

3 Baillieswells Road,
Aberdeen
AB15 9BB

8th December, 2014

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

Dear Sir

**PROPOSED DEVELOPMENT AT THE COTTAGE, 1 GOWANBRAE ROAD,
BIELDSIDE, ABERDEEN, B15 9AQ
APPLICATION NUMBER – 141543**

I am writing to comment and object to the above Planning Application at the above address.

A non-exhaustive list of my objections fall under the following categories:-

Over-Development

The proposed dwellinghouse is far too large for the site.

The existing house on the site extends to 94 square metres whereas the proposed new dwellinghouse extends to 344 square metres excluding the garage and 382 square metres including the garage. It is substantially larger than the properties in the same street, meaning that it totally unsuitable and out of character. The floor areas of other properties in the street are as follows:-

2 Gowanbrae Road – 189 Square Metres
4 Gowanbrae Road – 149 Square Metres
3 Baillieswells Road – 165 Square Metres

The plot ratio for the proposed site is clearly out of keeping with the surrounding area.

Copies of Survey Reports evidencing the above floor areas can be produced.

Although relatively large in terms of total area, the plot is extremely narrow between the east and west boundaries and is not capable of accommodating the house design proposed without unacceptable intrusion, overlooking, overshadowing and loss of amenity for adjacent and nearby properties. The proposed rear over garage extension is particularly unsuitable given its intrusion well beyond the existing rear building line and the effect upon, particularly, my property.

Policy H1: Residential Areas, states; *“proposals for new residential development and householder development will be approved in principle if it: 1) does not constitute over development; 2) does not have an unacceptable impact on the character or amenity of the surrounding area...”*

The proposed dwelling is significantly larger than the existing house and is clearly overdevelopment in relation to the size of the plot and in comparison to the adjacent properties. The size and massing of the proposed development will undoubtedly have an unacceptable impact.

Furthermore, to address the issues of the design, Policy D1: Architecture and Placemaking outlines the importance of this and states;

"New development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements ... will be considered in assessing that contribution."

I believe that this criteria has not been met in the design of this proposal and therefore the application is contrary to planning policy.

Precedent

The design and size of the proposed property is not in keeping with or sympathetic with other houses in the street. The photographs of the other adjacent and nearby properties submitted with my husband's letter of objection show that they are all of a similar style which the proposed property does not respect.

Granting permission for a house of this size would create a damaging and unwelcome precedent for future applications.

The proposed dwellinghouse is significantly higher than other properties in the street and this difference in height is further exaggerated by the different ground levels of the other properties.

Amenity

The windows on particularly the east gable will be intrusive and will overlook and look directly into the windows of my property. The fact that the proposed dwellinghouse is significantly larger means that the windows of the proposed new dwellinghouse will be only a few feet from the boundary and the windows of my property.

The orientation of all the houses in Gowanbrae Road means that the rear gardens only have sunlight from the west during the latter part of the day. The height of the main building will be dominating and intrusive and will result in loss of sunlight to the rear garden of my property.

The proposed dwellinghouse extends well beyond the *front* building line of adjacent houses and other houses in the street. The proposed dwellinghouse also extends well beyond the *rear* building line of the adjacent and nearby dwellings. This does not respect the existing built pattern established along Gowanbrae Road.

In this connection it should be noted that although Planning Permission has been granted for an extension to number 2 Gowan Brae Road, it is believed that extension is not to proceed.

The proposed main building and the rear extension will be intrusive. The loss of amenity, dominating effect and intrusion is heightened by the fact that the ground level of the application site is four feet (or more) higher than the ground level of my property. Any new dwellinghouse to be constructed on the application site should be of a type and style whereby all windows above ground floor level should be of a velux style rather than a dormer style to prevent overlooking, intrusion and loss of amenity to neighbouring properties.

In support of my objection in this matter, Aberdeen City Council's Supplementary Guidance: Householder Development states that *"any extension or alteration should not result in a situation where amenity is 'borrowed' from an adjacent property. Significant adverse impact*

on privacy, daylight and general residential amenity will count against a development proposal" (page 5). The Supplementary Guidance also acknowledges that existing neighbours should "...expect that new development will not adversely affect the daylighting of existing development", and "new development should not result in significant adverse impact upon the privacy afforded to neighbouring residents, both within dwellings and in any private garden ground/amenity space".

I believe that all of these aspects will be compromised as a result of this proposal and urge that they indeed 'count against a development proposal' in the decision-making process.

Road Safety

The proposed dwellinghouse has road access onto Prospecthill Road at the east end of the application site. As such the access onto Prospecthill Road is closer to Baillieswells Road than is desirable. Both Gowanbrae Road and Primrosehill Road are frequently used as "rat runs" at peak traffic times by vehicles coming down Baillieswells Road from Kingswells who use Gowanbrae Road and Primrosehill Road to avoid delays at the traffic lights at the junction of Baillieswells Road and North Deeside Road.

Often vehicles using these rat runs dive into the two streets involved at speed. As such any vehicular access from Primrosehill Road to the application site should be sited at the west boundary of the application site in order to reduce the risk of accidents.

Supplementary Guidance: Transport and Accessibility highlights 'visibility' and 'road junctions' as key factors to be considered with new development. In light of this information I have supplied as a resident of this area, I would again urge you that these road safety issues be carefully considered when deciding this application over and above the many other issues I have raised in my objection.

I reserve the right to raise further grounds of objection and also to produce substantiating documentation, photographic evidence and other evidence to show the dominating and intrusive effect of the proposed new dwellinghouse and the substantial loss of amenity that would result were consent for such an application to be granted.

Yours faithfully

Mrs Jane Keenan

PI

From:
Sent: 08 December 2014 09:50
To: PI
Cc: 'Kalpa'
Subject: Comments and objection to Planning Application 141543
Attachments: Objection to Planning Application 141543.pdf

Dear Sirs,

Please find attached the objection and comments from the residents of 2 Gowanbrae Road, AB15 9AQ to the proposed destruction and development of 1 Gowanbrae Road, Planning Application 141543.

Could you please confirm receipt of this transmittal.

Regards,
John and Kalpa Tan
2 Gowanbrae Road, AB15 9AQ

John and Kalpa Tan
2 Gowanbrae Road
Bieldside
Aberdeen AB15 9AQ
7 December 2014

Development Management
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen AB10 1AB

**Proposed destruction and development of The Cottage, 1 Gowanbrae Road, Aberdeen AB15 9AQ,
Planning Application 141543**

We are writing to object to and comment on the proposed development of 1 Gowanbrae Road.

Summary

Our principal objection is that the proposed development, by overambitious extensions to the sides, front, rear and height significantly affects the amenity of the adjacent properties. For the residents of 2 Gowanbrae Road, privacy, sunlight and visibility are materially reduced for all of the four bedrooms which is sited adjacent to 1 Gowanbrae Road. The privacy of the patio of 2 Gowanbrae Road is also affected.

The proposed development is materially disproportionate in size, height and design to all other dwellings on the road, and detracts from the overall character of Gowanbrae and Prospecthill Road which are typically traditional granite properties with extensions. It is not in keeping with the overall style of properties in the area, and significantly detracts from the vernacular.

Precedent and Over-development

The floor area of the plans submitted for 1 Gowanbrae Road is some four times larger than the existing property and not in keeping with the overall size and character of the existing dwellings on Gowanbrae Road and Prospecthill Road.

The south facing front of the proposed development clearly extends well beyond the existing, consistent building line of all other properties on Gowanbrae Road.

Granting planning approval for 1 Gowanbrae Road will set a precedent for future applications which over time will result in detrimental loss of character to Gowanbrae Road which is an important and unique part of Old Bieldside.

Planning Permission for extension to 2 Gowanbrae Road

The residents of 2 Gowanbrae Road are not intending to proceed with the plans submitted and approved in November 2012. This planning consent will lapse in November 2015.

Amenity

The proposed development has the south front of the property extending well beyond the existing property line of the properties along Gowanbrae Road. Such an over-extended front will impact the privacy of the patio and Master Bedroom of our property at 2 Gowanbrae Road.

The extended west side of the proposed development pushes towards the edge of the border increasing the proximity to 2 Gowanbrae Road. This, combined with the proposed height intrudes into the living space of 2 Gowanbrae Road. All four bedrooms in 2 Gowanbrae Road lie on the side adjacent to 1 Gowanbrae Road. Three of the bedrooms are on the ground floor and one on the first floor. Three of the bedrooms have windows facing 1 Gowanbrae Road. The increased proximity and height of the proposed development will significantly intrude on the natural light available to three of the bedrooms by blocking out easterly morning sunlight and light during the day. Indeed, our assessment is that two of the bedrooms will be in permanent semi-darkness during the day. For the occupants of three of the bedrooms, the overall effect will be a overbearing and dominating neighbouring building.

The windows on the west elevation of the proposed development cause privacy concerns for the occupants of three of the bedrooms which are occupied by young girls who use their bedrooms as their principal living area.

The large dormer window above the proposed garage will overlook the rear garden of 2 Gowanbrae Road causing concerns over privacy.

The existing hedge between 1 and 2 Gowanbrae Road may be replaced by a timber fence

The proposed plans show a 1800mm high timber screen fence. The residents of 2 Gowanbrae Road wish to retain the hedge bordering the property with 1 Gowanbrae Road.

Design: the proposed plans is not in keeping with the design brief

The design brief is as follows:

The brief is to provide a four bedroom family house, built to high environmental standards, which is both in keeping with the character of the area, and respects the amenity of neighbours. The existing trees and shrubs which are such an important feature of the site are to be retained.

The proposed plans consist of five bedrooms with walk in wardrobes, a study, two lounges, two generous landing areas and a double garage, which in combination is of a size and footprint disproportionate to the character of the area which is principally of modest sized granite properties. The proposed development is inconsistent with the design brief and appears to intentionally maximise the footprint against the borders of the plot with little consideration for the amenity of neighbours and the overall size and design of the neighbouring properties. It is noted that significant amounts of trees to the front and rear of 1 Gowanbrae Road have already been removed.

As described in this objection, the amenity of 2 Gowanbrae Road is adversely affected, as is the overall character of Gowanbrae Road. Our observation is that the amenity of 3 Baillieswells Road will similarly be affected.

We reserve the right to provide further comments and grounds for objection.

Yours faithfully,

John and Kalpa Tan

P&SD Letters of Representation		
Application Number:		
RECEIVED 10 DEC 2014		
Ncr	Sou	MAP
Case Officer Initials:		
Date Acknowledged:		

PI

From: webmaster@aberdeencity.gov.uk
Sent: 08 December 2014 22:56
To: PI
Subject: Planning Comment for 141543

Comment for Planning Application 141543

Name : STUART GOVE

Address : 'Glenderry'

4 Gowanbrae Road,

Bielside

Aberdeen AB15 9AQ

Telephone :

Email :

type :

Comment : Dear Sir/Madam,

Proposed demolition and development at The Cottage, 1 Gowanbrae Road, Bielside, Aberdeen AB15 9AQ.
Planning application number - 141543

I am writing to comment and object to the above Planning Application at the above address.

OVER-DEVELOPMENT

Our principal objection is that the proposed dwellinghouse is far too large for the site and, contrary to the applicants' Planning and Design statement, is most definitely not in keeping with the character of this area - one of Bielside's oldest and most traditional streets.

The existing dwelling house is 94 square metres. The proposed new house is around 4 times larger than the existing property and is substantially larger than any of the properties in Gowanbrae Road.

Granting planning permission for this new development will set a very sad precedent for future applications which will, over the next few years, result in the loss of character, beauty and uniqueness to this fine, charming Bielside street.

One only has to look at current demolition and re-development projects in nearby Hillview Road in Cults to see how traditional granite dwelling houses have been eradicated to make way for large, characterless 'boxes' which would look more in keeping with new contemporary developments rather than one of Aberdeen's fine old streets.

It would appear very odd and completely out of place to see an old-style granite villa situated among developments such as CALA Rosefield Gardens or Bancon's forthcoming Milltimber West, and the opposite applies to Gowanbrae Road. For those wishing to buy a modern, four-bedroom home in the Bielside, Cults and Milltimber areas of Aberdeen, there are currently plenty of opportunities to secure such a property. The residents of Gowanbrae Road chose their homes out of a desire to live in a traditional street lined with original, similarly sized houses and we have no wish to see such history eroded. It is a street which is admired and held dear by both residents, visitors and passers-by alike and we rely on our City Council Planners to respect the importance and heritage of our area.

PRECEDENCE

The south facing front of the proposed new house extends well beyond the building line of all the other properties on Gowanbrae Road. This line is consistent along the street. The size of the proposed property is nowhere near in keeping with, or sympathetic to, the other houses of Gowanbrae Road.

By granting planning permission for this large new house, it would create a very damaging and unwelcome precedent for future applications.

ROAD SAFETY

As parents of two children who attend Cults Primary and Cults Academy and who walk to and from school, we already have strong concerns about road safety on Gowanbrae Road and Prospecthill Road.

During the early morning and late-afternoon rush hours, both these streets become steadily used “rat runs” by vehicles cutting through in order to avoid the lights at the bottom of Baillieswells Road. This is dangerous at all times for children and pedestrians but it is particularly scary during autumn and winter months when mornings and late afternoons are darker. Vehicles turn into these 2 streets at speed and quickly accelerate causing alarm for anyone walking along these narrow roads.

My wife has already raised these concerns with Aberdeen City Council Roads Departments and earlier this year, monitors were erected on street lamp posts to gather information about the volume of traffic using the roads as fast track ‘rat runs.’ The outcome of the studies has yet to be revealed.

To add a large number of construction vehicles and equipment for a prolonged period for many months along two very narrow roads plagued with speeding vehicles would be extremely alarming and distressing for our family, and increasingly dangerous for our children and the other young children who reside on Gowanbrae Road.

DESIGN

The proposed plan does not appear to be in keeping with the design brief which refers to:
“... a four bedroom house, built to high environmental standards, which is both in keeping with the character of the area and respects the amenity of neighbours.”

On inspection of the proposed plans, they consist of five bedrooms.

SUMMARY

The proposed new dwelling house appears to deliberately maximise the footprint of the planned property against the borders of the plot with no consideration for the amenity of its neighbours and the size, design and character of the other properties on Gowanbrae Road. There is little respect for the charm of the existing ‘The Cottage’ or its natural garden. Indeed many of the trees at the bottom of the garden have been cut down without anyone ever having lived in the house.

As the applicants’ design statement rightly points out, the houses on Gowanbrae Road are of differing design and most have been altered to some extent over the years to reflect more modern living requirements. This is an entirely natural process and throughout the years, the residents of Gowanbrae Road have sought to tastefully and sympathetically extend their homes via the local authority planning process. Alterations have been made with due respect to ‘look’ and ‘feel’ of our street without the need to drastically change building styles and shapes.

Contrary to the applicants’ design statement which remarks that 1 Gowanbrae Road shows “little local vernacular character,’ my family and I think that it is a charming house which reflects our own. Having grown up in Bielside, I believe that it displays all the local characteristics which make this neighbourhood such a delightful place to stay. I do not oppose progress however I am saddened by the lack of respect shown to perfectly charming and solid houses which are too often becoming obstructions to modern day visions and desires. There are plenty of large new-build homes to choose from in Bielside and Cults, and I implore the City Council’s Planning Officials to recognise this and preserve the historical, Bielside streets of old.

I reserve the right to provide further comments and grounds for objection.

Yours faithfully,

Stuart Gove and family

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Aberdeen
AB15 9BB

8th December, 2014

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Over-Development

The proposed dwellinghouse is far too large for the site.

The existing house on the site extends to 94 square metres whereas the proposed new dwellinghouse extends to 344 square metres excluding the garage and 382 square metres including the garage. It is substantially larger than the properties in the same street and is totally unsuitable and out of character. The floor areas of other properties in the street are as follows:-

2 Gowanbrae Road – 189 Square Metres
4 Gowanbrae Road – 149 Square Metres
3 Baillieswells Road – 165 Square Metres

Copies of Survey Reports evidencing the above floor areas can be produced.

Although relatively large in terms of total area, the plot is extremely narrow between the east and west boundaries and is not capable of accommodating the house design proposed without unacceptable intrusion, overlook and loss of amenity for adjacent and nearby properties. The proposed rear over garage extension is particularly unsuitable given its intrusion well beyond the existing rear building line and the effect upon, particularly, my property.

Precedent

The house design and the size of the proposed property is not in keeping with or sympathetic with other houses in the street. The accompanying photographs of the other properties shows that they are all of a similar style which is totally different from the proposed property.

Granting permission for a house of this size would create a damaging and unwelcome precedent for future applications.

The proposed dwellinghouse is significantly higher than other properties in the street and this difference in height is accentuated by the different ground levels of the other properties.

Amenity

The windows on, particularly, the east gable will be particularly intrusive and will overlook and look directly into the windows of my property. The fact that the proposed dwellinghouse is significantly larger means that the windows of the proposed new dwellinghouse will be only a few feet from the boundary and the windows of my property.

The proposed dwellinghouse extends well beyond the front building line of adjacent houses and other houses in the street.

The proposed dwellinghouse extends well beyond the rear building line of the adjacent and nearby dwellings.

In this connection it should be noted that although Planning Permission has been granted for an extension to number 2 Gowanbrae Road, it is believed that, that extension is not to proceed.

The orientation of all the houses in Gowanbrae Road means that the rear gardens only have sunlight, from the west during the latter part of the day.

The height of the main building will be dominating and intrusive and will result in loss of sunlight to the rear garden of my property.

The height of the rear garage extension with accommodation above will be particularly intrusive.

The loss of amenity, dominating effect and intrusion is heightened by the fact that the ground level of the application site is four feet or more higher than the ground level of my property.

The applicant should be required to produce a visual with calculations showing the reduction in sunlight and daylight on adjacent properties.

Any new dwellinghouse to be constructed on the application site should be of a type and style whereby all windows above ground floor level should be of a velux style rather than a dormer style to prevent overlook, intrusion and loss of amenity to neighbouring properties.

Road Safety

The proposed dwellinghouse has road access onto Prospecthill Road at the east end of the application site. As such the access onto Prospecthill Road is closer to Baillieswells Road than is desirable. Both Gowanbrae Road and Primrosehill Road are frequently and particularly at times of high traffic density used as "rat runs" by vehicles coming down Baillieswells Road from Kingswells and other office developments who use Gowanbrae Road and Primrosehill Road to avoid delays at the traffic lights at the junction of Baillieswells Road and North Deeside Road.

Often vehicles using these rat runs dive into the two streets involved at speed. As such any vehicular access from Primrosehill Road to the application site should be sited at the west boundary of the application site in order to reduce the danger of accidents.

Planning Policies

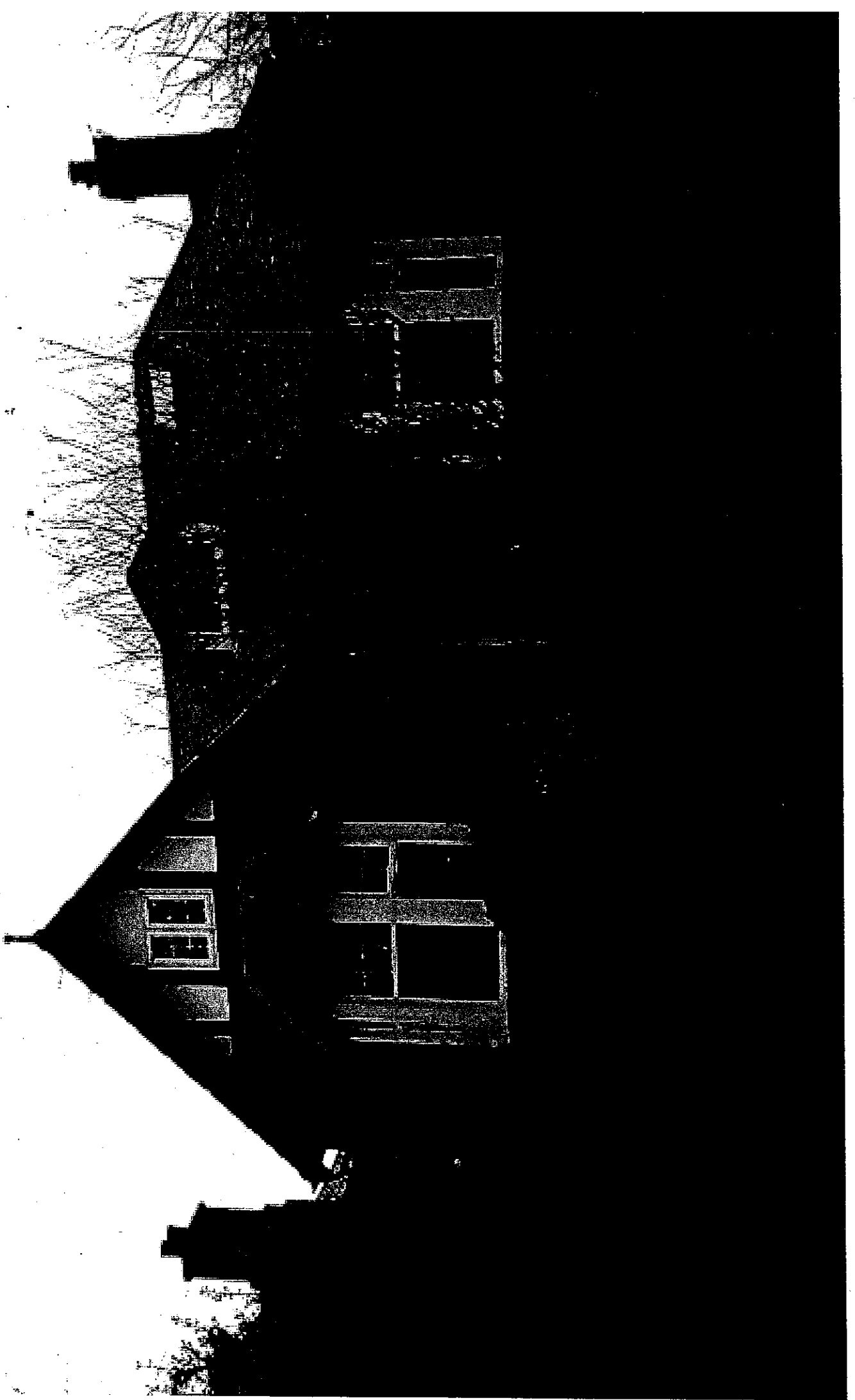
I believe the application and the design of the proposed new house contravenes the Council's current planning policies in a number of respects.

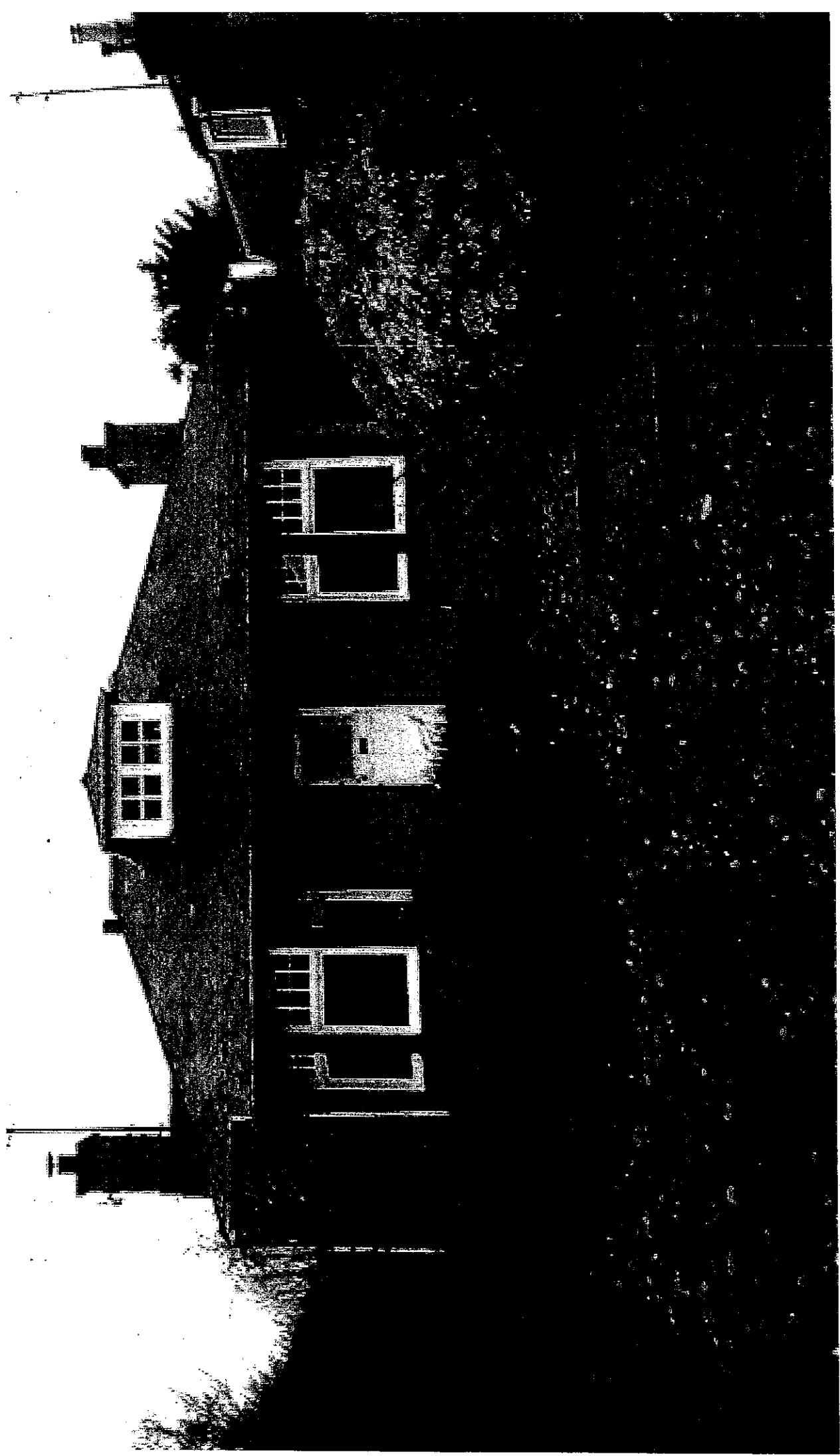
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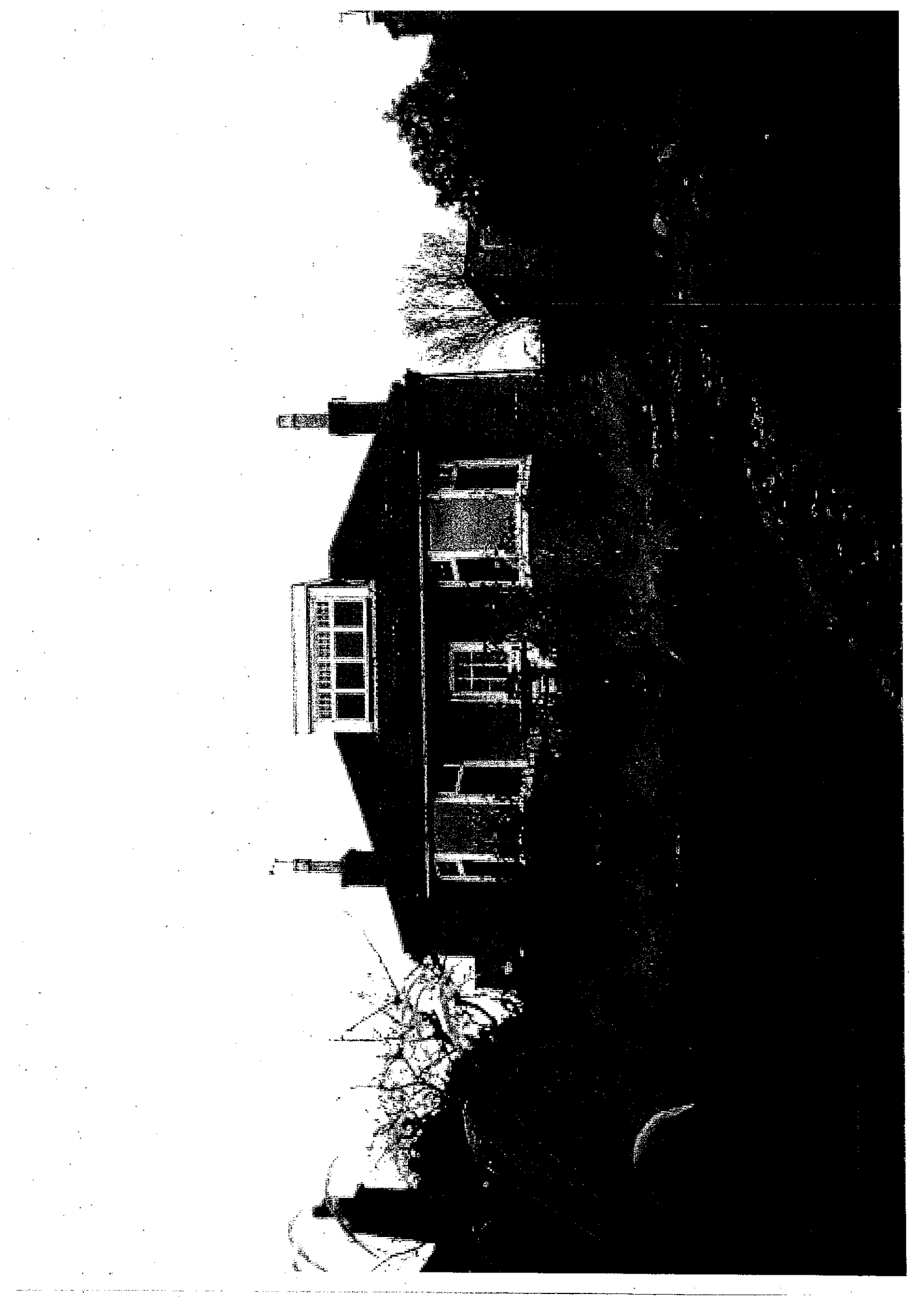
Yours faithfully

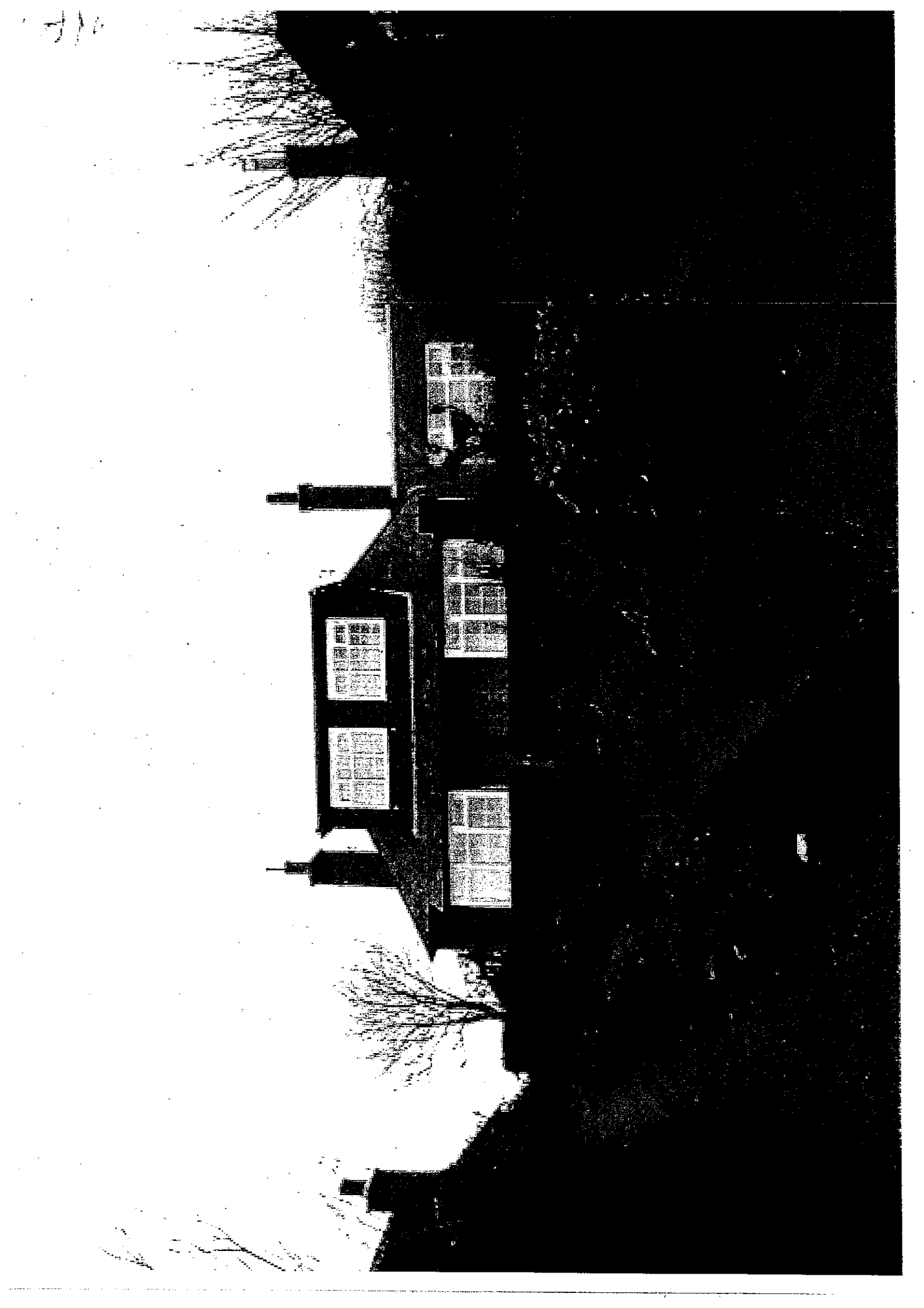
Bryan A. Keenan

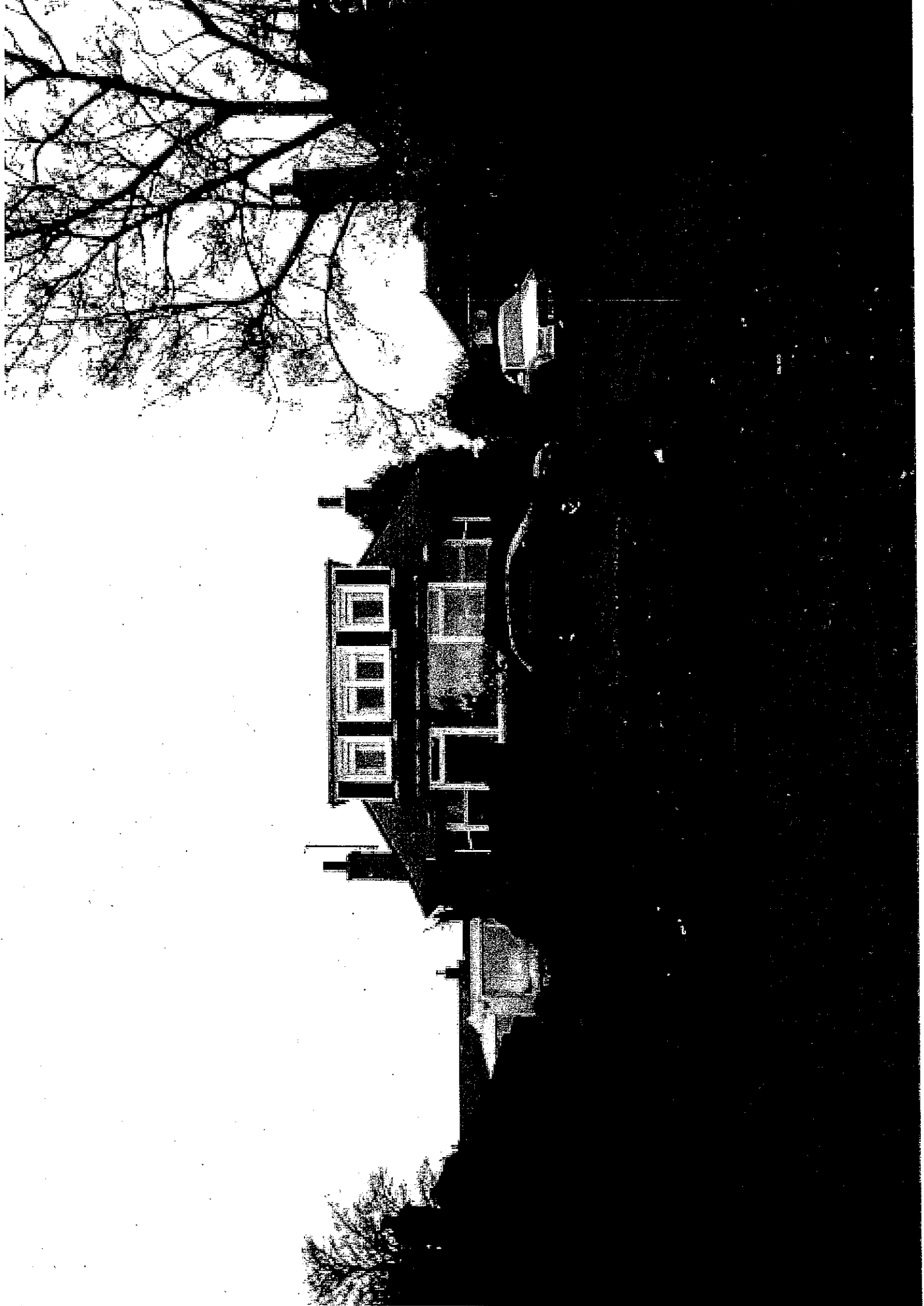






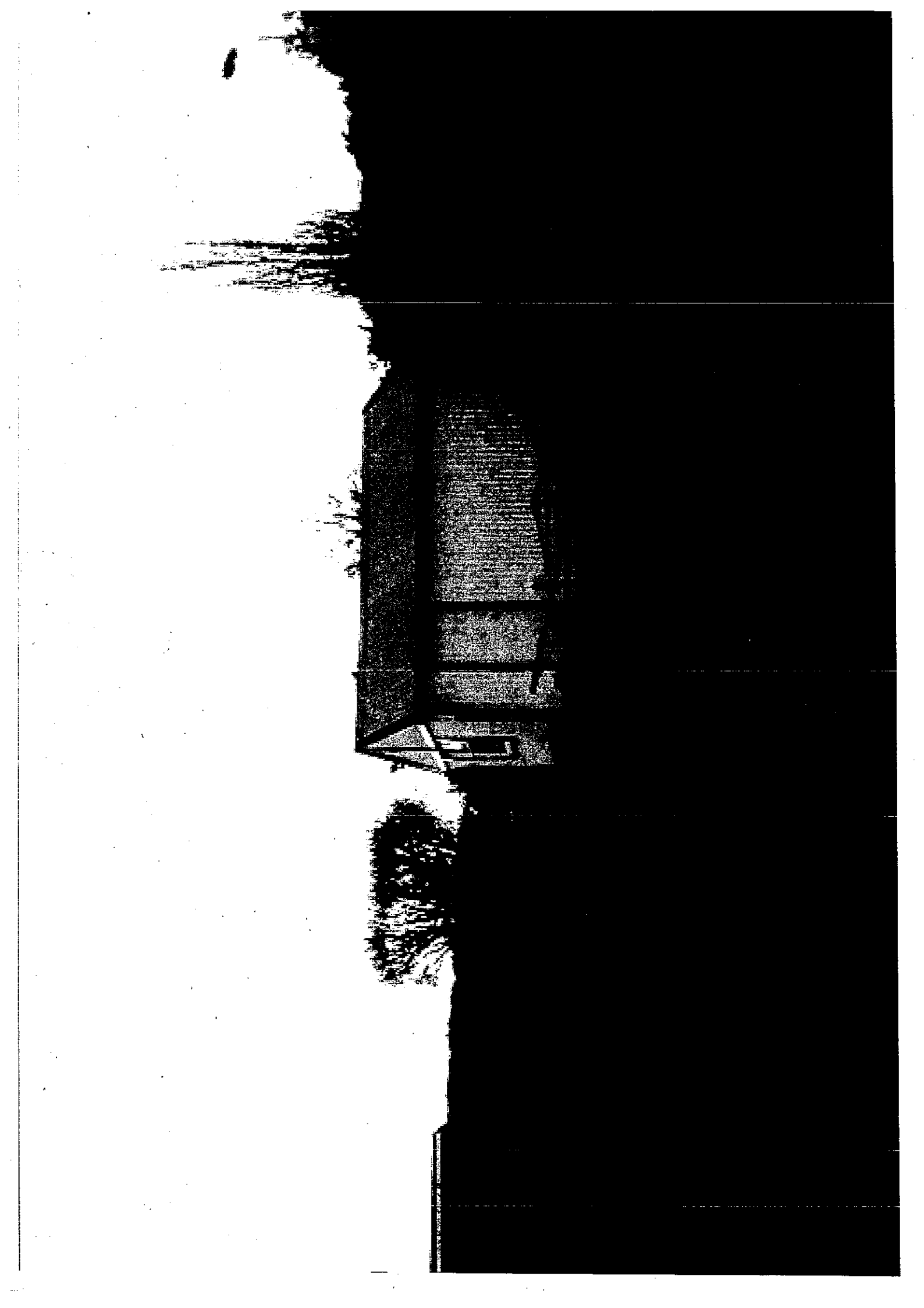


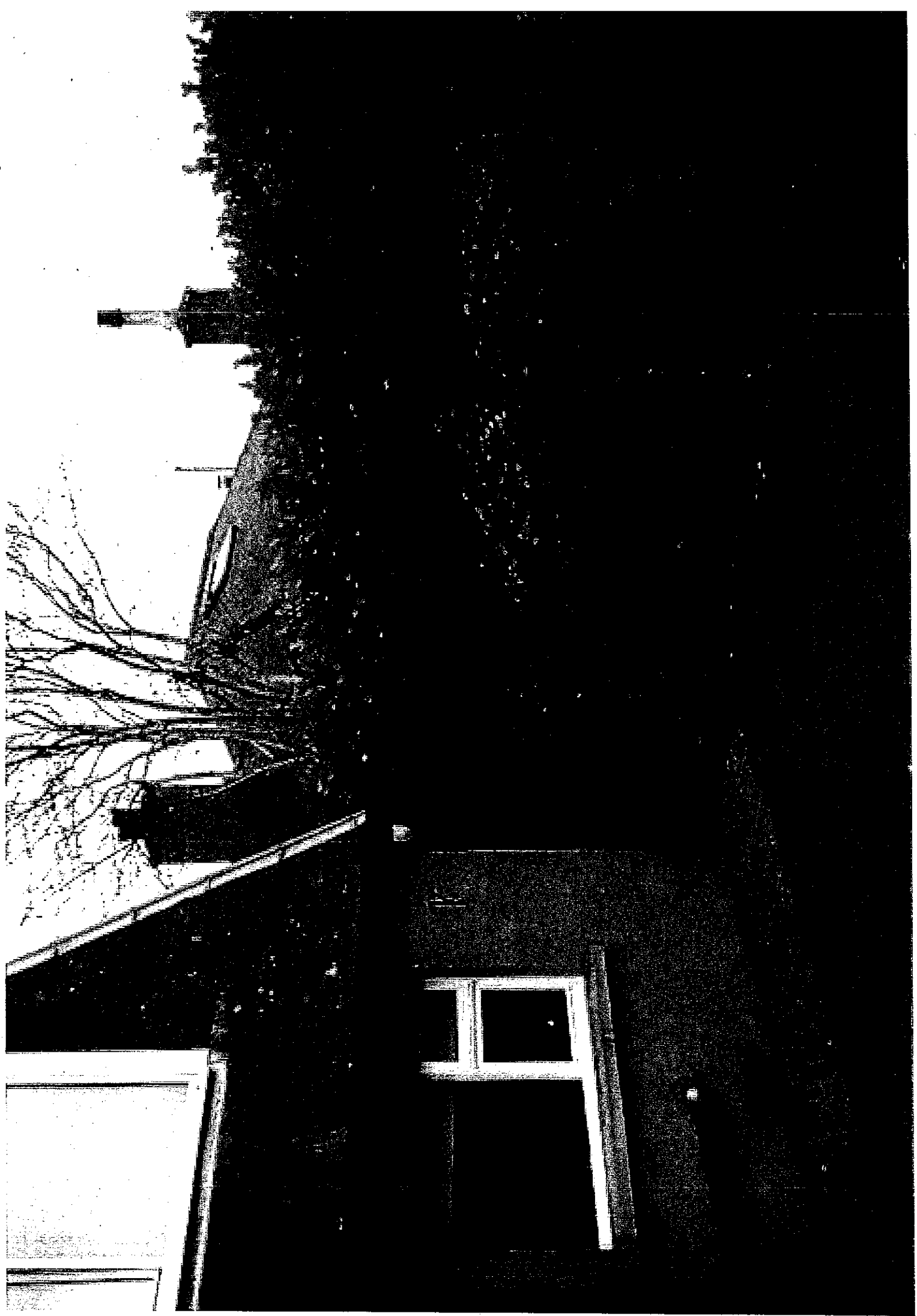


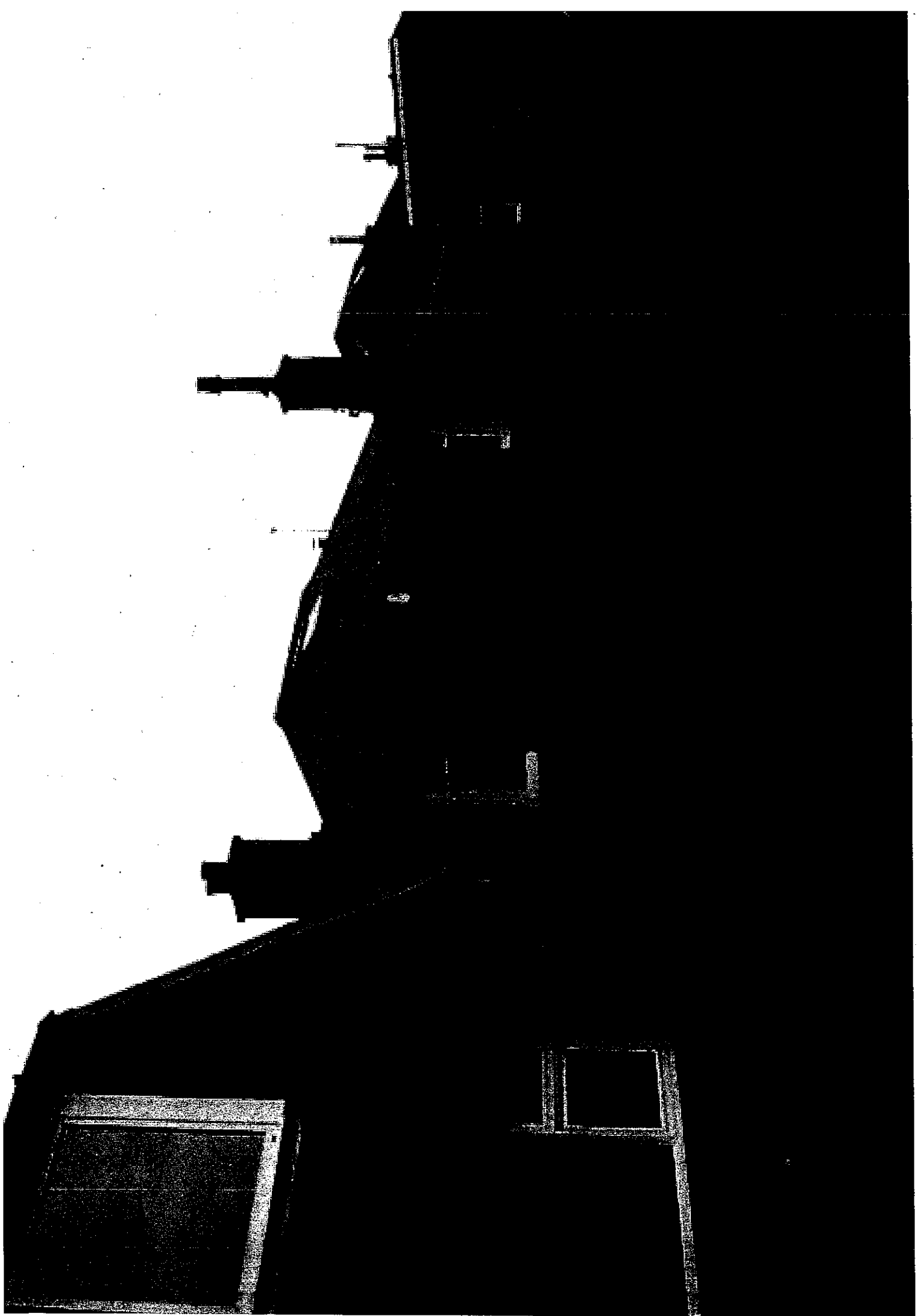




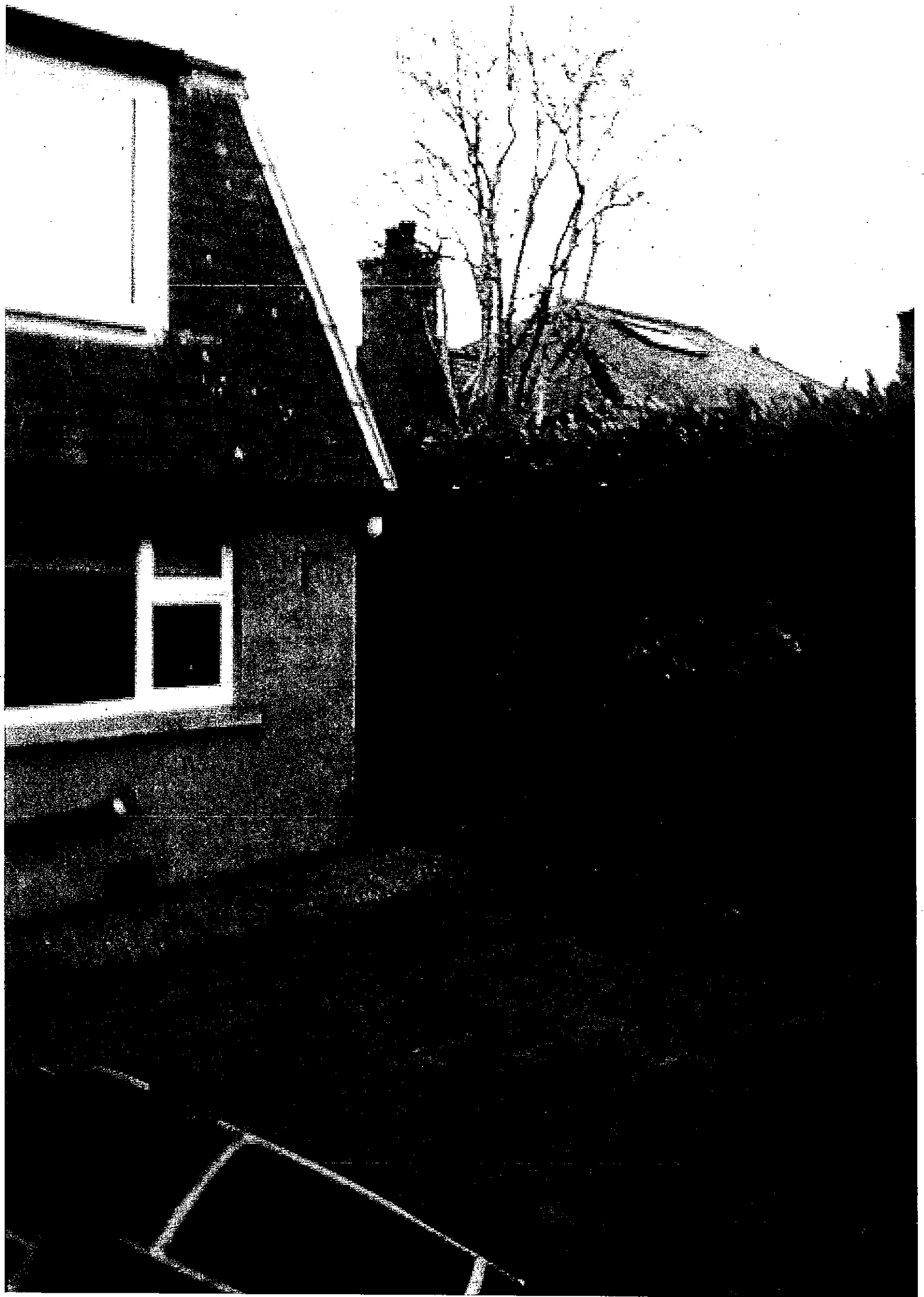












PI

From: webmaster@aberdeencity.gov.uk
Sent: 08 December 2014 08:03
To: PI
Subject: Planning Comment for 141543

Comment for Planning Application 141543

Name : Colin Jones

Address : 7 Gowanbrae Road, Aberdeen, AB15 9AQ

Telephone :

Email :

type :

Comment : I object to the proposed development (reference number 141543) at 1 Gowanbrae Road Bieldside. My objection is that the property is too large being more than 3 times the size of the existing property and is out of character with the existing housing stock. There have been a number of very large houses built close by and while some of them are reasonably in character with the existing house stock, others are not. For example the house (10 Prospecthill Road) at the other end of the road which is just a monstrosity.

Specifically I feel the house is too tall and wide, especially in regard to 3 Bailieswells Road. The proposed development is 2-3m higher and much wider and completely dwarfs 3 Bailieswells Road.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 05 December 2014 11:47
To: PI
Subject: Planning Comment for 141543

Comment for Planning Application 141543

Name : R. M Cook

Address : 44 North Deeside Road

Bielside

AB15 9DR

Telephone :

Email : j

type :

Comment : The proposed demolition of the cottage at 1 Gowanbrae Road and erection of a new dwelling should be rejected as the overall proposal materially degrades the current built environment and removes a more affordable home from the area detracting from the mix of local property.

Contrary to the statement in the submission, the existing house is attractive and retains the architectural style and materials of the period. It is in keeping with existing houses in the road. It is pleasantly presented with bay windows, a sheltered entrance area and terrace, attractively pitched roof and a well-proportioned dormer window. It has not suffered from ill-conceived extensions, retains its original character and is a good example of houses of its time contributing to the quality of the environment. The house is also attractive to buyers willing to occupy it in its present form and is more affordable than many properties in the area facilitating a good social mix in the community.

It is suggested that the existing property is unsuited to refurbishment to improve energy efficiency. No evidence is produced to support the claim. There are well-known and relatively economical ways to improve energy performance. Any energy gain from a new building would be effectively outweighed by the environmental costs of demolition and new construction.

The applicants suggest that there are local precedents for the destruction of existing houses. There is indeed something to learn from these. At number 72 North Deeside Road, Bielside (cited in the submission) the replacement dwelling retained the essential architectural features of the original (its front elevation, tower and half-timbering, for example) while at number 25 Baillieswells Drive the replacement house was built to the same size and style as the original. Hence both developments retained the visual amenity of the area. By contrast, number 10 Prospect Hill replaced a granite cottage with an unattractive house, out of keeping with local properties that detracts from the environment. It is an example of how planning has failed and should not be emulated.

The applicants denigrate the architectural merit of the current cottage yet offer to replace it with a building devoid of architectural value. The new building is conceived as a series of boxes linked together giving the impression of various ad hoc extensions with a mixture of multiple gable ends, confused roof lines and ill-proportioned dormer windows. Contrary to the submission, the proposed dwelling extends well beyond the building line both to the front and rear of the property. The submission incorrectly suggests that other properties in the road extend beyond the building line. Only one property can be said to have done this and it is a small single story sun lounge that does not constitute the main part of the building. What is being proposed in the submission is building well beyond the building line with a one and a half story construction forming the main front elevation with a substantial footprint. The plans need to be redrawn to respect the existing building line and reflect the scale of local architectural styles.

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Copies of Survey Reports evidencing the above floor areas can be produced.

Although relatively large in terms of total area, the plot is extremely narrow between the east and west boundaries and is not capable of accommodating the house design proposed without unacceptable intrusion, overlook and loss of amenity for adjacent and nearby properties. The proposed rear over garage extension is particularly unsuitable given its intrusion well beyond the existing rear building line and the effect upon, particularly, my property.

Any new dwellinghouse to be constructed on the application site should be of a type and style whereby all windows above ground floor level should be of a velux style rather than a dormer style to prevent overlook, intrusion and loss of amenity to neighbouring properties.

Road Safety

The proposed dwellinghouse has road access onto Prospecthill Road at the east end of the application site. As such the access onto Prospecthill Road is closer to Baillieswells Road than is desirable. Both Gowanbrae Road and Primrosehill Road are frequently and particularly at times of high traffic density used as "rat runs" by vehicles coming down Baillieswells Road from Kingswells and other office developments who use Gowanbrae Road and Primrosehill Road to avoid delays at the traffic lights at the junction of Baillieswells Road and North Deeside Road.

Often vehicles using these rat runs dive into the two streets involved at speed. As such any vehicular access from Primrosehill Road to the application site should be sited at the west boundary of the application site in order to reduce the danger of accidents.

Planning Policies

I believe the application and the design of the proposed new house contravenes the Council's current planning policies in a number of respects.

I reserve the right to raise further grounds of objection and also to produce substantiating documentation, photographic evidence and other evidence to show the dominating and intrusive effect of the proposed new dwellinghouse and the substantial loss of amenity that would result were consent for such an application to be granted.

Yours faithfully

Bryan A. Keenan



"Thrums",
8, Gowanbrae Road,
Bielside,
Aberdeen,
AB15 9AQ.

4th December 2014.

Communities, Housing & Infrastructure,
Planning and Sustainable Development,
Aberdeen City Council,
AB10 1AB.

Ref: - Planning Application P141543 – "The Cottage", 1, Gowanbrae Road.

Formal Objection.

Dear Sir/Madam,

I wish to formally object to the proposed development of "The Cottage", 1 Gowanbrae Road, Bielside, Aberdeen.

My objection is submitted on the following grounds

1. The proposed dwelling house is between three and four times the size of the existing property and encompasses virtually the entire plot available along the existing building line.
2. The proposed front/south facing elevation is pushed forward of the accepted building line of the dwellings constituting Gowanbrae Road.
3. The size of the proposed house is totally inappropriate for this road. The existing houses along the road are of similar sizes each of which are suitable for their plots
4. The houses were initially constructed during the 1920's and the heights of the roofs conform to a general level which this proposed development far exceeds.
5. This proposal creates a precedent for the remainder of the road which, if allowed to continue, would destroy an existing area of single story, sympathetically designed early twentieth century dwellings.

I believe the clue as to a suitable size lies in the name of the existing house i.e. "The Cottage".

On the above stated grounds, I urge you to refuse this particular design and require the architect to submit a plan more in keeping with this area.

Yours sincerely,

— D.Smith —

PI

From: Kenneth Anderson
Sent: 04 December 2014 23:07
To: PI
Subject: Objection to planning application no 141543

Dear Sir

I received notification of a Planning Application proposed for The Cottage 1 Gowanbrae Road, Bielside, Aberdeen City AB15 9AQ.

I wish to object to this development proposal on the following grounds :-

The site will be overdeveloped.
The proposal will adversely affect the surrounding properties.
The size of the proposed building will adversely affect my view.

Mr KA Anderson
1 Prospecthill Road
Bielside
Aberdeen
AB15 9AN

Sent from my iPad

From: webmaster@aberdeencity.gov.uk
Sent: 01 December 2014 12:47
To: PI
Subject: Planning Comment for 141543

Comment for Planning Application 141543

Name : Michael M Gillespie
Address : 48 North Deeside Road
Bielside
Aberdeen
AB15 9DR

Telephone :

Email :

type :

Comment : This application is fundamentally flawed and inaccurate in a number of issues, especially with regard to adequate and proper drainage of the site.

The footprint of the proposed new house and patio area will impact severely on the sloping site towards Gowanbrae Road. This over-development of the site is not compatible with drainage as proposed.

The Planning and Design statement is flawed and inaccurate in respect of the high point on Gowanbrae Road is in fact opposite No. 1 Gowanbrae Road, not No. 3 as stated.

Gowanbrae Road falls steeply to the West, the low point being opposite our rear gate - No. 48 North Deeside Road.

Due to inadequate existing drainage on Gowanbrae Road, we have in the past experienced water pouring down our back path and flooding our basement area. Numerous complaints have been made in the past to the Roads Department of Aberdeen City Council. We have been informed by them that Scottish Water have stated that existing drainage is at maximum capacity now and therefore no further gulleys with direct access to Scottish Water drainage can be allowed.

I note on drawing number 901, Drainage Proposals, that it is intended to reuse existing foul connection on Gowanbrae Road which is already utilised at full capacity.

The proposed soakaway in our opinion, is neither fit for purpose or positioned correctly in order to stop surface water cascading into Gowanbrae Road from the site.

It should be noted that the existing gully outside No. 44 North Deeside Road,(on Gowanbrae Road) does not cope with existing rainfall and thus flows westward towards my property. The situation will be made much worse with the current proposal.

The tree report indicates the current situation. However it does not indicate 8 trees removed from the boundary on Gowanbrae Road. These trees were significant species and estimated to be over 40 years old. I was under the impression that these were subject to statutory protection. The removal of these trees will also have a detrimental effect on drainage.

I note that tree protection fencing must be erected before any demolition, site preparation or construction work commence.

I note the statement that the design of drainage has still to be finalised. I would insist that approval should not be granted until a satisfactory solution is arrived at which does not impact in any adverse way on drainage and existing properties.

I would strongly advise a site visit to ascertain the facts as I have stated and not as the applicants have portrayed.

Please note Gowanbrae Road is a narrow one-way street only from East to West and access is required for residents and Council / emergency vehicles. Should planning be approved at some point in the future if the drainage issue can be resolved, it should be on the basis that residents have uninterrupted access.

On the basis of the above, we would ask that the current application as is, be rejected / not approved on the basis of inadequate drainage.

PI

From: webmaster@aberdeencity.gov.uk
Sent: 23 November 2014 16:57
To: PI
Subject: Planning Comment for 141543

Comment for Planning Application 141543

Name : Julie and Mark Vickers
Address : 3 Gowambræ Road
Bielside
Aberdeen
Ab159AQ

Telephone :

Email :

type :

Comment : Since the recent felling of shrubs to the front, the existing property can now be clearly seen by the public from Gowanbrae Road

The existing house is an exemplar of the vernacular

The proposed new house will extend significantly beyond the existing building line to the front of surrounding properties on the southern elevation, which will impact on light and privacy, detracting from the character and value of same

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 01 December 2014 16:01
To: PI
Subject: Planning Comment for 141543

Comment for Planning Application 141543

Name : Christopher Strang
Address : 46 North Deeside Road
Bielside
Aberdeen
AB15 9DR

Telephone :

Email :

type :

Comment : I comment re two issues:

1. Overlooking.

Currently I'm overlooked by two small upper windows. The plans show that I would be overlooked by three windows in a roofline raised by ~2 meters with the frontage brought forward nearer my property, increasing the degree of 'overlook'.

2. Surface Drainage

The plans show that this is by soakaway in the SE corner of the garden close to Gowanbrae Road. I am unaware of the current surface drainage arrangements but would be concerned if this is a change. If the soakaway is unable to cope, water is likely to run on to Gowanbrae Road and into my back gate (virtually no kerb to channel water away) and down to my back door with a flooding risk

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