


## Linda Speers

---

**From:** Alastair Fitchet [ ajfitchet | architect ]  
**Sent:** 21 May 2014 18:33  
**To:** Linda Speers  
**Subject:** P131381 - peterculter garage

Linda

My Client needs a decision on the above Application. They have been extremely accommodating on the changes they have had to make on the proposals despite being told the original design was going to be recommended for approval last year. We have reduced it in scale a number of times, broken up the north elevation, amended the materials to match the existing house, and tolerated the protracted time to obtain approval. There have been no objections, and we are obviously grateful that it has not been refused, however we really must obtain approval now. What do we have to do to achieve this? We have accommodated every request you have made to amend the scheme, however we cannot reduce the height of either area and further and still retain the viability of the project. Please advise.

 gards

Alastair

---

Alastair J. Fitchet BSc, Dip (Arch) RIAS RIBA  
Chartered Architect


ajfitchet | architect llp

[www.ajfitchet.co.uk](http://www.ajfitchet.co.uk)

connect on [facebook](#) | [twitter](#) | [linkedin](#)

---

ajfitchet | architect llp is registered in Scotland SC304076

 email is intended for the named recipient only. Its contents are confidential and should not be disclosed. If you have received this email in error, please delete it and inform the sender.

Although efforts are made to ensure that emails and attachments are virus free, you should carry out your own virus scanning. ajfitchet | architect llp accepts no responsibility for lost or erroneous emails, or those corrupted or containing viruses.

## Linda Speers

---

**From:** Alastair Fitchet [ ajfitchet | architect ]  
**Sent:** 30 April 2014 16:27  
**To:** Linda Speers  
**Subject:** P131381 - Peterculter garage  
**Attachments:** 168\_D\_006.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Linda

Prior to your meeting with Garfield tomorrow I have attached the latest revision of the sections drawing through the proposed garage and shown a simple curve at the ridge which will bring the overall building height down by 300mm as previously discussed. If the principal of this is agreed tomorrow then I will issue a formal revision of all drawing to this effect. I do not wish the application to be refused based on the lack of drawn information, as i have not revised any further drawings based on your advice not to.

Regards

Alastair

---

Alastair J. Fitchet BSc, Dip (Arch) RIAS RIBA  
Chartered Architect

ajfitchet | architect llp

[www.ajfitchet.co.uk](http://www.ajfitchet.co.uk)

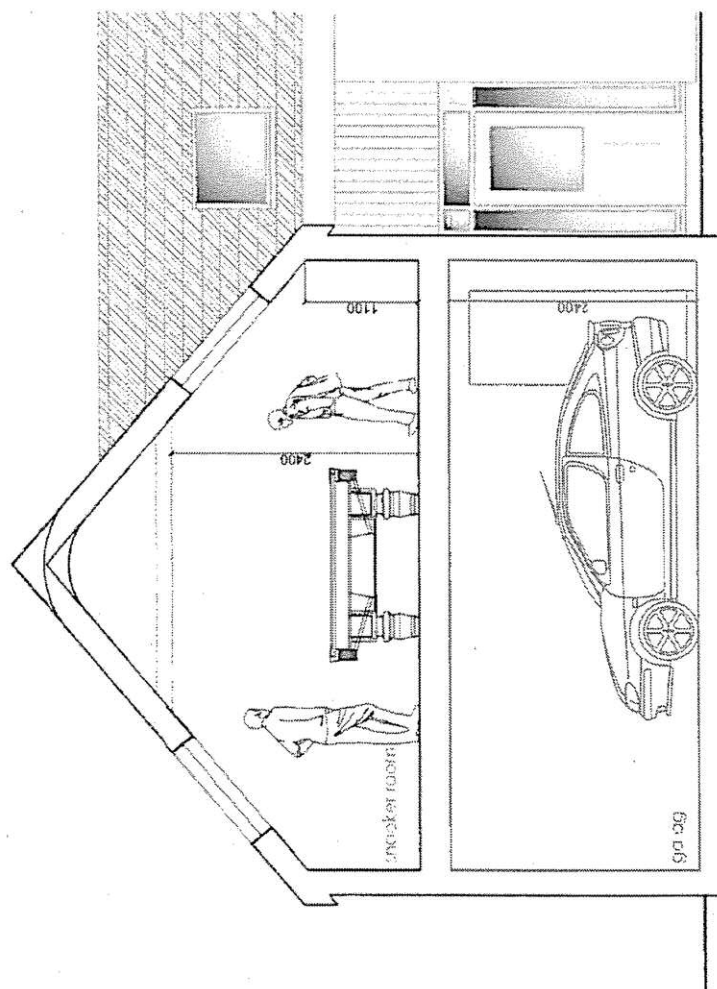
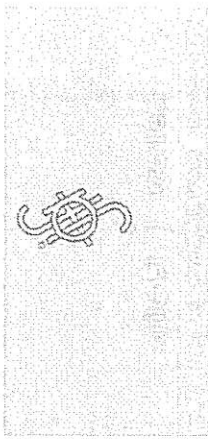
connect on [facebook](#) | [twitter](#) | [linkedin](#)

---

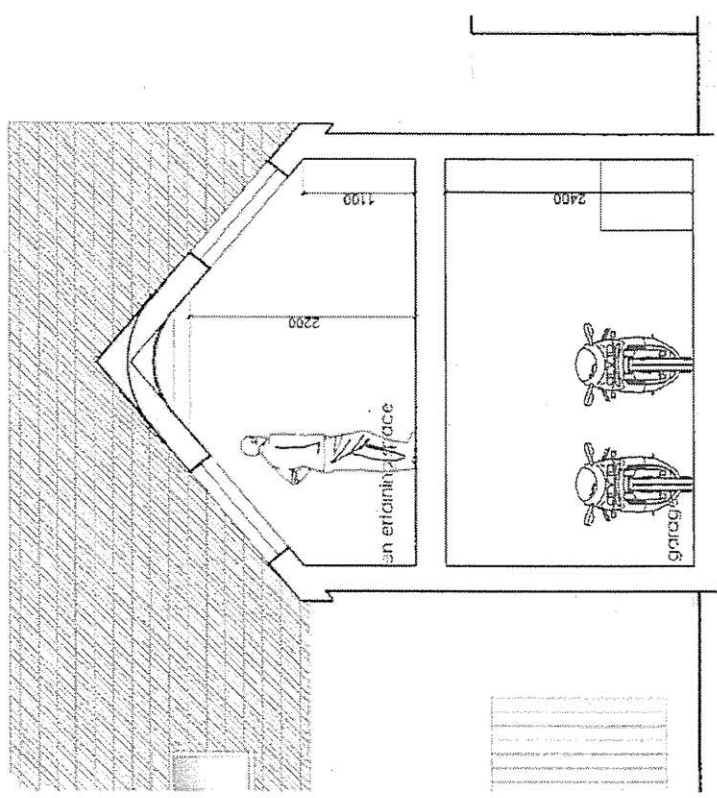
ajfitchet | architect llp is registered in Scotland SC304078

This email is intended for the named recipient only. Its contents are confidential and should not be disclosed. If you have received this email in error, please delete it and inform the sender.

Although efforts are made to ensure that emails and attachments are virus free, you should carry out your own virus scanning. ajfitchet | architect llp accepts no responsibility for lost or erroneous emails, or those corrupted or containing viruses.



section a-a | 1:50



section b-b | 1:50

@ affitchet   architect llp registered in Scotland   SC0304079	drawing description   proposed sections drawing number   160_P_0006 scale   1:50 @ A3 for construction purposes, do not scale   refer dimensions of queries to architect	revision   prefr: issue - 03.09.13 planning application - 12.09.13 planning amends - 06.02.14 reflective curved steps - 30.04.14	client   mr and ms p. white project   proposed new garage 111 mactelm road, peterculter
---	---	---	---

## Linda Speers

---

**From:** Alastair Fitchet [ ajfitchet | architect ]  
**Sent:** 18 March 2014 10:57  
**To:** Linda Speers  
**Subject:** RE: P131381

Linda

I am astounded at how your department has handled this application. I refer back to your email to me on 8th November last year stating that your report was complete and the application was to be recommended for approval. Now, having made several concessions and changes to reduce the overall impact of the proposals (which did not need to be done to be recommended for approval in November) I am now faced with a recommendation for refusal, 4 months later.

As I have stated in my correspondence since you first had to backpedal and advise me that your line manager did not agree with your recommendation, my client has been very willing to revisit the height of the proposals and work with your department as much as possible to achieve a suitable compromise between their ultimate desired result and something which met with members of your departments apparently subjective opinion of what was acceptable. I have demonstrated that the garage is subservient to the existing house by way of contextual elevation and I do not believe that you feel that my contextual representation is in any way factually incorrect. I have revised the ridge line of both elements of the proposals, and significantly reduced the eaves level and therefore the amount of wall/mass. The north elevation has been split up to break down the apparent feeling of overpowering mass too which your department decided was an issue (despite this elevation being significantly obscured by the 6ft boundary wall) all at your departments request. There is no practical way left to reduce the proposals any further and achieve what my client desires. My client and I feel that we have been more than reasonable with accommodating your departments requests, and tolerant of both the time taken and the repeated requests to reduce the scale.

To have now added the materiality into the equation is unfair to say the least. The applicants land is not within the heart of old Aberdeen, nor is it in the heart of Peterculter, and it is not even on the main road out of the town - the site is accessed by a track off of the B979. The only way that anyone would see the proposed garage would be to be visiting the applicant or the sports ground beyond, or the very few other dwellings off this track. You state that the choice of materials bears no resemblance to the surrounding area. Granted the original farmhouse is granite built however it has plain rendered extensions added to it, the new house to the east of this is in an off white roughcast and facing block quoins and concrete tiles on the roof. The houses to the south of the applicants house are all modern built, in a combination of render and facing block. I recall the first time visiting the applicant having driven up the B979 out of the town and commenting to myself that there is a good variety of styles of property in the area, and it wasn't filled with granite boule buildings with slated roofs. There are a number of properties finished in an off white render and there are indeed some very contemporary white rendered properties in the vicinity. Had the whole area been a very definitive style then I would of course have advised the applicant that your department would likely be very strict on the materiality and it would have to be absolutely in keeping with all of the surrounding properties.

Had the issue of materiality been brought up earlier I would have suggested that I delete the words 'off white smooth render' and replacing with 'render to match neighbouring house', and also removing the word 'sandstone' and replacing with 'stone to match existing house', or whatever wording your department would find acceptable. I would even have welcomed a condition to state what your department wanted the

external finishes to match.

I hope you appreciate my frustration at this whole process. I will speak with my client and let you know how we wish to move this forward now.

Regards

Alastair

---

Alastair J. Fitchet BSc, Dip (Arch) RIAS RIBA  
Chartered Architect

ajfitchet | architect llp

[www.ajfitchet.co.uk](http://www.ajfitchet.co.uk)

connect on [facebook](#) | [twitter](#) | [linkedin](#)

---

ajfitchet | architect llp is registered in Scotland SC304073

This email is intended for the named recipient only. Its contents are confidential and should not be disclosed. If you have received this email in error, please delete it and inform the sender.

Although efforts are made to ensure that emails and attachments are virus free, you should carry out your own virus scanning. ajfitchet | architect llp accepts no responsibility for lost or erroneous emails, or those corrupted or containing viruses.

On 13/03/2014 16:28, Linda Speers wrote:

Alastair,

Thank you for the response. I apologise for the delay in return, I needed to discuss this latest proposal with both my team leader and line manager. Following this discussion in which we revisited the entire proposal and its intention as an ancillary building, we concur that the proposal as it stands is unacceptable in domestic terms. The proposal has been assessed against the relevant policy D1 and will move with a refusal for the following reasons:

- Height, scale and mass: Despite attempts to reduce the height and mass from the original submission, the proposal is still considered too large in its context and proximity to the road and in relation to the existing property. The scale of the proposed building will undoubtedly dominate the original property. We feel that further attempts could be made to reduce the height given its intended use as a garage and ancillary accommodation to the main residence.
- Materials: Having focused a lot on the height, the choice of materials are in fact inappropriate too, the use of Sandstone and white smooth render in this urban location is unusual and bears no reflection on the original traditional granite farmhouse or the surrounding area.

I appreciate at this stage in the process this will be disappointing to both you and your client, however if you or the applicant are aggrieved by the decision, you will have the right (within 3 months of the decision) to have the decision reviewed by the Local Review Body. Also the planning fee remains available for a further application of the same nature in both cases, withdrawal or refusal.

- Withdrawal is a year from lodge date
- Refusal is a year from the refusal date

Feel free to contact me should you wish to discuss any of the points raised.

We are always trying to improve the quality of customer service that we provide and would like to know your views on the service you have received to help us learn what we need to do better. We would very much appreciate you taking a few moments to fill in our short feedback form by clicking on <http://www.aberdeencity.gov.uk/customerfeedback> and selecting Development Management (Planning Applications Team). Many thanks in advance.

Linda Speers

Planning Technician

Planning and Sustainable Development

Enterprise, Planning and Infrastructure

Aberdeen City Council

Business Hub 4

Ground Floor North

Marischal College

Broad Street

Aberdeen

AB10 1AB

Email: [LSpeers@aberdeencity.gov.uk](mailto:LSpeers@aberdeencity.gov.uk)

Direct Dial

Direct Fax:

Please note that I only work *Thursday & Friday*

---

**From:** Alastair Fitchet [ ajfitchet | architect ]  
**Sent:** 06 March 2014 12:13  
**To:** Linda Speers  
**Subject:** P131381

Linda

Please find attached revised elevations for the above application. This is further to your latest email.

I have discussed this at length with the Applicant. While we have no problem with revising the plan form to step the two 'wings' and have shown this on the attached drawing to break up the north elevation, it is not practically possible to lower the garage ceiling height at all. The garage floors are set at the standard 150mm below finished floor level of the other ground floor accommodation, so lowering the ceilings would bring the ceiling level almost flush with the top of the door into the garage from the circulation space. Also, to get a garage door and its opening mechanism clear of any vehicle in the garage the ceiling will require to be high enough to clear the door opening, both from the garage doors themselves and from the pedestrian door into the circulation space. Notwithstanding that, there will be no point erecting a garage that is limited to very low vehicles. For the Applicant to go to the expense of erecting this garage they expect to be able to fit a normal sized door to get the likes of a small 4x4 or van into it with adequate clearance. It would be a false economy to spend the money erecting a garage that was of limited benefit even on a domestic scale.

I trust that you will look favorably on these comments and the latest elevations and now be recommending the Application for Approval imminently.

Regards

Alastair

---

Alastair J. Fitchet BSc, Dip (Arch) RIAS RIBA  
Chartered Architect

ajfitchet | architect llp

[www.ajfitchet.co.uk](http://www.ajfitchet.co.uk)

connect on [facebook](#) | [twitter](#) | [linkedin](#)

## Linda Speers

---

**From:** Alastair Fitchet [ajfitchet | architect]  
**Sent:** 06 March 2014 12:13  
**To:** Linda Speers  
**Subject:** P131381  
**Attachments:** 168\_D\_007.pdf

Linda

Please find attached revised elevations for the above application. This is further to your latest email.

I have discussed this at length with the Applicant. While we have no problem with revising the plan form to step the two 'wings' and have shown this on the attached drawing to break up the north elevation, it is not practically possible to lower the garage ceiling height at all. The garage floors are set at the standard 150mm below finished floor level of the other ground floor accommodation, so lowering the ceilings would bring the ceiling level almost flush with the top of the door into the garage from the circulation space. Also, to get a garage door and its opening mechanism clear of any vehicle in the garage the ceiling will require to be high enough to clear the door opening, both from the garage doors themselves and from the pedestrian door into the circulation space. Notwithstanding that, there will be no point erecting a garage that is limited to very low vehicles. For the Applicant to go to the expense of erecting this garage they expect to be able to fit a normal sized door to get the likes of a small 4x4 or van into it with adequate clearance. It would be a false economy to spend the money erecting a garage that was of limited benefit even on a domestic scale.

I trust that you will look favorably on these comments and the latest elevations and now be recommending the Application for Approval imminently.

Regards

Alastair

---

Alastair J. Fitchet BSc, Dip (Arch) RIAS RIBA  
Chartered Architect

ajfitchet | architect llp

[www.ajfitchet.co.uk](http://www.ajfitchet.co.uk)

connect on [facebook](#) | [twitter](#) | [linkedin](#)

---

ajfitchet | architect llp is registered in Scotland SC304078

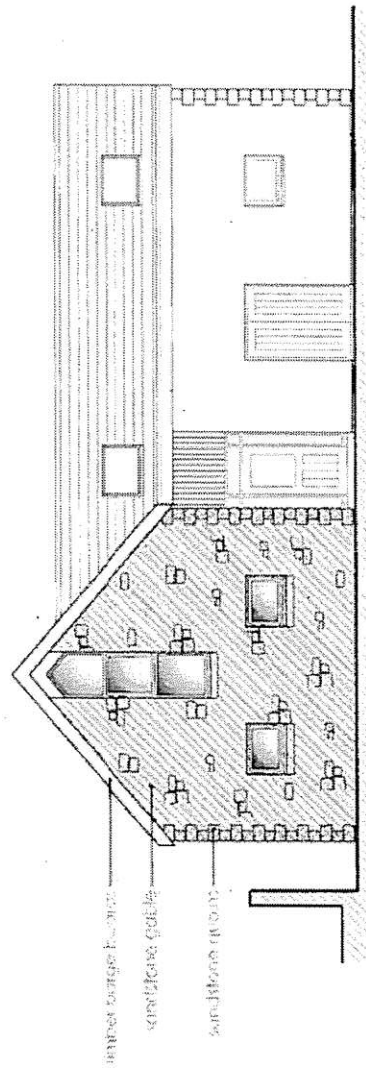
This email is intended for the named recipient only. Its contents are confidential and should not be disclosed. If you have received this email in error please delete it and inform the sender

Although efforts are made to ensure that emails and attachments are virus free, you should carry out your own virus scanning. ajfitchet | architect llp accepts no responsibility for lost or erroneous emails or those corrupted or containing viruses

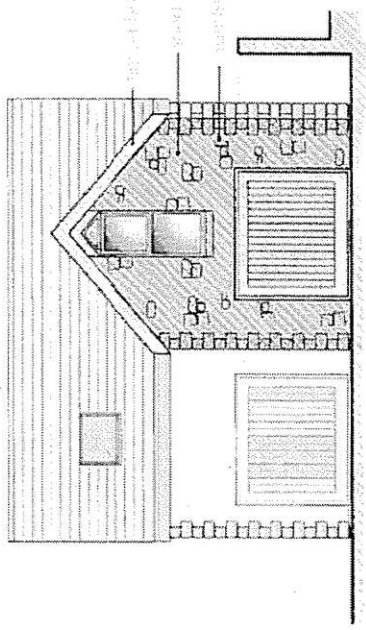




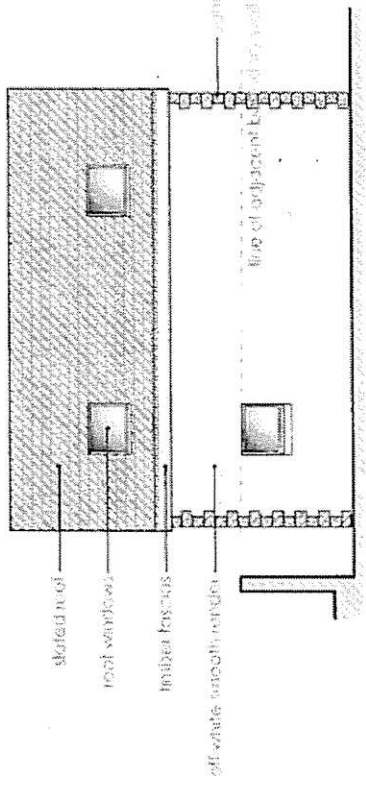
19072



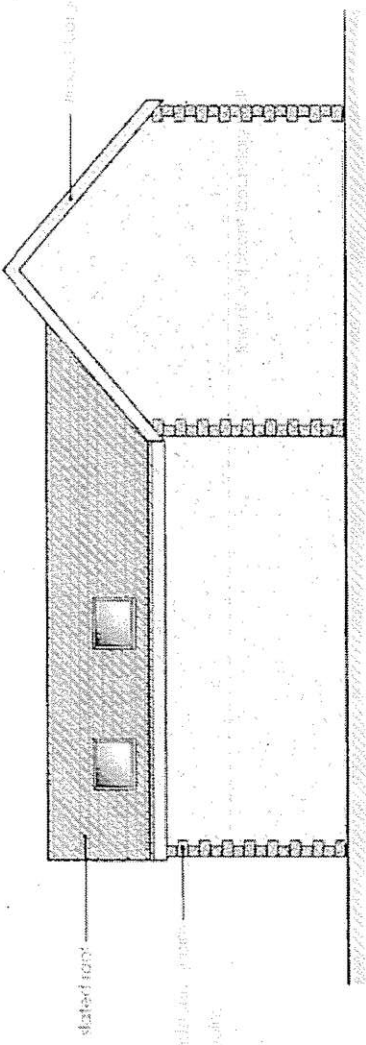
south elevation | 1:100



east elevation | 1:100



west elevation | 1:100



north elevation | 1:100

© 2015 [Firm Name] Architects Ltd. All rights reserved.

Architectural description: [Firm Name] Architects Ltd. 100 [Address] [City] [Country]

Project: [Firm Name] Architects Ltd. 100 [Address] [City] [Country]

Client: [Firm Name] Architects Ltd. 100 [Address] [City] [Country]

## Linda Speers

---

**From:** Alastair Fitchet [ajfitchet | architect]  
**Sent:** 14 February 2014 16:48  
**To:** Linda Speers  
**Subject:** P131381  
**Attachments:** 168\_D\_006.pdf; 168\_D\_007.pdf; 168\_D\_008.pdf

Linda

Further to my telephone call earlier, please find attached revised proposals for the new garage at 111 Malcolm Road, Peterculter.

These revised proposals take into account the concerns raised about the massing of the building and have significantly reduced its height. It has never been the intention to erect anything other than a building to further the enjoyment of the main house. The garage is deigned to replace an inadequate, run down garage on the site which is used for nothing more than storage, with a suitable building to shelter the applicants vehicles, allow the applicant to train for sporting activities, and provide further entertaining space in the loftspace to make the best use of the space. The revised proposals will make the new garage appear significantly subservient to the main house, and will not dominate its presence. By using materials similar to that of the existing house too - natural stone, render, and slates - the applicant is keen to see the new garage as complimenting the main house, not dominating it.

If you have any queries please get in touch, however I trust that the revised proposals meet with approval from your department and I look forward to Planning Permission being granted in the very near future.

Regards

Alastair

---

Alastair J. Fitchet BSc, Dip (Arch) RIAS RIBA  
Chartered Architect

ajfitchet | architect llp

[www.ajfitchet.co.uk](http://www.ajfitchet.co.uk)

connect on [facebook](#) | [twitter](#) | [linkedin](#)

---

ajfitchet | architect llp is registered in Scotland SC304076

This email is intended for the named recipient only. Its contents are confidential and should not be disclosed. If you have received this email in error, please delete it and inform the sender.

Although efforts are made to ensure that emails and attachments are virus free, you should carry out your own virus scanning. ajfitchet | architect llp accepts no responsibility for lost or erroneous emails, or those corrupted or containing viruses.

---

ajfichef | architect llp is registered in Scotland SC304078

This email is intended for the named recipient only. Its contents are confidential and should not be disclosed. If you have received this email in error, please delete it and inform the sender.

Although efforts are made to ensure that emails and attachments are virus free, you should carry out your own virus scanning. ajfichef | architect llp accepts no responsibility for lost or erroneous emails, or those corrupted or containing viruses.

**IMPORTANT NOTICE:** This e-mail (including any attachment to it) is confidential, protected by copyright and may be privileged. The information contained in it should be used for its intended purposes only. If you receive this email in error, notify the sender by reply email, delete the received email and do not make use of, disclose or copy it. Whilst we take reasonable precautions to ensure that our emails are free from viruses, we cannot be responsible for any viruses transmitted with this email and recommend that you subject any incoming email to your own virus checking procedures. Unless related to Council business, the opinions expressed in this email are those of the sender and they do not necessarily constitute those of Aberdeen City Council. Unless we expressly say otherwise in this email or its attachments, neither this email nor its attachments create, form part of or vary any contractual or unilateral obligation. Aberdeen City Council's incoming and outgoing email is subject to regular monitoring.

## Linda Speers

---

**From:** Alastair Fitchet [ ajfitchet | architect ]  
**Sent:** 08 November 2013 14:17  
**To:** Linda Speers  
**Subject:** Planning App: P131381  
**Attachments:** 168\_D\_008A.pdf

Linda

Thanks for calling me back today. It is good to be able to chat through proposals with you as my experience of other Authorities in the past has been that there is rarely any chance for dialogue and discussing reasons behind a design.

I have attached a revised contextual elevation as promised, having been out to site earlier this week to check on existing conditions. I have accurately positioned the height of the chimneys on the existing house, together with the eaves, and also revised the relative ground levels, all of which make the garage appear more subservient to the existing house.

I trust that this satisfies your concerns and that approval is issued in due course, however if you require any further information please dont hesitate to contact me.

Regards

Alastair

---

Alastair J. Fitchet BSc, Dip (Arch) RIAS RIBA  
Chartered Architect

ajfitchet | architect llp

[www.ajfitchet.co.uk](http://www.ajfitchet.co.uk)

 connect on [facebook](#) | [twitter](#) | [linkedin](#)

---

ajfitchet | architect llp is registered in Scotland SC304078

This email is intended for the named recipient only. Its contents are confidential and should not be disclosed. If you have received this email in error, please delete it and inform the sender.

Although efforts are made to ensure that emails and attachments are virus free, you should carry out your own virus scanning. ajfitchet | architect llp accepts no responsibility for lost or erroneous emails or those corrupted or containing viruses.

## Linda Speers

---

**From:** Alastair Fitchet [ [ajfitchet](#) | [architect](#) ]  
**Sent:** 23 October 2013 18:06  
**To:** Linda Speers  
**Subject:** P131381  
**Attachments:** 168\_D\_008.pdf

Linda

Further to our telephone conversation, please find attached drawing 168\_D\_008 showing the north elevation of the garage in context. I have taken the ordnance survey data and projected the existing house elevation from that, calculating heights from google maps, using windows and experience as markers. If you need it to be more accurate to make a certain decision on the Applications determination then please let me know.

I look forward to hearing the outcome of your visit to site tomorrow.

Regards

Alastair

---

Alastair J. Fitchet BSc, Dip (Arch) RIAS RIBA  
Chartered Architect

[ajfitchet](#) | [architect llp](#)

[www.ajfitchet.co.uk](http://www.ajfitchet.co.uk)

connect on [facebook](#) | [twitter](#) | [linkedin](#)

---

ajfitchet | architect llp is registered in Scotland SC304078

This email is intended for the named recipient only. Its contents are confidential and should not be disclosed. If you have received this email in error, please delete it and inform the sender.

Although efforts are made to ensure that emails and attachments are virus free, you should carry out your own virus scanning. ajfitchet | architect llp accepts no responsibility for lost or erroneous emails, or those corrupted or containing viruses.









