

Planning Development Management Committee

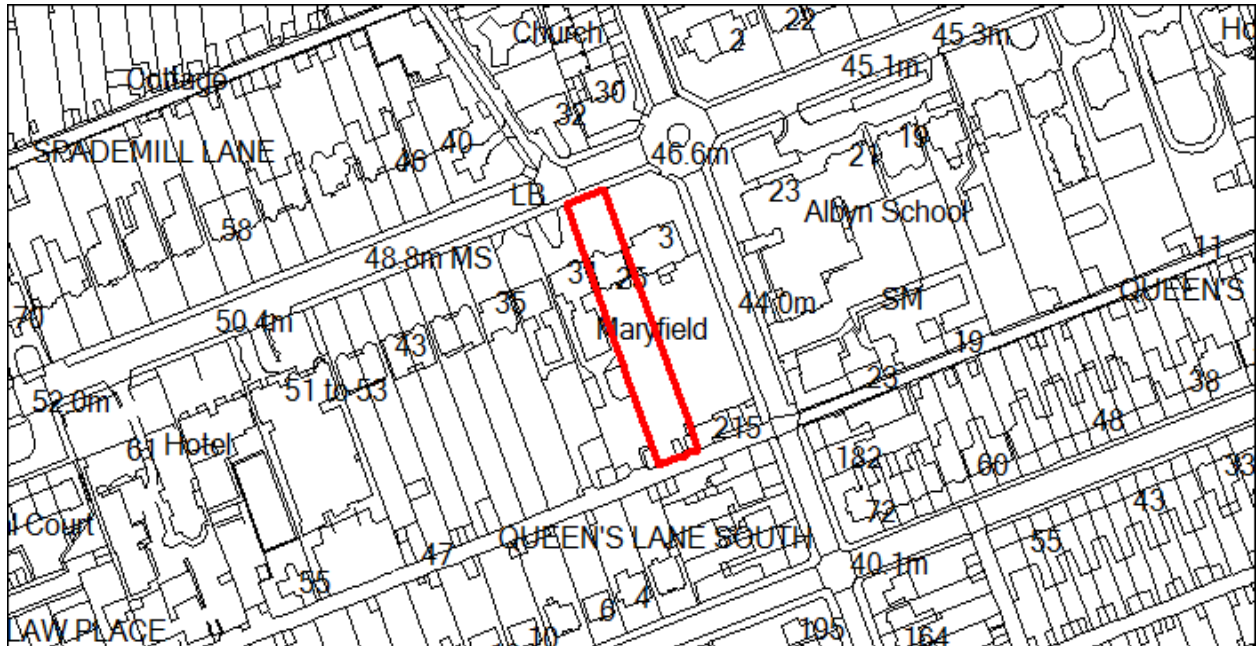
25-29 QUEENS ROAD, ABERDEEN

CHANGE OF USE FROM FLATTED PROPERTIES TO 18 SERVICED APARTMENTS TO INCLUDE 3 STOREY REAR EXTENSION AND ASSOCIATED GROUND WORKS, CAR PARKING AND LANDSCAPING, DEMOLITION OF REAR BOUNDARY WALL AND FORMATION OF NEW ENTRANCE

For: Knight Property Group PLC

Application Type : Detailed Planning Permission
Application Ref. : P140896
Application Date: 09/07/2014
Officer: Jane Forbes
Ward : Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)

Advert : Section 60/65 - Dev aff LB/CA
Advertised on: 30/07/2014
Committee Date: 6 November 2014
Community Council : No response received



RECOMMENDATION:
Refuse

DESCRIPTION

The application site, which lies within Conservation Area 4 (Albyn Place & Rubislaw), is located on the south side of Queen's Road, at a distance of some 25 metres to the west of its junction with Forest Avenue. The site, which extends to an area of approximately 1804m², comprises an 1870's granite-built detached 2 storey residential dwelling with basement and attic levels. The property, which was listed Category C in 1992, was sub-divided during the mid to late 1980's to form 3 flats, at basement, ground, and 1st and upper floor levels, and subsequently extended to the rear at basement and ground floor level in 1987. The property is accessed off Queen's Road via a gravel drive and fronts north across an area of hardstanding and garden ground which includes mature trees and shrubs.

The site is bound to the rear by Queen's Lane South, and was until recently fully enclosed along this boundary by means of 2 single detached garages and a 1.8 metre high traditional granite rubble wall. As a result of unauthorised work which took place on site during February 2014, much of the boundary wall has been demolished. The rear garden, which extends some 70 metres from the rear building line of the dwelling to the southern boundary of the site was also largely cleared of all mature trees and shrubs at this time, with the exception of an area of soft landscaping which lies within a depth of some 10 metres of the garden lying immediately to the rear of the property.

RELEVANT HISTORY

In June 1987, unconditional planning consent was granted for the erection of a rear extension to the ground floor flat (Ref 87/0698).

PROPOSAL

This application seeks detailed planning permission for the construction of a 3 storey, flat roofed extension to the rear (south) of the existing dwelling, and for a change of use to serviced apartments. As a result of the drop in ground levels between the rear of the dwelling and the rear boundary of the site, the proposal incorporates development at 2 storey level, increasing to 3 storeys as it projects southwards. The proposal would comprise the formation of a total of 18 serviced apartments (11 x 1 bed & 7 x 2 bed), with associated car parking and landscaping to the rear of the site. The proposed extension would provide an additional 910m² of floorspace and would be linked to the original property by means of a 2 storey, 2.4 metre wide, flat roofed glazed walkway. The proposal would form an L-shaped development extending some 38 metres from the existing rear building line, and would range in height between 6.5 and 9.3 metres, at a width of between 7.4 and 12.8 metres. Along the northern, 2 storey section of development, the extension would lie 2 metres off the east (side) boundary and 7.3 metres off the western boundary. Beyond this, where the proposed extension would rise to 3 storeys, and be increased in width to 12.8 metres, a distance of 2 metres would lie between the development and the side boundaries (east and west), and a depth of 33.5 metres between the proposed rear building line and the rear (south) boundary. The design would be contemporary, and finished in a range of materials to include granite block, copper cladding and glazed screens. Amended plans submitted following comments from the Roads

Projects Team propose the creation of 14 car parking spaces to the rear of the extension, in addition to 2 disabled spaces to the front, and secure cycle parking for 9 cycles to be accommodated within the lower ground floor level of the development. An existing garage building which lies within the south-east corner of the site would also be retained and utilised for bin storage purposes. The amended layout includes replacement planting and landscaping, within an area lying to the west of the extension, and overlooked by the neighbouring care home extension; to the rear of the development, thereby providing a buffer between the extension and the proposed hardstanding; and finally within the south-west corner and close to the rear boundary of the site.

Supporting Documents

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=140896>

On accepting the disclaimer enter the application reference quoted on the first page of this report.

The following documents were submitted by Keppie Design (agent for the applicant) in support of the proposal:

- Supporting Planning Statement
- Heritage Report
- Design & Access Statement

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to the Planning Development Management Committee because there are six or more objections to the proposal. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Projects Team – The revised parking layout, which reduced the proposed number of spaces on site from 22 spaces to 14 spaces to the rear of the property and 2 disabled spaces to the front, is considered acceptable. Likewise, the revised secure cycle storage arrangements are also deemed appropriate. Additional information submitted in relation to the Residential Travel Pack and the drainage arrangements is deemed satisfactory. The re-instatement of part of the rear boundary wall to its original height and location, thereby allowing for the retention of an opening to provide vehicle access to the proposed parking area has raised concerns, given the intensification of use being proposed on site.

Environmental Health – No observations.

Enterprise, Planning & Infrastructure (Flooding) – The proposal as submitted was deemed satisfactory, although Scottish Water should agree with the discharge rate for the development.

Community Council – No response received

REPRESENTATIONS

Seven letters of objection have been received. The objections raised relate to the following matters –

- The proposed development would result in an increased volume of traffic on Queen's Road and along Queen's Lane South, with access to/from the site raising safety issues for both vehicles and pedestrians
- The proposal would adversely affect the character of the conservation area
- The principle of extending the property and the proposed change from residential to commercial use is unacceptable
- The scale of development constitutes overdevelopment of the site
- Removal of the rear boundary wall and of all mature trees within the site took place without the necessary consent
- Inadequate notification undertaken in relation to the application, resulting in neighbours not having sufficient opportunity to comment on the proposal

PLANNING POLICY

National Policy and Guidance

Scottish Planning Policy (SPP) – This states that 'in determining applications for planning permission or listed building consent in relation to development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting.' It further states that 'proposals for development within conservation areas should preserve or enhance the character and appearance of the conservation area.' Finally, SPP outlines that prior notice is required for any proposed works to trees in conservation areas.

Scottish Historic Environment Policy (SHEP) July 2009 - SHEP states that 'when considering a developer's proposals to integrate listed buildings into an overall development, Ministers expect planning authorities to take into account not only the desirability of preserving the building's historic fabric but the need to maintain it in an appropriate setting.'

SHEP also highlights that 'it is character or historic interest of an area created by individual buildings and open spaces and their relationship one with the other which the legislation covering conservation areas seeks to preserve.'

Managing Change in the Historic Environment (Guidance notes on 'Setting', 'Extensions' and 'Boundaries') - These documents include the following key issues which should be considered:

Setting

- Current landscape or townscape context
- Visual envelope, incorporating views to, from and across the historic asset or place
- Relationships between both built and natural features
- Aesthetic qualities
- Character of the surrounding landscape
- A 'sense of place': the overall effect formed by the above factors

Extensions

- Importance of protecting the character and appearance of the building
- Subordinate scale and form of proposed development
- Location of proposed development on secondary elevation
- High quality design of development, including the use of appropriate materials

Boundaries

- Age, design, materials, and associated features contribute to the interest of historic boundaries
- Importance of protecting key characteristics
- Physical or documentary evidence should inform reinstatement of boundary treatments

Aberdeen Local Development Plan

Policy D1 (Architecture and Placemaking) - This policy outlines an expectation that all new development must be designed with due consideration for its context and make a positive contribution to its setting.

Policy D5 (Built Heritage) - This policy states that proposals affecting Conservation Areas or Listed Buildings will only be permitted if they comply with Scottish Planning Policy (SPP).

Policy B13 (West End Office Area) - This is the appropriate zoning policy for the area in which the site is located. There is a presumption in favour of office uses, while residential uses will also be encouraged subject to the establishment of a satisfactory residential environment, and the continuing operation of existing uses not being prejudiced. Where there is scope to provide access to properties from rear lanes this will only be considered acceptable if satisfactory traffic management measures are in place, or can be provided by the developer, along the rear lanes. The conversion of existing front gardens to car parks, and the subsequent erosion of associated landscaping, will not be permitted. The reinstatement and restoration of car parks to front gardens will be encouraged by the Council.

Supplementary Guidance

Aberdeen City Council's Supplementary Guidance on 'Serviced Apartments' is of direct relevance to the development proposal.

The Albyn Place/Rubislaw Conservation Area Appraisal is also a relevant material consideration.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities to preserve and enhance the character or appearance of conservation areas

Principle of Proposed Change of Use and Extension

The Category C listed detached property which occupies the application site at 25-29 Queen's Road has been in residential use since it was built circa 1879, until its recent acquisition by the applicant in January 2014. The site lies within an area zoned under Policy B13 (West End Office Area) in the Aberdeen Local Development Plan, which supports the principle of a change of use for office purposes, whilst also encouraging applications for residential use. Although the proposal relates to a change of use from residential to serviced apartments, given the existing mix of development already present within the area, which includes hotels, a school and a care home, along with numerous properties in office use, it has been established that the general principle of such a use for this application site would be considered appropriate.

The application site forms part of a wider row of large, detached and semi-detached, granite-built properties with a relatively regular building line fronting onto Queen's Road, and set within long, generously proportioned plots. The property at No 25-29 is one of the few along this stretch of Queen's Road, including a detached Category B property immediately to the east at No 3 Queen's Gate, and 9 no. Category B and C listed properties within the neighbouring plots immediately to the west, which until very recently had remained in residential use. The property has been the subject of some relatively minor alterations to the rear elevation, including a dormer window extension, for which there is no planning record, along with a rear extension which was granted consent in the late 1980's, but has otherwise very much retained its original footprint. An unauthorised site clearance took place in February 2014, prior to which the property had benefitted from an expansive rear garden, fully enclosed by means of 2 single garages and a traditional 1.8 metre high granite rubble wall with brick coping, and a substantial cover of mature trees and shrubs. The trees, shrubs and soft landscaping which were removed as part of the site clearance had provided a degree of screening along all three of the rear boundaries.

Many of the surrounding properties have benefitted from extensions, including at the neighbouring Maryfield Nursing Home at 31 Queen's Road, and immediately to the west of that site at No 33. Whilst it is noted that several of the properties which lie at some distance to the west of the application site have historically

been extensively altered and extended, this in itself does not set a precedent for developing all remaining properties along Queen's Road to a similar scale, without taking full consideration of the merits of a detailed proposal and the cumulative impact of such extensions. Notwithstanding the above, it is nevertheless considered reasonable that a degree of change, including the potential for an extension, should be achievable for a listed property. Such intervention should take account of modern requirements and thereby ensure the continued use of the property, but must also take account of the historic interest of the building and that of neighbouring properties, in addition to any impact that such change may have on the conservation area within which the property lies. On this basis, it has been established that the principle of extending the property would be acceptable, following full consideration of the detail of the proposal.

So whilst establishing that both the principle of a change of use to serviced apartments and that of extending the property at 25-29 Queen's Road is acceptable, it is necessary to assess the detail of the proposal against all other relevant policies and guidance.

Impact on Residential Amenity

In terms of assessing the proposal against Policy D1 (Architecture and Placemaking), the design of the proposed extension is considered within the context of the site and surrounding area, with the aim of securing a positive contribution to the setting. Factors such as siting, scale, massing, colour, materials and orientation are amongst those considered in assessing such contribution. In this instance, taking full account of the neighbouring properties, it is considered that the scale and massing of the proposed rear extension is inappropriate for this property, given that it would project a total of 38 metres from the existing rear building line of the property, with 15 metres of that projection extending beyond the rear building line of the neighbouring extension at Maryfield Care Home. This proposal would result in a particularly dominant massing of development onto which residents of the care home at both ground and 1st floor level on the eastern elevation would face. Whilst some amendment was made to the original proposal, following discussion with the agent at pre-application stage, and this introduced an area of landscaping in place of development along part of the western elevation of the development, the separation distance between the eastern elevation of the care home building and that of the proposed extension at its narrowest point, would nevertheless remain at just 10.4 metres, resulting in a particularly oppressive visual impact from the neighbouring site, given that the extension would then project a further 15 metres beyond the rear building line of the care home, and at 3 storeys in height. It is clear that with such a scale and projection of development, any semblance of an open outlook which the care home currently enjoys along this eastern elevation would be entirely lost. The impact of this scale of development and at such close proximity to windows serving bedroom accommodation occupied by elderly residents who in some circumstances may have little opportunity of any outlook other than towards this neighbouring site, and who have to date been able to enjoy a relatively open aspect across garden ground, would be particularly negative, both on the setting of the property, and on the existing amenity of residents, and as such the proposal is deemed wholly unacceptable.

The proposal must be assessed against the council's Supplementary Guidance on Serviced Apartments, and this guidance also highlights the need to address any potential impact on existing residential amenity. The guidance states that serviced apartments should fit into their surroundings and should not adversely affect residential amenity. Although it has been established that the principle of serviced apartments within this location is acceptable, and appropriate parking provision as outlined in the guidance has been achieved on site; as outlined in some detail above, it is apparent that the scale and massing of development being proposed would have a significant impact on the amenity of the neighbouring care home residents, given the proximity of the care home windows at ground and 1st floor level, and that the eastern elevation of the care home lies at just 2.5 metres off the common boundary.

Impact on the Listed Building and Character of the Conservation Area (Design and Scale of Development)

As outlined above, the application site is located within the Albyn Place/Rubislaw Conservation Area, and comprises a Category C listed property which lies immediately adjacent to a Category B listed property to the east and a Category C listed property to the west. Although the Planning Statement submitted in support of the proposal questions whether the listed building demonstrates the same quality as those properties which lie to the west of the site, it is nevertheless apparent that the property is of some merit, and which prior to the rear garden having been extensively cleared of all trees and landscaping by the applicant, had retained much of its original character. Key characteristics for this area, identified as Area B in the Albyn Place/Rubislaw Conservation Area Appraisal, and which are deemed worthy of retaining/protecting/conserving, include large rear gardens and back lane high walls in coursed rubble, topped with coping stones. It is apparent, given the scale of development which is being sought as part of this application, that the proposal would have a considerable impact on these same characteristics, and it is unclear how the loss of such an extensive area of garden ground to both the extension and the associated car parking, could be deemed acceptable in terms of the aforementioned Appraisal, or how such development would allow for the character of the conservation area to be either preserved or enhanced.

Scottish Historic Environment Policy not only outlines the need to take account of maintaining an appropriate setting for historic properties, when considering proposed development, but also highlights the importance of preserving open spaces and the resulting relationship created between individual buildings within a conservation area in order to ensure the character and historic interest of that area are not compromised. The scale and massing of the proposed extension are therefore of particular relevance in the assessment of its impact on the neighbouring listed properties and the wider conservation area within which the site lies, and are deemed to be of some significance in this instance. Both neighbouring properties at No's 31 and 33 Queen's Road have two storey extensions, projecting 23 and 20 metres respectively, with associated car parking and landscaping acting as a buffer between the developments and the rear lane. With a projection of some 38 metres, and increase in height from 2 to 3 storeys

within the final 15 metres of development which fronts towards the lane and the southernmost section of the site, it is apparent that the proposed extension would far exceed the scale and massing of existing development within the neighbouring sites, and that insufficient regard has been given to the context of the site in this regard. The level of site coverage resulting from the proposal would be approximately 31%, which appears excessive when compared with the 21% and 19% plot ratios of the neighbouring properties at No's 31 and 33, given that both of these properties have been extended. It is perhaps worth mentioning at this stage that removing the southernmost, 3 storey section of the extension, and retaining the 2 storey development proposed within the eastern section of the rear garden, would reduce the plot ratio to approximately 22%, and which would clearly fit more closely with that of the neighbouring sites.

The appellants argue that the proposal is justified, having regard to the precedents set by other rear extensions to nearby properties, with specific reference made to development undertaken at other locations along Queen's Road, such as at the Malmaison Hotel, Chester Hotel, former Hamilton School and Albyn School. It is apparent, notwithstanding that much of the development in question is historic, with these properties having operated as commercial or educational establishments for many years, and many of the development proposals having therefore been assessed against quite different policy requirements as a result, that of particular relevance in this instance is that the application site under consideration has remained relatively unaltered, and lies within a row of some 11 properties where extensions are more modest and an established rear building line has been relatively well maintained.

Furthermore, whilst the precedent which has been set by these aforementioned developments detracts from the character and amenity of their immediate surroundings, it has clearly not destroyed the character of the wider area in which the application premises themselves are located, and as such should not be considered to carry any weight. Given that the length of extension proposed would reach 38 metres, which is more than double the length of the existing dwelling which stands at just 15.2 metres, it is apparent that the proposed scale and projection of development is disproportionate, making the proposal out of scale with the main building and failing to be subordinate to it. The increase in width and height of the proposed extension within the 15 metres of development which faces south towards the rear of the site would result in a significant massing and dominating elevation when viewed from the rear lane, with little sight of the original rear building line of the listed property remaining from this angle. Furthermore, with a relatively open aspect along the eastern boundary of the site when viewed from Forest Avenue, and across the car park which lies to the rear of the neighbouring property at No 3 Queen's Gate, and this having become more 'open' as a result of the removal of the mature trees and shrubs along this boundary, the visual impact of a 2, rising to 3 storey development at just 2 metres off that boundary, would be considerable. All of these factors must be given significant weight when assessing the proposal in terms of any adverse impact which it may have on the setting of the building and neighbouring properties, and the context within which these properties lie. The disproportionately long extension proposed would neither preserve nor enhance

the character and appearance of the conservation area, and would therefore breach section 64(1) of the 1997 Act, and taking into account that the neighbouring property at No 3 Queen's Gate is Category B listed, it is considered, once again, that the impact of such scale and massing of development on the setting of the building, but also on the conservation area, would appear wholly inappropriate.

The front elevations of properties on Queen's Road are generally very well preserved. The rear elevations are less distinguished, with as detailed above, several properties lying to the west of the application site having been marred by inappropriate extensions which are seen not only from the rear gardens nearby, but also from points on the back lane (Queen's Lane South). However, within the row of properties immediately to the east and some distance west of the application site, and along Queen's Road, the original structures remain dominant, with the character largely retained.

The Supporting Planning Statement states that the proposed development would be 'virtually invisible from most angles of view from the surrounding area'. On this point, whilst it is clear that the proposed extension would have no visual impact on the principal elevation of the property, the scale and massing of this development would be clearly visible from both Queen's Lane South and from Forest Avenue, and would in no way either preserve or enhance the existing building or its setting, nor seem appropriate in terms of their character or setting. Whilst it is worth noting the recent success of an appeal against a decision to refuse a large scale rear extension to a listed property at 29 Albyn Place, of particular relevance is the fact that the proposal was for an extension to a previously extended building; the property in question was deemed to 'be "tucked-in" - visually and physically separated from the settings of nearby listed buildings'; and the resulting plot ratio compared favourably with that of neighbouring sites. On these criteria alone, it is felt that this current application under consideration raises quite different issues, and therefore little weight can be given to the aforementioned appeal.

The original rear boundary rubble wall, which is included in the listing of the property, was largely demolished as part of the unauthorised works which took place on site in February of this year, and involved excavation work to remove trees, shrubs and general landscaping from the rear garden. The original proposal for development of the site proposed a total of 22 parking spaces within the rear garden area, the re-instatement of part of the rear boundary wall and installation of an entrance gate, along with replacement planting to include 6 trees and landscaping, with 3 of the 6 trees located within the enclosed area of garden ground adjacent to the care home extension. Amended proposals have since been submitted in an attempt to address concerns which had been raised relating to the over-provision of parking spaces and lack of open space available for replacement planting. Whilst these amendments have clearly sought to address certain concerns which the Roads Projects Team raised, and where the level of parking being proposed is now deemed appropriate, a certain level of conflict remains between trying to secure re-instatement of the original boundary wall, and securing an appropriate level of garden and replacement planting,

whilst addressing road safety issue raised by the Roads Team. On this basis it has been accepted that a compromise is necessary which allows for the current proposal to be deemed compliant with Historic Scotland's guidance on 'boundaries', but which would result in reduced visibility onto the rear lane from the proposed car park.

Taking all of the above into account, it is apparent that the proposed extension would have a serious negative effect on the setting of the building stemming from the disproportionate length of the proposed extension. The proposal would therefore be contrary to the requirements of the 1997 Act as regards the need to have special regard to the desirability of preserving the listed building and its setting, whether in the context of applications for listed building consent or planning consent. The proposal would be contrary to Scottish Planning Policy and therefore inconsistent with Policy D5 of the Aberdeen Local Development Plan. Finally, it is considered that the proposal would fail to comply with Scottish Historic Environment Policy and the aforementioned Guidance Notes on Setting and Extensions.

Relevant Planning Matters Raised in Written Representations

The proposed development would result in an increased volume of traffic on Queen's Road and along Queen's Lane South, with access to/from the site raising safety issues for both vehicles and pedestrians – this issue is addressed in the section entitled 'Impact on the Listed Building and Character of the Conservation Area (Design and Scale of Development)'

The proposal would adversely affect the character of the conservation area - this issue is addressed in the section entitled 'Impact on the Listed Building and Character of the Conservation Area (Design and Scale of Development)'

The principle of extending the property and the proposed change from residential to commercial use is unacceptable – this issue is addressed in the section 'Principle of Proposed Change of Use and Extension'.

The scale of development constitutes overdevelopment of the site – this issue is addressed in the section entitled 'Impact on the Listed Building and Character of the Conservation Area (Design and Scale of Development)'

Removal of the rear boundary wall and of all mature trees within the site took place without the necessary consent – As soon as the Planning Authority were alerted to the aforementioned works taking place on site, the applicant and agent were contacted and made fully aware that these works were unauthorised. In the event of an appropriate level of replacement planting and the reinstatement of the boundary wall not being achievable through the formal planning process, enforcement procedures will be utilised.

Inadequate notification undertaken in relation to the application, resulting in neighbours not having sufficient opportunity to comment on the proposal – Neighbour notification was undertaken by the Planning Authority on the 18th of

July, allowing 21 days for any representation. In addition to this the application was advertised in the local free press on 21 July, as a proposal affecting the setting of a listed building/character of the conservation area, and this also allowed for a period of 21 days for any representation to be submitted.

Conclusion

The proposal would have a particularly negative impact on the character of the conservation area and the setting of listed buildings, both within the application site and the adjacent sites, as a result of the scale and massing of the proposed extension. The proposal would have a substantial detrimental effect on the existing amenity of the residents occupying the neighbouring care home at 31 Queen's Road, given the scale and overall length of the proposed extension and its proximity and resultant impact on the care home. The proposal would therefore be contrary to Scottish Planning Policy, Scottish Historic Environment Policy and Policies D1 (Architecture and Placemaking) and D5 (Built Heritage) of the Aberdeen Local Development Plan. Approval of the application would undoubtedly set a precedent for other similar proposals within the surrounding conservation area, with this leading to the further erosion of its special character and amenity.

However, should members be minded to approve this application, a suitable condition should be attached which would require the submission and agreement of the planning authority to a servicing strategy for the site. In addition to this, a legal agreement should also be sought with the applicant in order to ensure the serviced apartments remain in single ownership and that the length of occupancy does not exceed 90 days for any individual occupant, in accordance with the Council's supplementary guidance.

RECOMMENDATION

Refuse

REASONS FOR RECOMMENDATION

That the proposal, if approved, would be significantly detrimental to and thus not preserve or enhance the character of Conservation Area 4 (Albyn Place/ Rubislaw), and would adversely affect the setting of the Category C listed building on site and those Category C and B listed buildings on adjacent sites, due to the excessive length of the proposed development, the loss of the sense of open space within the site and the inappropriate scale of development in relation to the existing building which would result in over-development. The proposal would therefore be contrary to Scottish Planning Policy, Scottish Historic Environment Policy and Policies D1 (Architecture and Placemaking) and D5 (Built Heritage) of the Aberdeen Local Development Plan.

That the proposal, if approved, would set an undesirable precedent for similar developments in the surrounding Conservation Area 4 (Albyn Place/ Rubislaw) which would have a significant adverse effect and undermine the special character of the area.

That the proposal, by virtue of its scale and massing, and its proximity to the neighbouring property at 31 Queen's Road which currently operates as a care home, would have a substantial negative impact on the amenity of those residents of the care home whose bedroom accommodation at either ground or 1st floor level would face onto the proposed development.

Dr Margaret Bochel

Head of Planning and Sustainable Development