

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 19/02/2013 23:02  
**Subject:** Planning Comment for 130190

Comment for Planning Application 130190

Name : Andrew Fraser  
Address : 139 Holburn Street  
Aberdeen  
AB10 6BN

Telephone : [REDACTED]  
Email : [REDACTED]  
type :

Comment : I have concerns regarding the proposed 7 Howburn Place developments west facing rear windows, which face the rear east facing windows of 139 Holburn Street and the properties to the south of 139.

I would request, on behalf of 139 residences, that these windows must have frosted glass for our privacy as the windows will be within a very close proximity of 139's. This is compared to the current properties backing onto each other on Howburn Place and Hollybank Place. The proposed property at 7 Howburn Place seems to have taken this into account for the windows backing onto Hollybank Place properties by highlighting glass block panel that will provide privacy to both properties. Therefore, I request the same privacy is considered and implemented with regard to the west facing windows on all floors of the development at 7 Howburn Place.

I would also request that the rear west facing windows in flats on the 1st & 2nd floor had restricted/part opening only so that there was not access to the rear of 139 via the flat roof above the toilet block of the Adam Lounge. Fully opening windows could provide easy access for persons to gain rear of many flats.

**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 07/03/2013 07:09  
**Subject:** Planning Comment for 130190

Comment for Planning Application 130190

Name : Mrs Anne Baxter  
Address : 46 St Ternan's Road,  
Newtonhill,  
By Stonehaven,  
Kincardineshire  
AB39 3PF

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : 46, St. Ternan's Road,  
Newtonhill,  
By Stonehaven,  
Kincardineshire,  
AB39 3PF.  
03.03.2013

Planning Application Ref. No. 130190

(Proposal to build a block of serviced apartments at The Adam Lounge, 7 Howburn Place, Aberdeen)

Dear Sir / Madam,

I am the present owner of one of the first floor tenemented flats directly opposite to the rear of where this proposed apartment block may yet be sited. It is important to note that my property (at 1F/L 10 Hollybank Place) is, and always has been, a single aspect flat which only receives sunlight and daylight from the rear of our tenement block, i.e. solely from the immediate direction where the Adam Lounge serviced flats are now proposed. The only sources of sunlight and daylight to my property are two single width windows which provide light to my living room and bedroom respectively (the openings for these windows appearing to be the original openings within the granite structure dating back to 1902 when the property was constructed). There are no supplementary windows located at the gable end of the tenement block, and the only natural light available to my kitchen area is borrowed via these same two rear facing windows. A recent site visit to my property (presently leased under long-term arrangements) and a complementary study of the planning application material currently available online have now enabled me to make a preliminary assessment of the impact that part of the proposed development would have on the natural light and amenity presently available within my flat. I have come to the inevitable conclusion that the impact on presently acceptable levels of light available in the flat from south-facing windows will be severe.

I believe that if this development proceeds, my property will be left with unacceptable levels of natural light; clearly a situation which could only be remedied by a disproportionate use of artificial light. This, of course, would not be in line with the clearly stated principles of Aberdeen City Council in energy efficiency terms (for example, its long-term commitment to The Home Energy Conservation Act (H.E.C.A.) from 2000; 2010 and its subsequent commitment to energy efficiency as outlined within its own Local Housing Strategy Document; (2011; 2016). I would now wish to lodge formal objection to planning application reference no. 130190, and do so for the following reasons:

(a) The Aberdeen City Council Householder Development Guide, Supplementary Guidance; planning document clearly states within its General Principles; section (Pg 5) that significant adverse impact on privacy, daylight and general residential amenity will count against a developmental proposal;

(b) Planning authority guidelines in terms of amenity via daylight; and

&#8220;sunlight&#8221; vary across the United Kingdom. Scottish and U.K. local authority planning guidelines in terms of impact measurement can include a whole raft of &#8220;rules&#8221; and design standards around the 25&#176; line, the 43&#176; line, the 45&#176; line, etc. which inform practice in different parts of the country. Some of these are based around perpendicular measurement, some around measurement on a horizontal plane. The Aberdeen City Council guidelines are perhaps less clear than some other local authorities in Scotland, but there does appear to be a general recognition therein of the importance of respecting a 25&#176; perpendicular line when access and entitlement to light is being considered. The Aberdeen City Council &#8220;Householder Development Guide, Supplementary Guidance&#8221; document states on Pg. 31, &#8220;It is important to note that these tools will be used as and when the planning authority deems it appropriate due to a potential impact on daylight to an existing dwelling.&#8221; Without having detailed figures available to me in respect of any &#8220;new&#8221; perpendicular angles which would be created if an Adam Lounge extension were to proceed in line with presently published elevation plans, it would appear to me from the drawings which are presently available online that these angles might well be clearly outwith nationally and locally acceptable parameters.

(c) From a quick review of those examples of national standards and practice presently made available online, it would appear that very many local authorities across Scotland and the U.K. consider &#8220;daylight&#8221; and &#8220;sunlight&#8221; quite separately when assessing developmental impact. Although I am not entirely certain where exactly within Aberdeen City Council planning guidelines this important point is considered, I can only provide the key information that there will be virtually no &#8220;sunlight&#8221; whatsoever provided to my flat if this development were to proceed.

(d) Appendix D of Aberdeen City Council&#8217;s &#8220;Householder Development Guide, Supplementary Guidance&#8221; deals with the matter of &#8220;privacy&#8221; and entitlements in that direction where new developments are being considered. That document states on Pg. 35, &#8220;it is common practice for new-build residential development to ensure a separation distance of 18m between windows where dwellings would be directly opposite each other.&#8221; According to the scale drawing of the proposed development presently available online, the distance between the new Adam Lounge extension proposed and my living room and bedroom windows may be below this clearly-stated threshold.

(e) There is also reference within Aberdeen City Council&#8217;s &#8220;Householder Development Guide, Supplementary Guidance&#8221; to the concept of &#8220;good neighbours&#8221; in planning terms. This guidance document states on Pg. 31 that &#8220;the 25&#176; method and associated guidelines can only reasonably be applied when buildings are &#8220;good neighbours&#8221; (&#8220;standing a reasonable distance from the boundary and taking only their fair share of light&#8221;).&#8221; Although the neighbouring public house can presently be considered as a &#8220;good neighbour&#8221; in the above terms, the proposed extension could not be considered in a similar way since the current suggestion is that it will be built immediately adjacent to the very edge of the boundary between The Adam Lounge and the grounds of our mutually-owned tenement property.

I look forward to hearing from Aberdeen City Council in due course. I have sent the present letter via both traditional post and email in order to ensure that it reaches all relevant planning colleagues timeously. I have also provided copies of this letter to all elected members who represent the electoral ward which includes The Adam Lounge and 10 Hollybank Place at the present time. I do this since I believe that Planning Application Ref. No. 130190 runs contrary to a number of current Aberdeen City Council &#8220;first principles&#8221; in planning and energy efficiency terms.

Yours Sincerely,

Anne Baxter

**From:** Eoin Ca [REDACTED]  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 20/02/2013 18:40  
**Subject:** Planning Application Number 130190 - Re-development of Adam's Lounge

Dear Sir/Madam,

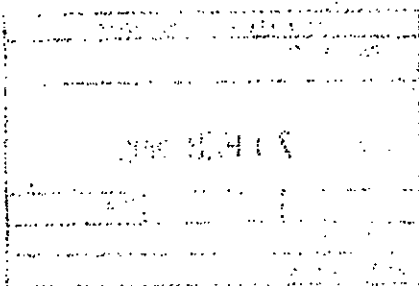
We have received notice of the application for the re-development of the 7 Howburn Street, Aberdeen. We own a flat in 10 Hollybank Place, we would like to lodge our objection to this planning application on the grounds that:

It will reduce the light into our garden and building  
The serviced apartments will overlook our back garden  
The new development will further increase the pressure on the already limited number of parking spaces available for residents  
There will be an increase in the amount of rubbish in the available bins that are already frequently overflowing

Please advise if this email formally lodges our objection to the planning application or if there is another form that we should complete.

Kind regards,  
Eoin Carroll

Flat 1M  
10 Hollybank Place  
Aberdeen  
AB11 6XS  
Tel: [REDACTED]



**From:** <webmaster@aberdeencity.gov.uk>  
**To:** <pi@aberdeencity.gov.uk>  
**Date:** 10/03/2013 07:01  
**Subject:** Planning Comment for 130190

Comment for Planning Application 130190

Name : Nathan Buksh

Address : 21 Howburn Place (Owner of flat 2R, 10 Hollybank Place)

Telephone :

Email : [REDACTED]

type :

Comment : Please accept this as an objection to the proposed development at 7 Howburn Place, Aberdeen, AB11 6XT. Material Planning Considerations that are relevant to this proposal are as follows:

- Impact on amenity (e.g. noise, odour, overlooking/loss of privacy, daylight issues). The proposal will effectively shut out all the light to the shared communal garden that is used by all owners/tenants.
- Impact on access, parking or road safety; Lack of parking in the area is already an issue and this will contribute further and may cause more drivers to park hazardously on double yellow lines creating road safety issues.