use as a 1 1/2storey house as it would be far too close to several neighbouring properties.

Yours faithfully



Susan McDonald and Graeme McCombie

SARA MCKENZIE

93 Burns Road

ABERDEEN

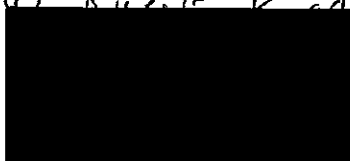
AB15 4PU

Ref Gap Site Cromwell Gardens  
121571

Dear Sir / Madam,

I write to object to the three bedroom one and a half storey house proposal for what is described as the Gap Site on Cromwell Gardens.

This rather large house is not in keeping with the small single storey houses on Cromwell Gardens nor is there enough room. Mr McCrae has already tried and failed to have plans passed in the same site for a smaller house. Would he like a house like that built in the area where he lives?

Secondly parking is a huge issue on Burns Road / Cromwell Gardens and this house would only add to the problem. I was of the understanding the ground was the garden of 97 Burns Road?  
Regards  


4 CROMWELL GARDENS  
ABIS HUF

27<sup>TH</sup> NOVEMBER 2018

APPLICATION NO 121571

TO NHOM IT MAY CONCERN

With reference to the above application I would like to submit my objection on the following points.

1. As Cromwell Gardens consists of all single storey buildings a 1½ Storey would not be in keeping with the area.
2. At the moment parking is severely congested and if Building work was being carried out it would have an adverse effect on gaining entry to my property.

Yours faithfully





Nov 22<sup>nd</sup> 2012.

103, BURW'S ROAD

FIBERDEEN

FB15 4PLU.

APPLICATION NO 121571.

Dear SIR /MADAM

Planning application by MR Colin McCRAE to erect  
1/2 storey house on Gap Site Cromwell Gardens FB15 4PLU.

We write regarding the above application of which we  
strongly object for the following reasons -

Having to look at blank wall instead of  
beautiful skyline we enjoy as view from our  
kitchen window - increase in traffic using  
Cromwell Gardens to beat daily traffic queues on  
Cromwell Road A.M & P.M. and the inconvenience  
of heavy works vehicles - noise - fumes & earth  
deposits. - Also double yellow lines surrounding  
us leave resident parking very limited.

May I draw your attention to a previous  
application by MR Colin McCrae to erect a  
house on land at rear of 97 Burw's Road in  
July 2008, and an appeal in March 2009  
of which both were denied.

We trust the Gap Site build will also be denied.

Thank You. Yours Faithfully.