

PI

From: webmaster@aberdeencity.gov.uk
Sent: 18 September 2014 21:56
To: PI
Subject: Planning Comment for 141274

Comment for Planning Application 141274

Name : Dave Willett

Address : 31, Burns Road.
Aberdeen

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I would like to comment as follows on this development.

1. This development would place the existing access road under considerable strain. There are already 5 properties using the lane for access to their properties and parking. The access lane is private and the costs of upkeep are shared by the current house owners. Another property would mean more wear on the surface of the lane. Any additional utility provision for the house would have to be brought in via the lane and cause problems to the current users. The developer should make provision for the cost of this extra work and reinstatement of the lane.
2. The construction traffic would also find it difficult to gain access to the site and again cause problems for the current owners.
3. A new property in the suggested position would be difficult for emergency vehicles (fire and ambulance) to gain access to. Careful consideration should be given to this point. Particularly if the lane is full of parked cars.
4. The developer should be aware that there is a spring in the garden of no 33A which regularly floods following a heavy period of rain. If the property blocks the spring it would have to rise somewhere else and pass the problem on to other householders.
5. This property would increase the density of housing in a already overcrowded area of the town. This is a conservation area and the selling of gardens for additional housing should be discouraged for all properties in this area.

IMPORTANT NOTICE: This e-mail (including any attachment to it) is confidential, protected by copyright and may be privileged. The information contained in it should be used for its intended purposes only. If you receive this email in error, notify the sender by reply email, delete the received email and do not make use of, disclose or copy it. Whilst we take reasonable precautions to ensure that our emails are free from viruses, we cannot be responsible for any viruses transmitted with this email and recommend that you subject any incoming email to your own virus checking procedures. Unless related to Council business, the opinions expressed in this email are those of the sender and they do not necessarily constitute those of Aberdeen City Council. Unless we expressly say otherwise in this email or its attachments, neither this email nor its attachments create, form part of or vary any contractual or unilateral obligation. Aberdeen City Council's incoming and outgoing email is subject to regular monitoring.

PI

From: webmaster@aberdeencity.gov.uk
Sent: 18 September 2014 09:52
To: PI
Subject: Planning Comment for 141274

Comment for Planning Application 141274

Name : Christopher Bogle

Address : Owner of 43A Burns Road

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Confirm adjoining granite wall will remain structurally sound and in place on completion of the works and any damage and or subsidence of retaining wall and adjacent garden associated with the construction of this dwelling shall be structurally and geotechnically rectified by the developer and to the account of owner / customer

IMPORTANT NOTICE: This e-mail (including any attachment to it) is confidential, protected by copyright and may be privileged. The information contained in it should be used for its intended purposes only. If you receive this email in error, notify the sender by reply email, delete the received email and do not make use of, disclose or copy it. Whilst we take reasonable precautions to ensure that our emails are free from viruses, we cannot be responsible for any viruses transmitted with this email and recommend that you subject any incoming email to your own virus checking procedures. Unless related to Council business, the opinions expressed in this email are those of the sender and they do not necessarily constitute those of Aberdeen City Council. Unless we expressly say otherwise in this email or its attachments, neither this email nor its attachments create, form part of or vary any contractual or unilateral obligation. Aberdeen City Council's incoming and outgoing email is subject to regular monitoring.

PI

From: webmaster@aberdeencity.gov.uk
Sent: 08 September 2014 20:38
To: PI
Subject: Planning Comment for 141274

Comment for Planning Application 141274

Name : Elaine Elder
Address : 32 Louisville Avenue
Aberdeen
AB15 4TX

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I would like to object against this planning application. This dwelling house will be built at the bottom of our garden. The application states that there are some newly planted trees, this is incorrect as the trees in question are mature (at least 10 years). These trees provide privacy to our garden and house. I have concerns about how much natural light this dwelling house will have given the proposed location. Also access to the proposed site for construction vehicles is a narrow lane and I am concerned about the congestion and obstruction to the other houses. This is a very small area for the proposed dwelling house which is surrounded by mature trees.

IMPORTANT NOTICE: This e-mail (including any attachment to it) is confidential, protected by copyright and may be privileged. The information contained in it should be used for its intended purposes only. If you receive this email in error, notify the sender by reply email, delete the received email and do not make use of, disclose or copy it. Whilst we take reasonable precautions to ensure that our emails are free from viruses, we cannot be responsible for any viruses transmitted with this email and recommend that you subject any incoming email to your own virus checking procedures. Unless related to Council business, the opinions expressed in this email are those of the sender and they do not necessarily constitute those of Aberdeen City Council. Unless we expressly say otherwise in this email or its attachments, neither this email nor its attachments create, form part of or vary any contractual or unilateral obligation. Aberdeen City Council's incoming and outgoing email is subject to regular monitoring.

PI

From: webmaster@aberdeencity.gov.uk
Sent: 13 September 2014 19:20
To: PI
Subject: Planning Comment for 141274

Comment for Planning Application 141274

Name : Alastair MacLean

Address : 29 Burns Rd

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Hello,

I object to this application for a number of different reasons:

1. The development is in a conservation area - how does this development fit in with that concept?? Existing householders must go through hoops to change windows but a dirty great house seems to be OK to build? Totally incompatible with that.
2. The development is completely unnecessary, to split a reasonable sized garden into two, creating two tiny gardens and parking areas, neither are in keeping with the local area.
3. If permission is granted there will be an increase in traffic in the shared lane which enters between 31 and 33 Burns Rd which will impact both those inhabitants as well as the other existing ones. The area is way too tight to introduce another 'branch' of traffic and associated pollution (in a conservation area).
4. The potential to reduce late afternoon/evening sunlight into the gardens of 27 and 29 Burns Rd. A previous application at 33 Burns Rd was approved as you said it would impinge on our sunlight, it quite clearly does and your process clearly doesn't work if that is not picked up, perhaps this time round you should listen to the residents who know the area better than case officers.
5. We understood from the previous inhabitant that there were issues with springs in the area ('Burns' Road?). This used to flood the garden before, how will this development help that, has this been considered as part of the application???
6. The development is quite clearly simply for profit, it does nothing to promote/enhance the local area. It is opportunistic, unnecessary and would be a blight on a beautiful part of the city.

For the reasons above I urge you to reject this application, it is neither wanted, nor needed.

Regards

Alastair

IMPORTANT NOTICE: This e-mail (including any attachment to it) is confidential, protected by copyright and may be privileged. The information contained in it should be used for its intended purposes only. If you receive this email in error, notify the sender by reply email, delete the received email and do not make use of, disclose or copy it. Whilst we take reasonable precautions to ensure that our emails are free from viruses, we cannot be responsible for any viruses transmitted with this email and recommend that you subject any incoming email to your own virus checking procedures. Unless related to Council business, the opinions expressed in this email are those of the sender and they do not necessarily constitute those of Aberdeen City Council. Unless we expressly say otherwise in this email or its attachments, neither this email nor its attachments create, form part of or vary any contractual or unilateral obligation. Aberdeen City Council's incoming and outgoing email is subject to regular monitoring.

PI

From: J MORRISON [REDACTED]
Sent: 12 September 2014 12:57
To: PI
Subject: Planning Application 141274

To whom it may concern,

I would like to object to the proposed planning application number 141274 at 33 Burns Road Aberdeen, AB15 4NT on the grounds that the neighbouring gardens, including mine at 30 Louisville Avenue AB15 4TX, will be overlooked, resulting in a loss of privacy for the residents.

Yours sincerely,

Jennie and Doug Morrison,
30 Louisville Avenue,
Aberdeen
AB15 4TX

□

PI

From: webmaster@aberdeencity.gov.uk
Sent: 24 September 2014 04:34
To: PI
Subject: Planning Comment for 141274

Comment for Planning Application 141274

Name : Matthew Kirk
Address : 35 Burns Road
Aberdeen
AB15 4NT

Telephone :

Email : [REDACTED]

type :

Comment : Reference: Planning Application Number 141274

We wish to lodge a formal objection to the proposed development at 33A Burns Road Aberdeen, for the following reasons:

1. This is a significant development within a Conservation Area. The application is entirely inappropriate and fails to recognize the Conservation Area status, or to make a positive contribution. It has a harmful effect on the traditional character and open appearance of the area, creating an extremely congested and unsightly confusion of architectural styles.
2. The subject development will not have a public face to the street, and has been shoe horned into a traditional garden.
3. Proposed access is via a privately owned lane, the owners of which, including myself have not been consulted regarding, nor agreed to, the extended use of the lane by occupants of the new development.
4. Existing residents would experience significant disruption, with noise and upheaval. Heavy plant and construction activities will potentially damage the privately owned single track lane, and compromise access to the existing properties, garages and parking spaces.
5. Due to the configuration of the lane, it is unlikely that emergency services, such as fire appliances, could gain access to the property, if required, thus causing a risk to the surrounding properties.
6. There is a natural spring located at the proposed site, which causes flooding during periods of heavy rain. The effect of proposed development is unclear and we are concerned that the water table may be adversely affected, causing potential damage to our property.
7. The adjacent buildings are not accurately shown in the plans, including the existing double garage, which extends across the full length of our property, 35 Burns Road.
8. A Design Statement was not made available to accompany the application, however it is apparent that the design of the building is inappropriate as it conflicts with, and is not in keeping with the traditional design of the surrounding buildings, within this Conservation Area.
9. Finally, it should be noted that the applicant has never resided at the property, and is unlikely to do so, therefore has limited understanding or consideration of the impact for the area and existing residents.

Regards,
Matthew Kirk

Planning Reception
Planning and Sustainable Development
Aberdeen City Council
Marischal College
Aberdeen
AB10 1AB

Neil Galbraith
43 Burns Road
Aberdeen
AB15 4NT

24TH August 2014

Planning Application Reference: 141274

Proposal to build a new property at 33A Burns Road

To the Planning Committee

As a long standing resident of Burns Road I am writing to lodge an objection against the application for Detailed Planning Permission for the above proposal.

The basis for the objection is as follows;

- The proposal, if implemented, given the scale and layout of the development would adversely affect the day lighting, amenity and privacy of myself, adjoining residents and the character of the existing residential area.
- The proposal, if implemented, given the scale, height and position of the proposed building would have a significant detrimental impact on the setting and character of the wider conservation area.
- The proposal, if implemented, would set an undesirable precedent for future applications of a similar nature.
- The proposal, if implemented would have a significant detrimental impact on the value of my property.
- It should also be noted that the owners of the properties at Nos 43A, 47, and 51, for whom this would also have a detrimental impact, are all currently living abroad and may not have been given a full and ample opportunity to lodge their objections.

Yours Faithfully

Neil J. Galbraith