

## Sheila Robertson

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**From:** PI  
**Sent:** 05 September 2013 09:50  
**To:** Sheila Robertson  
**Subject:** FW: 131212 39-41 University Rd – Extension of property to rear

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 05 September 2013 08:26  
**To:** PI  
**Cc:** webadmin  
**Subject:** 131212 39-41 University Rd – Extension of property to rear

131212 39-41 University Rd – Extension of property to rear

The Old Aberdeen Community Council would like to object to this planning application on the basis of gross overdevelopment.

This application will increase bedroom capacity to 13 bedrooms, most of which are identified as doubles – there could be 20 persons sharing 5 toilets in this cramped space?

A development of this size is inappropriate for a domestic property and will destroy any option for future reconversion to family use.

We are concerned about the subterranean living room which seems undesirable, but would particularly point out that a cycle store is included in the basement. While we applaud the inclusion of a cycle store, the need to carry the bikes up and down stairs – an awkward load – is quite likely to lead to trips and falls and consequent injury and we encourage the Planning Department to reject this aspect of the application.

Dewi Morgan  
On behalf of Old Aberdeen Community Council

39 University Road  
Aberdeen  
AB24 3DR

7<sup>th</sup> September 2013

To whomever it may concern,

**Application Number: 131212**  
**39/41 University Road, Aberdeen, AB24 3DR**

I am writing with regard to the proposed planning application for 39/41 University Road. With reference to the effect the proposed plans would have on a conservation area, I explain my objection to the plans and the proposed development of the site.


#### **Effect on a Conservation Area**

The area on which the proposed plans are based is in a conservation area. There has already been a significant amount of development on the site. It does not appear that the further plans can be justified. A great deal of the garden space is also being built upon, reducing the amount of green space. The footprint of the proposed development also appears to be quite large – perhaps out of proportion to the existing buildings.

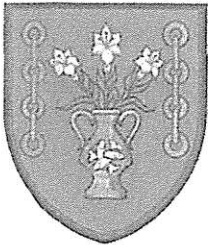
It is also concerning that there has been so much development already on the site. With the proposed plans it can be considered that perhaps the site itself is being over-developed given its size, particularly as the area is a conservation area.

For the reasons given above, this letter expresses my objection to the plans and the proposed development of the site.

Yours sincerely,

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

Emily Kidd  
Tenant – 39 University Road



OLD ABERDEEN HERITAGE SOCIETY

Planning Reception  
Aberdeen City Council  
Marischal College  
Aberdeen

62 Buckie Road  
Bridge of Don  
Aberdeen  
AB22 8DN

11th Sept 2013

Dear Sirs,

39/41 University Road – Old Aberdeen Conservation Area  
Application for extension to rear Ref No 131212

The Society wishes to register a firm objection to the above application on the following grounds:-

The addition of an extension of these proportions is not acceptable at the rear of a traditional granite building in the Conservation Area. Taking up most of the length of the garden ground, it would change the character of the rear view of the University Road houses, as seen from Orchard Walk, which runs alongside the rear gardens. The character of these houses generally allows small extensions such as appear in such roads, but the proposed extension is far beyond the proportions acceptable for a house in the Conservation Area, as it is not in keeping with the traditional pattern.

This proposal represents gross overdevelopment of the site, increasing the capacity to 10 bedrooms (plus home cinema and gymnasium), which would obviously attract not only more people to live in this space, but increase the number of cars likely to be owned by the tenants, which would exacerbate an already serious problem with parking in the area, and so have an adverse impact on surrounding streets and residential amenity.

The design of the extension, and the materials used, are completely out of keeping with the granite building at 39/41, and the rest of University Road. It is our view that its design shows no respect for, and is, in fact, detrimental to the character of the Conservation Area.

Yours faithfully,



pp. Graeme Stephen - for Old Aberdeen Heritage Society

Address: 73 University Road  
Aberdeen  
AB24 3DR

7<sup>th</sup> September 2013

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**Application Number: 131212**  
**39/41 University Road, Aberdeen, AB24 3DR**

I am writing with regard to the proposed planning application for 39/41 University Road to express my concern and objection towards the proposed development of the site. Under the following headings I express my concern in terms of the considerations the planning committee will be taking into account.

#### **Impact on Amenity**

There will be 11 individuals (minimum) living on the site (39 and 41 University Road and the new development above the properties). It can be argued that the expansion, accommodation further people cannot be justified in terms of the supply of local amenities such as rubbish collection, storage of waste etc.

The extension also appears to be a completely new addressed property in its own right as opposed to an addition to the existing buildings. This would therefore have more of an affect on local amenities than just a simple extension to an existing building.

Also, given the size of the proposed extension, it appears likely that there would be an affect on the access to natural light the existing building, particularly 39 University Road would have.

#### **Impact on Access/Parking**

With regard to parking, there will be three flats after the completion of the current development occurring above 39/41 University Road. Will there be enough space for parking, particularly during busy periods with an expansion to the existing property. In addition, there does not appear to be any vehicular access to the property, which would have a severe impact on access. This would be the case no only for access during construction, but also for emergency vehicle access after completion.

Access to the property also only appears to be available from the side of the property alongside 39 University Road. Would this be sufficient given that

there is no rear access to the property not just for after the building may be completed but during the construction.

### **Design**

The design of the building appears to be significantly out of keeping with the surrounding area. In addition, although the plans have been submitted as part of a "detailed application" they do not appear to be altogether that detailed. Is this sufficient given the nature of the application? Is the agent a qualified architect given the fact that these are meant to be detailed plans and do not appear to be conclusive?

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### **Precedent**

At present, no such extension has been built on existing properties. It can be argued that by doing this, a precedent for similar development could be set for neighbouring properties.

For the reasons given above, this letter expresses my objection to the plans and the proposed development of the site.

Yours sincerely

A large black rectangular redaction box covering the signature area.

ASIGAIL WORKMASTER

39 University Road  
Aberdeen  
AB24 3DR

Telephone: [REDACTED]

7<sup>th</sup> September 2013

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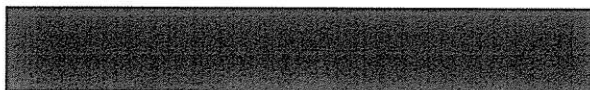
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Emma Read  
Tenant – 39 University Road



Address 23 University Road  
AB24 3DR Aberdeen

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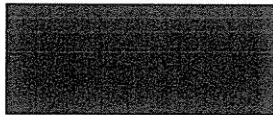
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CAROLINE GOULDIE

47 University Road