



OLD ABERDEEN HERITAGE SOCIETY

P140936 - COL

Planning Dept,
Aberdeen City Council,
Marischal College,
Broad Street

11 Greenbrae Crescent,
Denmore,
Bridge of Don,
Aberdeen
AB23 8LH

25th July 2014

Dear Sirs,

6 Cheyne Road, Old Aberdeen:-
Proposed Extension to rear elevation, and also proposed "annexe" building in rear garden
(application ref no. 140936)

The Society wishes to object in the strongest terms to the above application, on the following grounds:-

- 1) The proposed extension is of such a design and configuration that it appears actually to be a second property, rather than an extension to the existing one. There is no sign on the plans of a staircase leading from the main house to the 'extension' on the first floor, and there is every indication that there is only one entrance to this upper floor of the extension. That entrance is via an external staircase leading to what appears to be a separate dwelling or flat, on the first floor, and not an "extension" to the existing house at all.

It has to be said at this point that the plans accompanying this application are deficient in many respects, with insufficient detail of layout or elevations either of the 'extension' or of the second house. The Society regards this application as not competent in that respect, and holds that it should be re-submitted in proper form, with adequate detail.

Notwithstanding this; if it is the case that the proposed extension involves the formation of a separate dwelling, then we contend that this should be the subject of a new application for such. The present application is not worded in a way that represents what is actually proposed, and is misleading.

- 2) The proposed 'annexe' in the back garden is actually a very substantial building which has a footprint larger in area than the existing house on Cheyne Road. It is clearly to be a dwelling-house, being built in stone, with sash and case windows and a slated roof. There is paltry detail given on the plans of this proposed new house, but there is enough

to make it quite clear that this house contravenes policy H1 of the Local Development Plan and also the associated Supplementary Guidance on Subdivision and Redevelopment of Residential Curtilages.

To expand these points:-

a) **Policy H1 - "Residential Areas", of the Local Development Plan** requires that this kind of proposal in Residential Areas (and Cheyne Road is such), will only be approved if:

- i) it does not constitute overdevelopment, and
- ii) it does not have an unacceptable impact on the character or amenity of the surrounding area

i) The Society holds that the proposal in question represents gross overdevelopment of the site. This, at present, is a modest bungalow with a traditional garden behind, in a row of similar properties. The proposal is to create an extension which seems actually to be a second property, or at least to be a likely precursor to one, and in addition to this, to erect another, substantial property in the garden. This is clear overdevelopment of a traditional plot.

ii) It is our view also that this proposal would have a completely unacceptable impact on both the character and amenity of the surrounding area. The proposed new house in the back garden would detract from the residential amenity of the adjoining gardens, (both on Cheyne Road, and also at the rear of the garden of no.88 Don Street), by way of overlooking and/or increase in activity levels in the rear garden.

It would also, in particular, have an unacceptable impact on the character of the surrounding area, which comprises rows of attractive bungalows fronting on to the road, with narrow enclosed garden plots behind. There are no other buildings of the sort proposed, erected in the back gardens of these houses. If this proposal were granted permission, the character of this traditional pattern of houses would be much altered, to the detriment of the surrounding area.

b) **The Supplementary Guidance "Subdivision and Redevelopment of Residential Curtilages"** also will not allow this proposal.

5.1 This guidance notes the importance of the density and pattern of development of the surrounding area, and advises that the acceptability of a proposal is dependent on the general form of development in the locality.

This proposal does not accord with the said "general form". It is out of character with the other properties.

5.3 The Supplementary Guidance here points out that in suburban areas (such as Cheyne Road), “the predominant pattern is one of dwellings in a formal or semi-formal building line fronting onto a public road and having back gardens which provide private amenity space”

It continues: **“in these areas, the construction of dwellings in the rear gardens of existing dwellings ... constitutes a form of development that is alien to the established density, character and pattern of development. This form of development can also erode the privacy and private amenity space available to existing residents.”**

5.3 (continued)

The Supplementary Guidance also states that: “approval of “tandem” backland development of this sort sets an undesirable precedent for future applications of a similar nature, which, if replicated, could result in the creation of a second building line behind existing dwellings and fundamentally erode the character and residential amenity of such area.”

It continues:-

“With this in mind, in all suburban areas characterised by formal or semi-formal building line fronting on to a public road and having back gardens which provide private amenity space, there will be a general presumption against the construction of new dwellings in rear garden ground.”

Lastly, the Guidance notes:-

8.1 “Precedent

The need to avoid setting a precedent is a material consideration when determining planning applications. It is appropriate, when considering an application for a cartilage split or redevelopment, to consider whether the proposal may create a precedent whereby it would be difficult to resist similar development, the cumulative effect of which would have a harmful effect on the character or amenity of the immediate area or the wider City.”

* * * * *

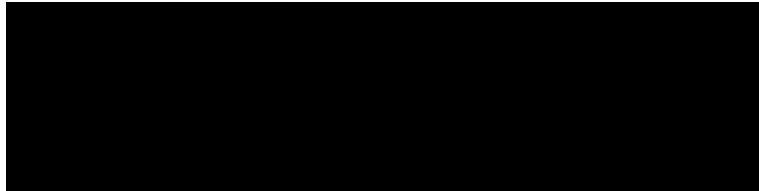
In conclusion, we wish to reiterate the strongest objection to this planning application on the grounds that:-

- a) the ‘extension’ to the main house appears to be more of a second property, rather than an extension to the existing house.

b) as explained above, the proposed dwelling-house in the rear garden contravenes City Council policy as stated in Policy H1 of the Local Development Plan, and the associated Supplementary Guidance in that:-

- i) it constitutes clear overdevelopment of the site
- ii) it would have an unacceptable impact on both the character and amenity of the surrounding area.
- iii) importantly, it would set an undesirable precedent for future applications, whereby it would be difficult to resist similar development, which, cumulatively, could seriously damage the distinct character and amenity of the area.

Yours faithfully,



(Mrs) B. McPetrie,
Planning Secretary

PI

P140936 - COL

From: webmaster@aberdeencity.gov.uk
Sent: 05 July 2014 12:55
To: PI
Subject: Planning Comment for 140936

Comment for Planning Application 140936

Name : frank thies

Address : 12 harrow rd

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : We wish to place our objection to the annexe part of the proposed application as we foresee this being used to accomodate students. There are already too many houses being used to accommodate students in the area.

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Planning Reception,
Aberdeen City Council,
Marischal College,
Broad Street,
Aberdeen

8 Harrow Road
Old Aberdeen

26th July 2014

Dear Sir,

6 Cheyne Road, Old Aberdeen - proposed Extension to rear elevation and also proposed Annexe building in rear garden
Application Reference no.140936

I wish to object strongly to the above application, which would involve the erection of a substantial new building in the rear garden of no.6 Cheyne Road, which would be built directly opposite my property.

The building (so-called "annexe") proposed there is clearly to be a dwelling-house, with doors, double-glazed sash and case windows etc. It is clearly a large house, as the plan shows it to occupy an area considerably bigger than the existing house fronting Cheyne Road.

None of the rear gardens in Cheyne Road have a second house in them, and to allow this application would be to set a dangerous precedent for the rest of the back gardens.

This proposal on its own would change the character of the area, but if it set a precedent for this road, then the character of this area would be permanently damaged.

The character of this area is a pattern of modest bungalows with narrow gardens, and this characteristic pattern would be lost and the area ruined if permission were to be given for erection of a house, or indeed any building, of this size, in the back garden.

Further, the proposed building would erode the privacy of my property by overlooking.

A final consideration is the inevitable increase in traffic using the exit from the rear garden on to Harrow Road, if a new house were allowed on this site.

I wish to register a strong objection to this proposal.

Yours faithfully,

