



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

163 Bon Accord Street  
Aberdeen  
AB11 6UA

1st June 2013

**Planning Application Reference: 130597**

**Conversion and extension of existing nursing home into 12No. flats, including the demolition of previous modern extensions and the formation of parking areas – Devanha Gardens Nursing Home, 9 Polmuir Road, Ferryhill, Aberdeen, AB11 7SP**

To the Planning Committee

As Planning Officer for Ferryhill & Ruthrieston Community Council I am writing to lodge an objection against the application for Detailed Planning Permission for the above proposal.

This letter reflects the collective views of the Community Council.

The basis of the objection is as follows:-

- The proposal, if implemented, given the scale and layout of the development would adversely affect the daylighting, amenity and privacy of adjoining residents and the character of the existing residential area.
- The proposal, if implemented, given the scale, height and position of the proposed building would have a significant detrimental impact on the setting of adjoining listed buildings and the character of the wider conservation area.
- The proposal, if implemented, would set an undesirable precedent for future applications of a similar nature

Yours faithfully

[Redacted signature block]

[Redacted name] Barbour (Planning Officer: Ferryhill & Ruthrieston Community Council)



**Robert Vickers**

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**From:** David Hewitt [REDACTED]  
**Sent:** 22 May 2013 15:36  
**To:** PI  
**Subject:** 9 Polmuir Road

**Application number 130597**

**Proposed development at 9 Polmuir Road, AB11 7SP.**

Conversion and extension of existing nursing home into 12 flats, including the demolition of previous modern extensions

We wish to object to this application.

Although the address of the property is 9 Polmuir Road, it actually faces Devanha Gardens in the Ferryhill conservation area, and to the north it backs on to Ferryhill Place, a B-listed street (the whole street is listed including walls, gardens and sheds) in the Marine Terrace Conservation area. We do not object to the proposed demolition of the modern extensions to the former nursing home, but the new building which will replace one of the extensions will look incongruous and will be inconsistent with the character of Devanha Gardens and Ferryhill Place.

The effect of the proposed extension to 9 Polmuir Road will be detrimental to the character of the area in that the walls will rise higher than those of its neighbours to the east, and of the original building at 9 Polmuir Road on to which it will adjoin.

It appears that the new building will be of the same overall height as its neighbours to the east, and we cannot therefore object to the height as such. But it is proposed that the new building will have a flat roof rather than a pitched roof. It will be a square block in an area where pitched or mansard roofs are the norm. It is going to look particularly bad from Ferryhill Place in that it will come further back than any other building in Devanha Gardens.

The rehabilitation of 9 Polmuir Road is to be welcomed, but it is probable that the developers are trying to put too many flats on a restricted site.

Yours sincerely,

David and Angela Hewitt

Professor David and Mrs Angela Hewitt,  
21 Ferryhill Place,  
Aberdeen AB11 7SE.  
Tel [REDACTED] email [REDACTED]

Flat 5  
11 Polmuir Road  
Aberdeen AB11 7RS  
13<sup>th</sup> May 2013

Proposed Development at  
Devanha Gardens Nursing Home  
9 Polmuir Road, Ferryhill  
Aberdeen AB11 7SP  
Application Number 130597

Dear Sir,

With reference to the above Planning Application, I wish to make the following objections.

#### CONSERVATION AREA

Polmuir Road / Devanha Gardens is in the Ferryhill Conservation Area.  
The proposed extension has the appearance of an office block and is totally out of keeping with the period buildings around it.

#### DESIGN

The considerably raised height of the new extension is a concern.  
The extensive use of glazing gives a commercial appearance to the property.  
A lower extension with a pitched slate roof would be far more sympathetic and in keeping with the traditional design of the original house.  
The proposed extension, with the extra height and flat roof results in a very disjointed appearance to the roof line of the building.

#### PRECEDENT

Recent developments at 17, 19 and 21 Polmuir Road have kept the integrity of the original house, with granite and pitched slate roofs used in their extensions.  
The proposed new extension to 9 Polmuir Road bears no relation to the main house and surrounding properties.

#### IMPACT ON AMENITY

The proposed raised height of the new extension will result in loss of privacy.  
The extension will overlook our back garden which at present is very secluded.

#### IMPACT ON PARKING / ROAD SAFETY

Polmuir Road is already busy at peak times. The addition of twelve flats and extra cars will inevitably add to this.  
The vehicular entrance on Devanha Gardens will change this relatively quiet street to a noisy busy one.

I do not object to 9 Polmuir Road being developed, but strongly feel that any extension must be in keeping with the surrounding properties.

I recommend the Planning Committee rejects the proposed development in its present form.

Yours sincerely,



Ann F. Chinn

**Robert Vickers**

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 09 June 2013 10:42  
**To:** PI  
**Subject:** Planning Comment for 130597

Comment for Planning Application 130597

Name: Rosalind Rowe  
Address : 3 Devanha Gardens  
Aberdeen  
AB11 7JU

Telephone : [REDACTED]

Email: [REDACTED]

type :

Comment : I wish to object to this planning application for the following reasons:

- loss of amenity. The height of the wall (now 3 storeys as opposed to the existing 2 and extending much further to the north than the existing property) will result in a considerable loss of light in my kitchen (and to lesser extent one bedroom). I will be looking out at a solid wall and not able to see the sky.
- The modifications are not in keeping with the area. A very modern building such as this is not in line with a conservation area and goes against the constraints that current home owners have. Other houses converted in the area have used materials and designs in keeping with the housing in the area. Such as 17, 19 and 21 Polmuir Road. Number 19 has been designed with symmetry whereas the modification proposed is visually unbalanced. The extensions mentioned also have gabled roofs whereas this proposal is a flat roof.
- Safety. There is parking for 21 cars, of which 20 will be coming in and out of the same entrance. This entrance has a six foot wall at one side and there will be very limited visibility onto the pavement and street. This is a very busy location with children and older people especially during the summer months this is a significant safety hazard.
- Materials - the materials in the specification for this proposal are not those that would be acceptable for other private dwellings within the Conservation Area.

## Robert Vickers

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 02 June 2013 19:00  
**To:** PI  
**Subject:** Planning Comment for 130597

Comment for Planning Application 130597

Name: Mrs E Burnett  
Address : 5 Devanha Gardens  
Aberdeen  
AB11 7UU

Telephone :

Email : [REDACTED]

type :

Comment : I wish to object to the proposed planning application on the following grounds:

- 1) The height of the building is out of proportion with the original building and as such blocks the light and the views of the neighbouring properties. Parking is being created on the ground level of the proposed extension and as a result the height of the has been increased to allow for this. The proportion of landscaped gardens seems excessive and should have been considered as a more appropriate parking area.
- 2) The proposed entrance to the flats means that that cars can only enter and exit in single file. If a car is entering the premises and meets one leaving it will necessitate the car entering to reverse back into the street to allow the original car to exit. An obvious safety concern.
- 3) The volume of cars entering and exiting will endanger pedestrians especially as there is a 2 metre wall on both sides. The height of the walls creates a blind spot for both pedestrians and cars. An entrance from Polmuir Road with the parking at that side of the building surely should be considered as an alternative.
- 4) As Ferryhill is a conservation area I am surprised that an extension of this nature would be approved by the local council and planners. The style, materials and nature of this proposal stands out like a sore thumb and ignores local planning regulations and destroys the character of the neighbourhood.

PI

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 10 June 2013 15:28  
**To:** PI  
**Subject:** Planning Comment for 130597

Comment for Planning Application 130597

Name : Dougal Morgan  
Address : 1 Marine Place

Telephone :

Email : [REDACTED]

type :

Comment : The site is within Ferryhill conservation area which is recognised as a fine example of mid to late 19th century suburban expansion of Aberdeen and is characterised by villas, semi-detached and terraced residential properties. It is further characterised by a predominant north east to south west street pattern where generally there is a common building line which together with a simple palette of building materials, serves to create a sense of cohesion in the streetscape.

I wish to object to this planning application for the following reasons:

- The proposed extension is set further back than the rear building line and uses an adhoc selection of material unsuitable in a conservation area.
- The extension dominates the site being considerable larger than the existing building in footprint.
- The site is clearly over developed by the need to locate parking under the building in a semi-basement.
- The design of the extension is poor and will have a negative impact on the Conservation area.
- The design is non-specific to its location and many similar types of elevational treatment are prevalent in other locations.
- The design of the extension is more akin to an office development and un-suitable for a residential conservation area.
- The protruding carbuncle on the front of the building is incongruous (as is the entire design) with the fine granite bays and proportions of the buildings in the vicinity.
- The extension impacts on the amenity on the Ferryhill Terrace being far too close on their south boundary with severe overshadowing and overlooking issues.
- A provision of 2 car spaces per flat should be provided as overspill will have an impact on an already saturated street parking arrangements.
- A very fine copper beech is to be removed which again suggests over development of the site. The tree should be retained as it makes a significant contribution to the setting and amenity of the conservation area.
- The use of a flat roof on this scale is inappropriate and again suggests over development.
- The rear elevational treatment is particularly poor and inappropriate in most locations let alone in a conservation area.

The extension totally ignores the scale and proportions of the surrounding buildings

To conclude I object to this planning application because it is contrary to the Draft Ferryhill Conservation Area Character Appraisals & Management Plan and because it is also contrary to Policy D1, D2 & H1 of the Local Development Plan.

27 Ferryhill Place  
Aberdeen  
AB11 7SE

Aberdeen Council Planning Department  
Business Hub 4  
Ground floor North  
Marischall College  
Broad Street  
Aberdeen  
AB10 1AB

Dear Sir/Madam

Re- Proposed development at Devanha Gardens Nursing Home, 9 Polmuir Road, Ferryhill, Aberdeen  
Application number 130597

We are writing to strongly object to the proposed plans to renovate and extend the above mentioned property.

We have recently purchased the house directly behind the building in question. Prior to this purchase the previous owner had visited Marischal College to ask a member of staff in the planning department if there were any plans to extend the building and if planning permission would be given to make the extension any higher to which the answer given was no to both.

We also asked a member of the planning department while on a visit to our property if there was a chance the home may be built higher to which we were told that it would be most unlikely as that was the height the initial consent had been granted for and Ferryhill was a protected conservation/heritage area! Lets hope this is the case

We purchased the house with the verbal reassurance that this was the case and that the protection rules were not flexible.

Should the plans be passed our garden will without a doubt become lost in the shadow of the raised extension that will now have two floors looking directly in and lose the light that we presently enjoy. We will have absolutely no privacy whilst in the garden as the residents will be able to not only look into the garden but into every room at the back of our house including our children's bedrooms. This was one of the main reasons for purchasing an expensive property in this area to enjoy the privacy and seclusion of a garden and house without being overlooked.

Moving on from a personal level, the main building as it stands is a credit to past architectural splendour and is what makes Ferryhill the grand heritage/conservation area it is. The present extension, although sadly void of any heritage grandeur is at an acceptable height and part of the landscape when our purchase was made. The proposed extension looks like an office block and is in no way sympathetic to the residents, the original house, the area or any heritage. The design of the flat roof also makes it look as if it has been stuck on to the building and does not blend in or look as part of the original house. Perhaps this is because the development company have little if no conservation experience with office blocks being the bulk of their portfolio.

Ferryhill is not an area crying out for housing and packing as many flats as possible into this site has greed and profit written all over it rather than maintaining the heritage cap the council have spent so much time promoting and residents have spent so much money preserving.

If the plans are passed they will certainly be in contradiction to the Heritage report recently produced where it was concluded that the area must be preserved re its heritage. We do not think turning part of the area into a high rise zone was quite part of the conservation plan. The report also stated that materials should be in keeping with conservation guidelines yet the developers are proposing to use materials such as metal/glass for balconies and aluminium window frames which are inappropriate.

Squeezing all these residents into this footprint will also increase the traffic to both Polmuir Road and the presently peaceful Devanah Gardens. This raises safety issues for elderly people attending the bowling green and both primary and secondary school children walking to school. The concealed entrance on both sides of the property adds to this concern.

Various alterations have been made to properties on Polmuir Road, namely No 17, 19 and 21, all of which have been designed to blend in with the older architecture, balance out the original property, or are on a much smaller scale and none of which block out the light to neighbouring properties.

We do feel that the residents who do take heritage and preservation very seriously, have pride in their residential area and comply with the council planning decisions, ie complete alterations with appropriate materials at greater costs and are sympathetic to their neighbours, will be made a complete mockery of if these plans are passed.

It is the hope for people like ourselves who vote for councillors, that we can trust and rely on them to represent area residents when needed and protect the unspoiled heritage area that is Ferryhill.

Yours faithfully



Mr and Mrs N Thomson



## Robert Vickers

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**From:** Max Rowe [REDACTED]  
**Sent:** 18 May 2013 19:52  
**To:** PI  
**Subject:** Re. Planning Application 130597, conversion and extension of 9 Devanha Gardens

Dear Sirs,

I wish to provide comments on planning application 130597.

The location of the property (9 Devanha Gardens) is in the heart of the Ferryhill Conservation Area, described as "a fine example of mid to late 19<sup>th</sup> century suburban expansion in Aberdeen"<sup>(1)</sup> and characterised by "large original villas and grounds of the mid 19<sup>th</sup> century." "Although there are differences in the building forms used, the uniform basic design and the continuous high quality architectural detailing and use of materials means the properties blend well together."<sup>1</sup> Although the area has seen sub-division of some of the larger properties into flatted developments in some cases with extensions to the rear of the property, the frontages have generally been retained thereby maintaining the architectural continuity of the area. Furthermore, 9 Polmuir Road is close to two of the listed buildings in the conservation area including the *only* Category A listed building in the Conservation Area. It has been noted in the 2013 Aberdeen City Conservation Area Character Appraisals and Management Plan (Ferryhill) that changes that detract from the character of the Conservation Area include: "Loss of original architectural detail that made a defining contribution to the area's character and appearance. Inappropriate replacement doors and windows particularly where timber sash and case windows have been replaced by uPVC casement windows", "Use of inappropriate materials where traditional materials have been replaced with modern materials has invariably resulted in a loss of character".

9 Polmuir Road is a fine 19<sup>th</sup> Century villa standing on a prominent corner site. Although the existing extensions to the building detract from its original character, the proposed development would be even more detrimental to the character of the Conservation Area. In particular:

1. Unlike other modern extensions that are restricted to the rear of the property, the proposed extension would be the dominant feature of the main frontage.
2. The height of the proposed extension breaks the roof line of the original villa and would dominate.
3. The use of a flat roof is out of keeping with the architectural character of the area.
4. Whilst the proposed south (front) elevation would use granite facing, the proposed use of aluminium clad timber windows and stainless steel and glass balustrading are completely inappropriate.
5. The use of white cladding and further stainless steel and glass balustrading on the East elevation would ruin any attempt at architectural sympathy.
6. The proposed removal of a fine tree from the south frontage (towards the eastern end of the site) would be a significant loss in an area characterised by trees from this period, some of which have already been lost due to storm damage.

In addition to the above architectural objections, there are a number of aspects of the development which would lead to a significant loss of amenity for neighbouring properties.

1. The height of the proposed extension would result in loss of light and loss of privacy to neighbouring properties to the east and the north.
2. The vehicular access to a ramp and underground parking would result in noise and pollution – particularly for the neighbouring property to the east.
3. The property is opposite a very active bowling club. The emergence of vehicles up a ramp from the proposed underground parking by means of a hidden entry, particularly at times when vehicles are parking on the street and pedestrians are crossing, would pose unnecessary additional danger.

Yours faithfully,

Max Rowe

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<sup>[1]</sup> Aberdeen City Conservation Area Character Appraisals and Management Plan, Ferryhill

P&SD Letters of Representation		
Application Number: 130597		
RECEIVED 20 MAY 2013		
Nor	Soc <input checked="" type="checkbox"/>	MAp
Case Officer Initials: GAC		
Date Acknowledged: 21/05/13		

23 Ferryhill Place, Aberdeen, AB11 7SE

Phone: [REDACTED]

Email: [REDACTED]

Aberdeen City Council  
Planning & Sustainable Development  
Marischal College  
Broad St  
Aberdeen AB10 1QA

September 25, 2013

Ref: Planning Application No 130597 (version 2)

Devanha Gardens Nursing Home, 9 Polmuir Rd. Aberdeen, AB11 7SP

Dear Sir

We have studied the amended planning application and find that our original objections do not appear to have been addressed by this revision. Therefore we restate our objections as follows:

Our main objection relates to the effect the proposed building will have on our own home at 23 Ferryhill Place, and those of our immediate neighbours at nos 25, 27 and 29, as well as other neighbours in our street and in Polmuir Road. The major concern is still the extension to the east end (rear) of the building. The proposal is to demolish the current two-storey extension and replace it with a three-storey wing. This increased height would have a considerable impact on the privacy of our home and that of our neighbours: our houses and gardens would be overlooked by the windows of several (six?) dwelling, all of which would be within a few metres of our rear walls, behind the narrow pedestrian Devanha Lane which divides us from the building in question.

But the proposed building would not only cause this inevitable lack of privacy, but also a severe loss of visual amenity: the drastic reduction of light would have a major effect on our garden and its trees and plants. To our knowledge no-one from the Planning Department has visited any of our rear gardens to study the potential effect of the proposed development on this group of B-listed cottage-style houses. [Please note that there have been several developments in Devanha Gardens to the rear of Ferryhill Place's south-facing gardens, but these have been sympathetic to the prevailing source of light by being placed closer to the roadside and, therefore, not casting extensive shadow on our gardens.]

A further consideration is the sheer visual impact of such a large building, squeezed into every inch of available space on a completely unsuitable site, and its effect on the neighbourhood in Aberdeen's first conservation area. And lastly we should note our concerns regarding the impact & increased noise of the planned 21 extra cars in this peaceful area.

So we appeal to the Planning authorities to give careful consideration to these objections and consequently not approve the application as it stands.

Yours faithfully

Freda Hasler & Martin Walsh

**Robert Vickers**

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 30 September 2013 12:13  
**To:** PI  
**Subject:** Planning Comment for 130597

Comment for Planning Application 130597

Name : Dr and Mrs Izhar Khan

Address : 25 Ferryhill Place

AB11 7SE

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Ref: Planning Application No 130597 (version 2 Notice Dated 23 Sept 2013)

Devanha Gardens Nursing Home, 9 Polmuir Rd. Aberdeen, AB11 7SP

Dear Sir

Thanks for sending details of the amended planning application.

Unfortunately none of our previously raised objections have been addressed.

Our main objection relates to the effect the proposed building will have on our own home at 25 Ferryhill Place, and those of our immediate neighbours at nos 23, 27 and 29

The major concern is still the extension to the east end (rear) of the building. The proposal is to demolish the current two-storey extension and replace it with a three-storey wing. This increased height would have a considerable impact on the privacy of our home and that of our neighbours: our houses and gardens would be overlooked by the windows of the proposed dwellings, all of which would be within a few metres of our rear walls, behind the narrow pedestrian Devanha Lane which divides us from the building in question.

In addition there will be a drastic reduction of sunlight to our garden and those of our neighbours with devastating effects on the plants and trees.

No one from the Planning Department has visited any of our rear gardens to study the potential effect of the proposed development on our B-listed house.

We are also very concerned about the visual impact in this nice conservation area of a proposed building which would stick like a sore among the granite 19th century buildings in this area. In addition the noise element due to increased number of cars would be a further objection.

We appeal to the Planning authorities to give consider our objections and to not approve the application as it stands.

Yours faithfully

Dr Izhar and Mrs Nino Khan

**Robert Vickers**

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**From:** Deborah Evans [REDACTED]  
**Sent:** 30 September 2013 15:32  
**To:** PI  
**Subject:** Comment on Application 130597

Dear Sir/Madam

Re: Application ref 130597

Firstly, please can you acknowledge my comments presented with the initial application (see email below) so that they are reviewed again as part of the amended application, thank you.

Also I would like to note that I did not receive an acknowledgement to this email previously.

Secondly, I would like to raise my concerns about the lack of sufficient parking for a development of this size. I am concerned that this will result in an increased demand for the on road parking around the property. Parking along Polmuir Rd and Devanah Gardens is already an issue as there is a heavy demand from users of the church, bowling club and visitors to Duthie park, along with residents. I feel that the current developer needs to make more provision for parking spaces within the property boundaries to comply with current ACC standards.

I would be grateful if you could send me an acknowledgement of this email.

Yours faithfully

Dr Deborah Evans

8 Polmuir Road  
Ferryhill  
Aberdeen  
AB11 7SY

Begin forwarded message:

**From:** Deborah Evans [REDACTED]  
**Date:** 17 May 2013 10:32:25 GMT+01:00  
**To:** [pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)  
**Subject:** Comment on Application 130597

Dear Sir /Madam

Re:Application Reference 130597, Local Authority Reference: 000062357-00 Gavin Clark Case Officer

I would like to raise my concerns about the new development at 9 Polmuir rd with respect to the increased likelihood of damage to the road. The road at the junction of Devanah gardens and Polmuir road is deteriorating and the increased use by heavy construction vehicles will no doubt exacerbate this. We would request that this issue be addressed by the developer, before the start of the work. My understanding is that the developer has a responsibility under the the highways Act 1980 to make good any damage to the road. It is clear from the current state of the road that this is very likely to occur and that it would be better to be

PI

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 08 October 2013 12:50  
**To:** PI  
**Subject:** Planning Comment for 130597

Comment for Planning Application 130597

Name : David and Angela Hewitt  
Address : 21 Ferryhill Place,  
Aberdeen AB11 7SE

Telephone [REDACTED]

Email [REDACTED]

type :  
Comment : We wish to say firstly that the new plans improve greatly on those originally submitted, and we are particularly pleased that it is now intended that the new building have a pitched roof. However, in the plans the new building would extend back, towards the north and Ferryhill Place, by about 3.8m further than the old granite building. This will deny mid-winter sunlight to the gardens of 25 and 27 Ferryhill Place, and we would suggest that the new building could be positioned so that the pitch of its roof parallels the front pitch of the old house rather than the back. This would mean that the new building would be further south by the width of the chimney stack on the old building.

David and Angela Hewitt

23 Sycamore Place

Aberdeen

AB11 7SZ

5<sup>th</sup> October 2013

To whom it may concern,

Proposed development At : Devanha Gardens Nursing Home, 9  
Polmuir Road, Ferrryhill, Aberdeen, Aberdeen city, AB11 7SP

Application Number : 130597

We write to object to the proposed building on the Devanha Gardens nursing home site.

The building should not be allowed to be raised higher than its present height. Raising this house will be detrimental to the surrounding neighbours, taking away their natural light and privacy. The proposed building and subsequent residents will create more traffic and noise to a quiet residential area.

This is a conservation area where buildings were intended to stand proud in their magnificent design, and not have block extension and underground car parks stuck on their sides.

This application suggests financial gain rather than understanding or sympathy towards a historic conservation area.

I hope the council listen to the view of the people who will be affected by this application and not allow yet another selfish eyesore in Ferryhill.

Yours faithfully,

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

## Robert Vickers

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 25 October 2013 09:36  
**To:** PI  
**Subject:** Planning Comment for 130597

Comment for Planning Application 130597

Name : Dougal Morgan

Address: 1 Marine Place

Telephone :

Email : [REDACTED]

type :

Comment : I object to these proposals for the following reasons:

- The extension if constructed would dominate the Listed Building and be out of character and detrimental to the conservation area.

It is clear from the site plan that the extension is larger in footprint than the existing building and therefore is over dominate in plan. The proposals exceeds the rear building line which is out of character and will over dominate the Listed Building. #

- The width of the proposed extension creates a width of gable not seen anywhere in the Conservation Area and is therefore out of character for the area.

- The lower level of parking reinforces the fact that the proposals are overdevelopment of the site and it is out of character with the conservations area.

- The width of the extension and projection past the rear building line of the existing building line will overdomiate the properties to the immediate North causing over shadowing and overlooking issues which will severely impact on their current amenity.

- No Tree Report is evident and the loss of the Beech Tree appears to be unwarranted and against the principles of the Conservation Character Appraisal which recognises the importance of trees in this particular area. Its proposed loss would suggest over-development.

In addition I would make the following observations and comments:

- The Drainage Impact Assessment appears to refer to a different site and it is unclear if any actual SI work has been undertaken to inform its content.

- If the windows in the existing building are to be replaced then traditional sash & case windows should be used.

No survey information appears to be available to confirm the OSBM levels of the proposals in relation to adjacent properties.

- Section AA should be extended through to Ferryhill Place to show the true impact on adjacent properties.

- The continuous box dormer on the rear elevation is out of character.

- Perhaps rather than glass juliet balconies which allow the windows to be cleaned from inside safely, a more contemporary window style should be chosen with a fixed bottom panel to allow safe cleaning.

- The elevations do not truly represent the tabling detail as it would be built or a detail should be provided showing this. The tabling would also be higher above the roof pitch than drawn.

- Whilst it is on the rear elevation the lack of a column or wall on the north west corner of the extension is architecturally incongruous and inappropriate next to a Listed Building on in a Conservation Area.

- It is unclear how the terrace above the link is accessed. Such an outside area at high level may cause overlooking issues with existing properties.

- The smoke vent skylight to the extension is not shown on elevation.



29 Ferryhill Place, ABERDEEN, AB11 7SE

Telephone: [REDACTED]

Email: [REDACTED]

24 October 2013

Dear Mr Clark

Development at Devanha Gardens Nursing Home. Changes to the extension  
Application No: 130507

Thank you for showing me the revised plans this afternoon for the above proposed development. I am appreciate that the southern face has been improved. Otherwise however my original objections do not seem to have been addressed. I therefore repeat them:

1. Height: **This is the most serious objection.** The new extension is very close to the wall of the lane. Its impact will therefore be far greater than the older houses of Devanha Gardens because it is so close to the boundary wall. This will have the following results:
  - a) blocking sunlight and thus seriously affecting the plants in our gardens.
  - b) entrapment It will give us the feeling that we are trapped by a massive wall towering over our properties.
  - c) Loss of privacy: The occupants of this huge property will look right out over our back gardens, the private space of any family.
  - d) Loss of view: with this additional height I will now see nothing but sky from my upstairs rooms.
2. Bulk: Its sheer bulk in such a small area is totally out of keeping with the other properties in Devanha Gardens. Moreover as related to Ferryhill Place it is important to remember that the houses at this end of Ferryhill Place have the character of cottages. It is out of character to have this huge bulk bearing down on us.
3. Car parking: It is unlikely that the parking provided will be sufficient for all these flats. There is bound to be an overflow on to the street for two-car families and their visitors. Parking in Ferryhill Place is already inadequate; if I arrive home late in the evening I must search elsewhere for spaces, most frequently in Devanha Gardens. As a woman in her late seventies I find this quite intimidating at night time. Have the road planners taken this into account?

4. Increase in population:

This is a massive extra population. Ferryhill is not able to absorb such a large, additional population with the extra noise associated with dense housing, in one small space, so close to the road and other houses.

Invitation: I would like to invite the planners and Councillors to come in to my back garden and my house to see for themselves how this development will affect me and **lower the value of my house.**

Yours sincerely

[REDACTED]  
Mrs Hazel Naughton

PI

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**From:** Max Rowe [REDACTED]  
**Sent:** 30 October 2013 22:23  
**To:** PI  
**Subject:** Ref. Application 130597

GR

Dear Sirs,

I am delighted to see that the applicant has responded to comments that I and others made to the initial application and would like to commend them on the improved architectural fit of the proposed development.

I must however express disappointment that two aspects of my initial comments have not been addressed, namely:

1. The loss of amenity due to obstruction of light to neighbouring properties – especially to the North and to the East – by building taller than the existing structure
2. The safety risks of a blind exit behind a 2m high wall from the subterranean car park onto a road that sees an abnormal level of traffic and pedestrians due to the bowling green opposite.

These concerns were spelt out in further detail in my initial comments and as they have not been addressed by the revised plans therefore still stand.

I look forward to seeing an improved proposal.

Prof. Max Rowe

24 Femyhill Place  
Aberdeen

AB11 7SE

7th October 2013

Dear Sir / Madam,

RE - Application Number 130597

Devanka Gardens Nursing Home, 9 Polmuir Road, Femyhill

I am writing to object to the proposed development as stated above.

My main concern is still the height of the proposed building. As stated in my previous letter of objection, raising the height of the building will block out natural light from both our garden and ground floor of our property, leaving all the lower areas in the shadow of this "block". It will allow residents at the address full view of the rear of our property to include kitchen, dining area and worst of all childrens bedrooms. There will no longer be any privacy in our garden or view from the 1st floor of our property as we presently enjoy. As the front of our house does not benefit from much light in Femyhill Place, we do rely on the rear of the property and garden for light.

The previous owner of our property was refused planning permission for a window in the upper rear level due to the fact that the Council decided that it would be seen from the nursing home and take away "privacy" from the residents. I do hope the council will stand firm on this view as 8 or so windows facing my property, and those of my

neighbours does not suddenly sound acceptable for exactly the same reason - it robs our family of any privacy and natural light.

When the extension to the nursing home was originally built, a height restriction was placed. It would be my understanding that the council discussed this and ruled on height for all the correct reasons

- Keeping the building to blend in with the present surrounding houses
- Preventing a lack of light and privacy (neighbours)
- Keeping a "conservation / historical" value to the area.

It does seem unacceptable that the Council planners may now be happy to throw the above reasons "out of the window".

The goal posts do seem to be flexible depending on the size of application!

We have recently added french doors to the rear of our property to enjoy the present light, following the strict council rules and regulations.

Our visiting planning officer did say that the building (Nursing home) behind us would probably not be allowed to go higher as that had been the height granted by the planning department!

Should the height of the proposed building be passed we will have wasted time, money and effort and will be left in the "shade". We will no longer enjoy the view of mature trees and blue skies but be saddled with a view of a block of flats!

The developer is not meeting a social need for housing in Femyhill but is squeezing in as many flats as

possible to make as big a profit as possible. No thought or respect has been shown to present residents who have chosen to stay in the area because properties are not overlooked and privacy can be enjoyed.

The effect this building will have if planning permission is granted will be devastating for our family and surrounding neighbours and have a life changing effect.

Mr & Mrs [REDACTED] & family

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