

Robert Vickers

From: [redacted] ken Eddie [redacted]
Sent: 06 September 2013 23:22
To: PI
Subject: Fwd: 131159 Application from Ashley Broomhill CC>

Begin forwarded message:

From
Subject: RE: 131159 Application from Ashley Broomhill CC>
Date: 6 September 2013 20:50:41 BST
To: "Ac02. [redacted] ken Eddie" [redacted]

This e-mail has come to Sheila Robertson, DUKE OF EDINBURGH'S AWARD DEVELOPMENT OFFICER!!
It is NOT for me

From: Ac02. [redacted] ken Eddie [redacted]
Sent: 06 September 2013 10:38
To: Sheila Robertson
Subject: 131159 Application from Ashley Broomhill CC>

Ashley Broomhill Community Council

Planning Officer

Ken Eddie
14 Ashley Gardens
Aberdeen
AB10 6EQ
Tel: [redacted]
Email: [redacted]

Ashley Broomhill Community Council 5TH September 2013.

We were asked to support the objection to this development, This is out with our area due to lack of Community Councils cover for this person.

It was discussed,
The chair Mrs J. Buttler recommended that we add our objection.

Support Mrs Helen Ure 25 Hammerfield Avenue. Aberdeen.

For Ashley Broomhill C.C. Ken Eddie Planning Officer.

Application Reference: 131159

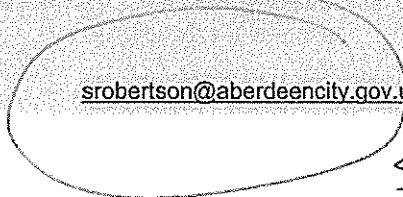
Local Authority Reference:

Proposal Description:	Proposed 2 storey rear extension
Application type:	Detailed Planning Permission

Ward:	<u>Airyhall/Broomhill/Garthdee (I Yuill/A Taylor/G Townson)</u>
Address:	27 Hammerfield Avenue Aberdeen Aberdeen City
Post code:	AB10 7FW
Easting:	392065
Northing:	804518

Status:	Pending
Date application received:	05/08/2013
Date application Registered:	07/08/2013
Date of expiry of period allowed for representations:	05/09/2013

Applicant:	Mr & Mrs A Cowie 27 Hammerfield Avenue Aberdeen Aberdeen City AB10 7FW
Agent:	
Officer:	Sheila Robertson
Officer Telephone Number:	01224 522224
Officer Email:	<u>srobertson@aberdeencity.gov.uk</u>



DATA file 5082013

Copy of Mrs Ure. letter.

I am writing to you as a matter of urgency concerning a proposed *two-storey residential development (with a window from the ground right up to the roofline)* currently at planning stage. Whilst the property concerned is a bungalow in Hammerfield Avenue, there will be an unprecedented and damaging effect in terms of the overlooking of gardens in South Anderson Drive (which face the rear of Hammerfield). Am I right in thinking that your Community Council is responsible for South Anderson Drive? If so, I wonder if you might consider objecting to the proposed development?

Unfortunately, time is running out for objections (deadline this Thursday, 5 Sept), so I'm sorry to present you with this at such short notice. I had hoped to raise the matter with Braehead/Mannofield Community

Council, but I gather it no longer exists. Thus I feel terribly unrepresented at a time when I am faced with severe loss of light and privacy (my bungalow is semi-detached with the neighbour applying to develop into their adjacent garden).

Unfortunately, the garden in South Anderson Drive most directly impacted (opposite the proposed development at 27 Hammerfield Avenue) is being sold at the moment and so I doubt that there will be an objection at such a time. I feel that an established resident would have been likely to object as the overlooking effect would be very great. This is why I felt that your Community Council might like to consider objecting to stop the setting of a drastic new overlooking precedent affecting South Anderson Drive properties.

I look forward to hearing from you.

Sincerely,

Helen Ure

Tel. (any time)

Email

Dear Mrs H. Ure.
5Th. September 2013.

I have looked at the paper work, this is a situation of one's right to develop with in the plot.

I feel that the councillor is the line to follow.
Normally one needs ten or more objection to the application.
The time factor also applies.

I will bring it up at the meeting tonight, We have power to add to the application if approved at the meeting.
This will be one month from time of our meeting. (5Th. Sept 2013)

Ken Eddie Planning Officer Ashley Broomhill Community Council.
Ashley Broomhill Community Council 5TH September 2013

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PI

From: william sell [REDACTED]
Sent: 04 September 2013 18:55
To: Sheila Robertson; john boylan; allan davidson; Robert Frost; PI
Subject: Planning Application Reference: 131159
Attachments: P1000676.JPG

Dear Ms Robertson,

Planning Application Reference: 131159

Type: Proposed 2 storey extension. Detailed Planning Permission.

Location: [REDACTED] 710

It has come to our attention that you are in receipt of the above referenced planning application.

Although it is in the area of a neighbouring, but dormant Community Council, we object to the proposed extension to the single storey, semi-detached bungalow which is the subject of the application for the following reasons:-

According to the architect's drawing, this is a double-storey extension to the rear of a single storey, semi-detached pre-war bungalow with a low level roof line. We have studied that drawing together with the attached photograph and are of the opinion that the construction of the proposed extension will be to the detriment of the adjoining property, 25 Hammerfield Avenue, because it will overlook that dwelling, causing the occupant(s) to be deprived of natural light and privacy.

Although the planned elevations are proportionate, there are no measurements annotated on the drawings. Therefore we submit that measurements are essential components of a planning application. Without them it is of little more value than a mere sketch and should not be used by Aberdeen City Council to decide the outcome of a planning application.

We also refer to Section BB150 of Drawing Ref: 100/02 which shows the depiction of a person standing upright in the upper storey of the proposed extension. This figure is shown standing in a room with steep lie-ins. We submit that this is not an accepted method of judging the dimensions of the room. For example, is the figure meant to represent an adult or a child? There is no indication of the height of the person that the figure is meant to represent.

It is our submission that the drawings lack the quality of clarity and fail to relate the height of the proposed extension to that of the adjoining property, 25 Hammerfield Avenue.

Finally we contend that if Aberdeen City Council permits this disproportionately tall extension to be built at the rear of 27 Hammerfield Avenue, a single storey semi-detached bungalow, a precedent will be created for granting similar planning applications for high level extensions to single storey, semi detached properties in the area of Craigiebuckler and Seafield Community Council, much to the detriment of the natural light and privacy of those of our residents whose homes would be overlooked by such exceedingly elevated structures.

Yours sincerely

William Sell
Chairperson
Craigiebuckler and Seafield Community Council.

Planning & Sustainable Development	
Mail ID	
RECEIVED - 5 SEP 2013	
REPLY	/ /
Section	Officer

P&SD Letters of Representation		
Application Number: 13159		
RECEIVED - 5 SEP 2013		
Nor	Sou	MAp
Case Officer Initials: SR		
Date Acknowledged: 5-9-13		

Planning & Sustainable Development
Aberdeen City Council
Marischal College
Broad Street
ABERDEEN AB10 1AB

25 Hammerfield Avenue
Aberdeen AB10 7FW

3 September 2013

To Whom It Concerns

Re Residential Planning Application No. 131159: 27 Hammerfield Avenue, Aberdeen City, AB10 7FW

I am writing to object to the above proposed double-storey extension to the house next door to me, to which my house (No. 25) is attached. The reasons are outlined below and photos are attached.

Deficiencies of the plans submitted

Unfortunately it is not possible to measure various elements of the proposed double-storey extension. The plans are deficient in terms of a number of critical elements (e.g. length of the extension, distance off my boundary, height of extension walls). My house number (25) does not even appear on the plan. The vital information necessary to make a proper assessment is therefore missing.

Design of extension

Having a straight gabled extension is out of character for this pair of small semi-detached bungalows (gables on the semis are all hipped).

Scale of extension

The side walls of the proposed extension at my boundary are higher than the applicants' existing house's walls. This is a very poor and unsympathetic design feature leading to a long, tall, blank wall facing my property.

As the large, two-storey extension is to the South East side of my property, and almost immediately adjacent, there will be a significant impact on the level of direct sunlight and daylight for my house and garden (which is currently open and sunny and constitutes the main asset of the house). Meanwhile, the extension design seeks to maximise the capturing of direct sunlight and daylight by having floor-to-ceiling glazing on the North East wall (and Velux rooflights). The applicant should be required to submit shadow diagrams for the present house and the extended house – for all seasons of the year.

Loss of privacy

The positioning of full-length and (almost) full-width windows on the upper floor of the proposed extension would totally invade the privacy of my garden (which is to the North West of the proposed extension). Dormers and upper-floor windows on most properties have limited outlook, with higher window-sill heights to reduce the effect of overlooking for adjacent properties. The proposed wide, full-height windows would impact unfairly on a very modest semi where the dormer windows face onto the public road, and rear Velux windows have limited overlooking potential.

Disposition of extensions

The positioning of the larger two-storey extension closest to my half of the semi block is very unsympathetic as it would result in loss of daylight/sunlight and loss of privacy, while the single-

storey element of the proposed extension is closer to a neighbouring property to the South East (which would not be impacted by a two-storey extension, certainly in terms of loss of daylight/sunlight, and possibly privacy).

A far less imposing and harmful extension for one half of an unaltered pair of traditional semi-detached houses would be to restrict the extension to one storey and to set it further away from the mutual dividing boundary of the two semis.

Construction concerns

I am very concerned that the physical integrity of my half of the block would be put at significant risk during such invasive building works. For example, the roof is shared, without any separating structure such as a ridgeline (see photos).


Conclusion

This proposal is both disproportionate and unprecedented, and thus not in character for the bungalows in this locale. The plans are both inaccurate (wrong house numbers) and deficient (no critical measurements). I ask that these plans should be rejected.

I would be most grateful for your comments on each of the material points made in this objection letter. I would also very much appreciate receiving confirmation that I will be formally notified of any further plans and/or amendments submitted in relation to this application, so that I have the opportunity to comment on them.

Thanking you for your attention.

Yours sincerely,

A black rectangular redaction box covering the signature of Helen Ure.

Helen Ure

Owner/Occupant, No. 25 Hammerfield Avenue, Aberdeen AB10 7FW.

Encs 2 photos are attached.



PI

From: [REDACTED]
Sent: 04 September 2013 20:33
To: PI
Subject: Fw: Planning Application ref.131159

From: [REDACTED]
Sent: Wednesday, September 04, 2013 8:23 PM
To: pi@aberdeencity.gov.uk
Subject: Fw: Planning Application ref.131159

From: [REDACTED]
Sent: Wednesday, September 04, 2013 8:06 PM
To: pi@aberdeencity.gov.uk
Subject: Planning Application ref.131159

Dear Sir/Madam

I wish to object to the proposed extension to No27 Hammerfield Avenue on the grounds that it will be extremely invasive, and definitely not neighbour-friendly. When one decides to buy a house, it is because the environment is important, both inside and out. We spend, probably, the largest amount of money that we will ever spend, based on what we see at the time of purchase. We, rightly expect that environment to remain like that, or as nearly like that, as not to matter. I do not think that it is putting it too strongly to suggest that a house-owner's human rights have a justified place here. Should planning permission be granted this will have significant implications for the neighbourhood.

Yours faithfully
Celia Hughes
6 Hammerfield Avenue
Aberdeen
AB10 7FX

PI

From: webmaster@aberdeencity.gov.uk
Sent: 02 September 2013 16:34
To: PI
Subject: Planning Comment for 131159

Comment for Planning Application 131159

Name : Mrs Marjory Rose

Address : 30 Hammerfield Avenue

Aberdeen

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : i feel strongly that 2 storey rear extensions should not be approved for one half of a semi-detached single storey dwelling on the grounds of significant loss of amenity to the other viz. light, outlook and privacy and a total overshadowing of the property. This could set a bad precedent.

5 HAMMERFIELD AVE
ABERDEEN

AB10 9FW.

3.9.13

PLANNING DEPT.

To whom it may concern.

I wish to object to the proposed extension at No 27. Hammerfield Ave although this does not affect me directly, in the near future there is a house in that vicinity coming on the market which I would be interested in purchasing but would now think twice.

I would think it would affect the selling price of No 25. & in the near vicinity, a ground floor extension yes at that height no

Yours faithfully

M. 13



Robert Vickers

From: [REDACTED]
Sent: 03 September 2013 17:56
To: PJ
Cc: [REDACTED]
Subject: Application number 131159

Dear Sir/Madam

I refer to the above planning application in respect of the dwelling at 27 Hammerfield Avenue, Aberdeen, a modest sized semi-detached dwelling.

Having viewed the plans and the area of development available to encompass said development, I wish to object on the following grounds:

Approval for such a large development would have a significant effect on the residential amenity of neighbours by reason of overlooking into the rear garden of number 25, loss of privacy to said occupier of number 25 and to the rear of those houses located on North Anderson Drive immediately opposite the proposed development. In addition the size of the proposed development would overshadow the rear of the dwelling at number 25 Hammerfield Avenue and would seriously reduce the amount of daylight available.

I would also object on the grounds that such an application represents a considerable surrender of rear garden space, and the consequent loss of open aspect of the area, which in turn impacts on the residential amenities of neighbouring owners.

yours faithfully

Ron Hughes
6 Hammerfield Avenue
Aberdeen
AB10 7FX

Planning Applications
Planning and Sustainable Development
Aberdeen City Council
Marischal College
Aberdeen

50 Newlands Crescent
Aberdeen
AB10 6LH

3rd September 2013

Dear Sir/Madam

Residential Planning Application
Application number 131159
27 Hammerfield Avenue, Aberdeen AB10 7FW

I am writing to object to the above development.

I am of the opinion that the height of the proposed extension is excessive, causing neighbouring properties to suffer loss of light and privacy. In addition, the design is not at all in keeping with the rest of the house nor the character of the neighbourhood.

I trust that you will take the above factors into account.

Yours sincerely

A solid black rectangular box used to redact the signature of David J Swan.

David J Swan

19 Hammerfield Avenue
Oxenden
AB107 7W

2/9/13

Dear Sir / Madam,

I wish to register
an objection to the planning application made
by the recent purchasers of 27 Hammerfield Ave.
(two doors south of me) — for a large two-
storey development at the rear of their house,
with floor to ceiling windows upstairs
and a commanding view of the rear gardens
around (and consequent loss of daylight and
sunshine from the south).

These are very modest low-rise
steeply gabled dwellings — whose main asset
for the likes of me and others in the street
(no Community Council unfortunately) is a sunny
reclused garden. Such a large unsympathetic
development, built at the expense of the privacy
and amenity of neighbours seems disproportionate
and unfair — and can hardly be classed as
Domestic Improvement.

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

18 Roslin Terrace
Aberdeen
AB24 5LJ

02 September 2013

**RESIDENTIAL PLANNING APPLICATION NO: 131159 AT 27
HAMMERFIELD AVENUE, ABERDEEN AB10 7FW**

I wish to object to the above proposed development and outline my reasons below.

I ask that the following factors be taken into consideration:

- 1 The proposed extension is far too high and (1) blocks out light substantially from adjacent properties as well as (2) affecting privacy adversely and (3) standing out much too prominently.
- 2 It is completely unsympathetic to the area, which is a long-established residential area of traditional, mainly low-rise bungalows, in terms of scale and design.
- 3 There is no precedent for a development of this type in Hammerfield Avenue.
- 4 No lane access to the rear of the property nor garage space and limited on-street car parking would mean increasing the size of a property substantially without providing additional amenity and therefore to the detriment of neighbouring houses.

May I also point out that the plans appear to show the wrong house numbers.

Thank you for your attention.

Yours sincerely

A black rectangular redaction box covering the signature of Aldo Becci.

Aldo Becci