



Enterprise, Planning and Infrastructure  
Aberdeen City Council  
Business Hub 4, Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

5 February 2015

Dear Dr Bochel,

**Planning Application 141543: Erection of new house in grounds of 1 Gowanbrae Road, Bielside**

I am writing on behalf of the Cults Bielside and Milltimber Community Council (CBMCC) to share our views on the proposed building of a new house at 1 Gowanbrae Road, Bielside. The initial review of the proposal by the Community Council didn't raise any concerns as it appeared to be a replacement of a house with a new, well designed house, albeit much larger in size, and as such we felt no need to comment. Subsequent to the closing date for comments some neighbours at the site raised some concerns about the application and having read the Planners report for the application, we feel these concerns have not been fully addressed in the Planning Department consideration.

Notwithstanding the fact that there is a factual error in the report i.e. a mature hedge on the boundary between the two properties which appear to be in control of 3 Baillieswells Road, when the hedge which has now been cut down is clearly on the property at 1 Gowanbrae Road, the Planning assessment of impact of the proposed house on the amenity of the neighbouring properties appears to have undervalued the objections submitted.

The concerns about impact on flooding of properties on North Deeside Road appear to have been given scant attention. While we note that the application for the new house does include a SUDS scheme, the lack of action by the Council in addressing the existing flooding problems from water running along Gowanbrae Road gives no confidence that the problem is fully understood. It is also surprising to us that compliance with the Council's 'Low and Zero Carbon Buildings'supplementary guidance' is a condition to be met before occupancy rather than being assessed and confirmed before planning permission is granted - surely it is too late to rectify once the house has been built?

We believe the application requires additional review by Planning and this would be enhanced by a comprehensive site visit to ensure the concerns are fully understood. We have no objection to the principle of demolishing the existing house and replacing it with a larger, modern house; we feel that the size and design should be planned with regard to the amenity of the current residents.

Yours sincerely,

*Peter Roberts*

Peter Roberts  
Planning Liaison Officer

Copy to: Councillor Marie Boulton, Councillor Aileen Malone, Councillor Tauqeer Malik