

PI

From: webmaster@aberdeencity.gov.uk
Sent: 18 June 2013 22:02
To: PI
Subject: Planning Comment for 130824

Comment for Planning Application 130824

Name : Neil Greenhill
Address : 55 Woodcroft Avenue
Bridge of Don
Aberdeen
AB248WY

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : We wish to lodge an objection to the renewal of the existing planning permission on the following grounds:

- 1) The existing planning permission granted permission for the development of house on the existing double garages footprint and the construction of a new single garage. For the existing four bedroom house this will reduce the available garage space to one vehicle from the existing double garage.
- 2) Current driveway space in front of the existing house is occupied by three motor vehicles. How will any additional vehicles relating to the new property be stored on the premises? Given that the access driveway to the existing house is narrow there is no potential for this to be used as additional parking without blocking access to 51 Woodcroft Avenue. This would then leave the only potential parking site on Woodcroft Avenue itself.
- 3) Woodcroft Avenue itself already has a significant number instances of onstreet parking and any further volume is likely obstruct the flow of traffic in the road and increase the risks to the motorists, pedestrians and in particular children within the community and to the free and easy access to the existing properties driveways.
- 4) We would also not like a precedent to be established which would encourage the potential development of existing green space within the estate for new housing.

In summary it is my belief that any development on the site will not be able to support the necessary vehicle standing and storage numbers that would be associated with the number of vehicles from the existing and proposed new property without impacting upon the general neighbourhood.

Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 19 June 2013 21:57
To: PI
Subject: Planning Comment for 130824

Comment for Planning Application 130824

Name : Mark Duffy

Address : Bridge of Don Community Council - Planning

53 Seaview Circle

Bridge of Don

Aberdeen

AB23 8RN

Telephone :

Email : [REDACTED]

type :

Comment : We have been contacted by neighbours and residents in regards to this renewal. The last time there were 4 people contacted about the build and all 4 objected which misses the objection threshold. This time more people around the area know of it and wish to object.

It overlooks another property. The land is currently for sale and planning permission was granted as it was to be a home for a member of the owners family.

We also worry about parking and access.

Its been 3 years of worry for the neighbours - at some point we must say enough is enough.

Le Grenier
97 Woodcroft Avenue
Bridge of Don
Aberdeen
AB22 8DW

19th June 2013

Aberdeen City Council
Town & Country Planning
(Development Management Procedure)
Marischal College
Aberdeen

Sirs

Application No. 130824

Date of Notice 11th June 20123

I understand that the above application has been submitted regarding planning permission for a house to be erected in the garden of No.53 Woodcroft Avenue Bridge of Don Aberdeen AB22 8WY.

We strongly object to this for the following reasons:

The Cul de Sac is narrow without footpaths.

An additional house will lead to extra cars and guest car parking would be problematic resulting in cars being left on the main part of the Avenue which is actually on a bend thus creating a hazard to road users.

Woodcroft is a very pleasant area to live in and if houses are permitted to be built in gardens this will create a precedent.

We believe that were a house to have been built in the Cul de Sac Wimpey would have been given permission to do so.


Yours sincerely

John and Sheila Reid

47 Woodcroft Avenue
Bridge of Don
Aberdeen
AB22 8WY
18 June 2013

The Head of Planning and Infrastructure,
Aberdeen City Council
Broad Street
Aberdeen AB10 1AB

Dear Sir Your Reference: Application Number: 130824
Date of Notice 11 June 201400813.

With reference to the proposed development at 53 Woodcroft Avenue , Bridge of Don, Aberdeen, AB22 8WY.

I wish to object to the erection of a new single dwelling house on the site adjacent to 53 Woodcroft Avenue, Bridge of Don.

If this house is built it will probably lead to us losing the privacy of our rear garden, conservatory and upstairs rear bedrooms.

The upstairs windows of the new house will be looking down towards our rear garden and this means we lose the privacy of our garden.

We have a conservatory at the rear of our house and again their upstairs windows will be looking down into this room again resulting in us losing our privacy especially if we have the light on. If we want privacy with the light on then we have to have the blinds drawn all the time. This is unsatisfactory to us.

Judging by the plans the windows on the upper floor at the rear of the new house will be looking across to our rear upstairs bedroom windows. This means that every time we have the lights on in these rear bedrooms we will have to keep the curtains closed otherwise the occupants of the new house from their upstairs windows will be able to see into our upstairs rear bedrooms. This is another reason why we object to the development.

My objections are the same as before. However, as there is only a small cul de sac to park cars from three houses I think it will cause a parking problem and visiting cars will have to park on the bend in the main road. This would hamper me when driving out of my driveway. Are there legal requirements regarding the number of garages required for a three and a four bed roomed house? Are there sufficient garages in the current planning application?

I would be obliged if you would consider my objection when assessing this planning application.

Yours sincerely


(A. McInnes)
Owner-occupier

Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 30 June 2013 17:04
To: PI
Subject: Planning Comment for 130824

Comment for Planning Application 130824

Name : Michael Noble
Address : 51 Woodcroft Avenue
Bridge of Don
Aberdeen
AB22 8WY

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object once again to the proposed development at 53 Woodcroft Avenue, Bridge of Don, Aberdeen for the following reasons:

1. Impact on amenity i.e. loss of privacy due to the additional traffic arising from the proposed development that will use the private access shared by 51 and 53 Woodcroft Avenue;
2. Impact on amenity i.e. noise from the additional traffic arising from the proposed development that will use the private access shared by 51 and 53 Woodcroft Avenue;
3. Impact on access i.e. the narrow private access shared by 51 and 53 Woodcroft Avenue is insufficient to accommodate the additional traffic arising from the proposed development;
4. Impact on access i.e. the proposed development does not include sufficient parking for the likely number of vehicles that will be used by the owners/users of the existing 4 bedroom house (3 vehicles at present) and the proposed 3 bedroom house, as well as the vehicles used by visitors to these houses (note that the title deeds do not permit parking on the shared private access);
5. Impact on access i.e. due to insufficient additional parking within the proposed development, vehicles will be forced to park on the main street which is already congested with overspill parking, causing access difficulties to the shared private access as well as safety problems for vehicular traffic and pedestrians.

49 Woodcroft Avenue
Bridge of Don
Aberdeen AB22 8WY

19 June 2013

Head of Planning Department
Aberdeen City Council
Marischal College
Broad Street
Aberdeen AB10 1AB

Dear Sir

Application Number: 130824

I am the owner occupier at the above address and wish to object to the proposed erection of a new dwelling house on a site adjacent to 53 Woodcroft Avenue, AB22 8WY.

Objections/Representations

Privacy

In the event of a house being built on this site we will lose 100% of the privacy of the garden at the rear of our house, our patio and conservatory. The occupants will also be able to clearly see into at least one of our bedrooms if we have the lights on.

We are a retired couple and spend most of our leisure time working or sitting in the rear garden or the conservatory. From the upstairs window the occupants of the proposed house will be looking directly down into our conservatory.

The proposed house will impose very much on our privacy.

Street Parking

There is only a small joint driveway leading from Woodcroft Avenue to Nos 51 and 53 Woodcroft Avenue. If another house is built obviously more cars will be using this drive. As a result if these houses have visitors presumably they will have to park their cars in Woodcroft Avenue possibly in front of our house.

Cul de Sac

There is no pavement in the cul de sac leading to No 53 Woodcroft Avenue. Children play in the vicinity and extra cars will be an added hazard to children and pedestrians.

Garages

If an extra house is built are there enough garages to ensure fewer cars are parked in the cul de sac? I may be wrong but does a four bedroomed house not require two garages? Could you check to see if there are enough garage places for two houses in order that cars do not have to park permanently in the cul de sac or street.

Builder

Wimpey built their houses at Woodcroft Avenue. As house-builders if they thought they would get planning permission they would have built two houses on the plot for No 53 Woodcroft Avenue. If Wimpey could not get planning permission for an extra house when the houses were being built, how is it that the owner of No 53 can build a house in his garden?

Area

Allowing houses to be built in back gardens will change the character of the area. If more houses are built in back gardens will Aberdeen City Council reduce the Council Tax we have to pay? Will added houses lead to a lesser valuation band?

Green space.

Wimpey laid out gardens for the amenity of its occupants. The proposed building will impact hugely on the pleasure we currently enjoy in my back garden.

Precedent

No other houses in Woodcroft Avenue have built a detached house in their back garden. Allowing No 53 to build a house in the back garden will lead to a precedent. Will all the occupiers in the Woodcroft Avenue area now be allowed to build houses in their back gardens?

Building

Three years have elapsed since the last planning application and the house has not been built. How many more years will planning permission be allowed without a house being built? Is there a time limit?

The above points are my reasons for objecting to the proposed development at 53 Woodcroft Avenue, Bridge of Don, AB22 8WY.

Yours sincerely

A large black rectangular redaction box covering the signature area of the letter.