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Cc: cmkee@aberdeencity.gov.uk[cmkee@aberdeencity.gov.uk];

Sent: Mon 7/28/2014 12:05:35 PM
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Subject: Planning Application 140936 – 6 Cheyne Road.

Dear Sir or Madam
Planning Application 140936 – 6 Cheyne Road.

You may have received an earlier submission from Old Aberdeen Community Council regarding this application but I believe that, due to delay in posting information on the website, our planning officer had to provide a preliminary response based on very little available information before he went on holiday. Please accept this response as supplementary and providing a fuller explanation of our objections.

We have had considerable difficulty reviewing this application as the amount of information available does not seem to cover the breadth of the stated application: " Extension to rear elevation and proposed annex to rear garden"

Our understanding is that the application is for:

1. A modest extension to the property, comprising a short wing to enable the roof space to be used. The drawings do not make clear the headroom etc. available or facilities to be provided. However, this extension is to be accessed only by means of an external stair. We must assume therefore that the upstairs is to be considered a fully self-contained flat.
2. An 'annex' building in the rear garden. The annex in the garden space has no details either of windows or services to be provided, but as it is house sized, appears to be intended as a permanent structure adjacent to Harrow Road, the intention would appear to be to develop a second property in the back garden.

Thus the application may be to create three distinct properties from a single unit and we must therefore OBJECT on the basis that this is severe over-development of the property, inappropriate for the street and area.

We also object on the basis of lack of technical information regarding the proposed development.

We note that the proposal would appear to contravene paragraph 5.3 of 'Supplementary Guidance; Subdivision and redevelopment of residential

curtialges'.

It would also appear to be a change of use from private home to HMO property, but, again, there is insufficient information provided to enable any clear conclusion to be drawn.

Dewi Morgan
For and on behalf of the Old Aberdeen Community Council

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