

Mr D Smith
13 Hosefield Avenue
Aberdeen
AB15 5NN

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

Dear Sirs,

Bishops Court, 29 Albyn Place, Aberdeen, AB10 1YL
Planning Application Ref No 131464

I refer to the above planning application and wish to lodge a formal objection thereto.

I work on Albyn Place and I am conscious of a number of recent / proposed developments in the vicinity. I have concern over the impact of this new development, particularly from a traffic / congestion point of view.

I look forward to receiving your response.

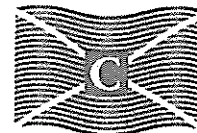
Yours Faithfully,



Daniel Smith
13 Hosefield Avenue

CLARKSON ENSHIP

70 St Clement Street, Aberdeen, AB11 5BD



Tel: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

www.clarksons.com

11 November 2013

Mr G Prentice
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Mr Prentice

Planning Application Reference 131464
Bishop's Court - 29 Albyn Place, Aberdeen

I would be grateful if you would note my objection to the proposed extension to 29 Albyn Place.

I feel the materials being used in the proposals are sub-standard and alternatives should be considered. Additional landscaping should also be considered.

This is a formal objection.

Yours sincerely,

[REDACTED]
James Braid
Director

Robert Vickers

From: webmaster@aberdeencity.gov.uk
Sent: 14 November 2013 17:18
To: PI
Subject: Planning Comment for 131464

Comment for Planning Application 131464

Name : Andrew Smith
Address : 26E Riverside Drive
Aberdeen
AB11 7DF

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Dear Sirs,

Application Reference: 131464

I write to object to the above application submitted on the 29th September 2013 by Halliday Fraser Munro in connection with a proposed extension to 29 Albyn Place.

I wish to object on the grounds that development of this site will reduce the number of parking spaces available to the existing occupier. This will result in an increased number of people with cars utilising on street parking in a location whereby there is already a high volume of cars parking.

Whilst I am sure that the plans submitted by HFM are likely to comply with current parking and building regulations, there should be some thought and discussion with regards to the practical implications that this application will have on nearby occupiers.

I work in the area and feel that this application will put a stress on an already bad parking situation.

Regards

Andrew

PI

From: webmaster@aberdeencity.gov.uk
Sent: 28 October 2013 19:33
To: PI
Subject: Planning Comment for 131464

Comment for Planning Application 131464

Name : Robert Laird
Address : 44 Stanley Street
Aberdeen
AB10 6UR

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I have reviewed the planning application for the proposed development at Bishop's Court. I am very concerned about the proximity of the proposed extension to the rear of the residential properties in Stanley Street. It is clear from the plans, and from observation of the site, that the planned extension would overlook the properties, and that (with the large number of planned windows) would look into the the back of the residential properties. One solution would be to reduce the height of the proposed extension. Another would be to reduce the number of windows looking directly onto the properties in Stanley Street by looking at alternative ways of providing light to these offices (perhaps locating service areas at the end of the building). Currently there are a number of mature trees which provide privacy. I see from the plans that these trees are to be removed, creating additional parking spaces. Given that the Council is promoting environmentally friendly and sustainable travel (such as car share, park and ride), surely leaving the trees and removing a few car parking spaces would make more sense? Bishop's Court is on the bus route for the airport and park and ride schemes. I think that the removal of the trees would change the character of Albyn Lane.

PI

From: [REDACTED]
Sent: 01 November 2013 20:26
To: PI
Subject: Application No: 131464 - Bishops Court

Application No: 131464

Bishops Court, 29 Albyn Place, Aberdeen, AB10 1YL

We object to the proposed application:

In summary the proposed extension will be detrimental to the character of the Conservation Area. Whereas the existing extension was discrete, mostly hidden from the front street view, did not extend deeper into the property than any of the other properties from 30-40 Albyn Place, had minimal south facing windows and the property maintained the original character of a large front house large open (garden) area and rear coach house, the proposed extension will be:

- A. Visibly evident not only from the front(Albyn Place) street view but also from the rear (Albyn Lane)
- B. For the rear Albyn Lane view it will sit higher than the neighbouring building at 28 Albyn place,
(which is cited as a bad example in their application)
- C. the extension would sit significantly deeper into the block than properties at 30-39 Albyn Place
- D. Minimal consideration has been given to maintaining or enhancing a green garden aspect on the property
(Already no. 29 has made the least effort of all the properties in Albyn Place to have any trees or greenery higher than the bordering fences.)

Consequently the original character would be greatly diminished.

Less consideration has been given to the privacy of the rear neighbours in Stanley St.

A. In their proposal they state:

3.0 Development Proposal

"..the reduced scale of the proposal also reflects the plot's southward sloping nature.."

The proposed floor levels match exactly the first existing extension and the Albyn lane end of the proposed building is **built up** to maintain this window level. Consequently it's window and roof line is **higher** than the neighbouring building at the rear of 28 Albyn place. (This very building at 28 Albyn Place they cite as one of the poor examples of recent extensions that have been a detriment to the character of the conservation area.)

I don't believe they have fully reduced the scale of the proposal to reflect the plots southward sloping nature.

B. This proposed extension will result in the buildings extending deeper into the rear of the block than the majority of blocks in Albyn Place nos. 30-39. You cannot simply compare plot area to built area as they have done in Section 5.0 Development. You must also look at the linear depth (N-S) of the built area versus the plot area as well, in order to conserve the Conservation Theme of these blocks. The character of these plots was a large house at the front, a large garden and coach house at the back. This character will be lost with the proposed extension.

Aberdeen City conservation Area Character Appraisals and Management Plan, Albyn Place and Rubislaw, July 2013, page 9, Conservation Area B

"Albyn Place was developed as a set of high quality houses set within their own large back gardens."

And on page 13

"The spaces between the buildings and the placement of the buildings within the plots are repeated, creating a regular flow."

As mentioned earlier the proposed extension will place no 29 "out of the flow" of the properties at nos. 30-40 Albyn Place.

C. The current layout of the old house and existing extension (built 2000) is barely seen from the front of the property. (i.e. if you draw a line from the front of the property grounds, at the border with no. 30 Albyn Place, through the back corner of the original old house and continue this line to the back wall, the line does not cross the existing extension. However the line would cut through the middle of the proposed extension. This diminishes the "look" of the original house/setting. (Don't forget that the roof line of this proposed extension sits higher than the rear extension at 28 Albyn Place.) This negative impact on the "street view" from Albyn Place would then be the most blatant of all the properties along this section of Albyn Place. (Needless to say it will be sitting obviously higher when viewed from Albyn Lane.)

D. Trees

Aberdeen City conservation Area Character Appraisals and Management Plan, Albyn Place and Rubislaw, July 2013, page 45 Trees

Trees are hugely important to the conservation area....

Already no. 29 has made the least effort to provide greenery and the aspect of a garden with the rear of the plot. If you look at no 37 Albyn Place, which has an extension to a similar depth into the property from Albyn Place as no 29, they have tall trees lining both side walls along the back of the plot, in fact most of the properties from 30-40 Albyn Place have taken efforts to use trees effectively to convey the original concept of a garden although the back plots are used for parking. There is not this "feeling" when you walk past the front or back of no. 29 Albyn Place. The plans do not show any proposed landscaping to soften the effect of the

proposed extension – or given the layout of no. 29 has this not been considered at all! It would even appear from the plans that what trees there are on the rear southern wall will be removed.

E. The design has minimal consideration for the privacy for the rear neighbours. As mentioned earlier, the proposed extension will maintain the same base level as the existing extension, it does not fully respect the sloping nature of the block, there will now be more windows on the end of the building facing the rear of the property and it would appear that the existing tree(s) on the rear boundary wall will also be removed.

Aberdeen City conservation Area Character Appraisals and Management Plan, Albyn Place and Rubislaw, July 2013, page 45 Trees .

Trees are hugely important to the conservation area....

Florence and Nick Low

42 Stanley St

Aberdeen AB10 6UR

Robert Vickers

From: Colin Ballantyne [REDACTED]
Sent: 14 November 2013 07:10
To: PI
Subject: FAO Planning Department

Objection to Planning ref: 131464

I email you to object to the above planning application for a property at Bishops Court 29 Albyn Place (planning reference number 131464). This was recently advertised in the Citizen paper.

I live within a quarter of a mile of this address and would contest that Albyn Place has already got plenty of offices. I therefore object on the basis this development is not needed. The area is already very busy with rogue parking and this will only make the issue of parking at my home worse.

Regards,


Colin Ballantyne

PI

From: webmaster@aberdeencity.gov.uk
Sent: 28 October 2013 18:55
To: PI
Subject: Planning Comment for 131464

Comment for Planning Application 131464

Name : William Parker-Jervis
Address : 44 Stanley Street
Aberdeen
AB10 6UR

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Given the proximity of the proposed extension building to the rear of the residential properties in Stanley Street, I would prefer that it were less tall and had fewer south facing windows. Although nominally only two stories tall the proposed building rises far above ground level at its southern end, and towers over the neighbouring two story building in the plot to the east of it. This is clearly visible in the drawings where the very apex of the existing, neighbouring roof is level with the upper story windows of the proposed building. By lowering the proposed extension such that it were at ground level at its southern end this overlooking of the Stanley Street residential properties would be greatly reduced. The same problem is made worse by the proposed removal of the trees along the Albyn Lane wall at the south of the site. These trees currently block the line of sight both to and from the Stanley Street houses and gardens to the existing building at 29 Albyn Place. Furthermore, the removal of those trees merely for the sake of one or two extra parking spaces seems contrary to any environmental agenda and should be resisted. Seen from Albyn Lane and the rear of Stanley Street the trees adjacent to the old cottage at 29A Albyn Lane (SW corner of proposed development site), are one of the few remaining traces of the original character of the lane along its northern side.

Robert Vickers

From: Andy Forbes [REDACTED]
Sent: 13 November 2013 19:53
To: PI
Subject: Johnston Carmichael Extension

I write to make representation with regard to planning reference number 131464 as advertised in the Citizen paper.

I note that this application is for additional office accommodation. I work nearby within the city centre and I would like you to note my objection to this on the basis that traffic within the city centre is already choked without more offices being added. BG group nearby have already added extra congestion & put more pressure on parking.

I trust that you will take my objection into consideration.

Regards

A Forbes
Laurel Wynd
Danestone
Aberdeen
AB22 8XX

Sent from my iPad

22 Kirk Brae Mews, Aberdeen, AB15 9QF

10 November 2013

Mr G Prentice
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

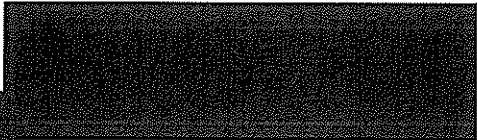
Dear Mr Prentice

Extension to 29 Albyn Place, Aberdeen
Planning Application Reference 131464

I write to objection to the proposal to extend 29 Albyn Place on traffic grounds. Albyn Place is already an extremely busy road, and I use it on a regular basis, as my occupation as a private car hire driver, I therefore feel additional traffic is unwelcome.

I am uncertain as to when the period for comments expires but hopefully this letter of objection will be received in time.

Yours sincerely


Mr J Woodcock

RECEIVED
14 NOV 2013

Liathach
Woodcot Lane
Stonehaven
Aberdeenshire
AB39 2GJ

11th November, 2013

Mr G Prentice
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Mr Prentice

**Planning Application Reference 131464
Extension to 29 Albyn Place, Aberdeen**

I have an interest in a property in Stanley Street and I wish the City Council to register my objection to the above planning application.

My concern with these proposals is in relation to the additional traffic that will be generated and its impact on Albyn Place. Albyn Place is already a busy arterial route, and whilst the proposals are for a small extension, I do feel they will create additional traffic. I also feel inadequate cycle facilities have been provided.

Yours sincerely



Ian Kerr

134 Stanley Street
Aberdeen AB10 6UQ

10th November, 2013

Mr G Prentice
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Mr Prentice

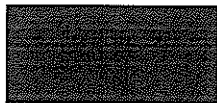
Planning Application Reference 131464
29 Albyn Place, Aberdeen

I currently reside at 134 Stanley Street and I wish the City Council to register my objection to the planning application to extend 29 Albyn Place.

I have concerns in relation to the materials being used in the extension, both in elevation and roof. It appears, for the elevations, the applicant wishes to use similar rough cast type material, as was historical used in the previous extension. It is my view that higher quality materials, perhaps with some granite, should be used as an alternative, to provide definition between this new extension and the existing building. The roof should in my view be clad with a contrasting material to the main extension.

Please regard this letter as a formal objection to this proposal.

Yours sincerely

A solid black rectangular box used to redact the signature of Christine S Kerr.

Christine S Kerr