

PI

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From: webmaster@aberdeencity.gov.uk  
Sent: 08 March 2015 17:18  
To: PI  
Subject: Planning Comment for 150191

Comment for Planning Application 150191

Name : Sharon Reid  
Address : 4 Camperdown Rd  
Aberdeen  
AB15 5NU

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I find the proposed changes not at all suitable to the architecture and character of the street and neighborhood. There are numerous new housing developments both in and around Aberdeen that meet the size and room number requests of these proposals. It would be better for the occupants to move to a new house rather than to destroy the original design, and the symmetry of the semi-detached architecture.

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PI

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From: webmaster@aberdeencity.gov.uk  
Sent: 07 March 2015, 14:08  
To: PI  
Subject: Planning Comment for 150191

Comment for Planning Application 150191

Name : E Stalker  
Address : 29 Camperdown Road  
Aberdeen  
AB15 5NW

Telephone :

Email : 

type :

Comment : I Object to this application due the size and building character change. Being as this is a semi-detached house that currently has balance nice symmetry with it's neighbour and also the surrounding houses it would be completely out of place in the street. 2ndly, the size of the proposed changes are huge. It would completely dwarf it's neighbour and be quite imposing at street level. It has gone from a sweet 3 bedroom house into a potential 6 bedroom goliath. There would also be increase impact on parking in our area. Keep Aberdeen's neighbourhoods character filled and true to original designs making them great places to live. Rgds Emily

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PI

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From: webmaster@aberdeencity.gov.uk  
Sent: 08 March 2015 13:22  
To: PI  
Subject: Planning Comment for 150191

Comment for Planning Application 150191

Name : Gordon Hardie  
Address : 15Harcourt Road  
Aberdeen

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Completely out of character with other buildings in the street and the area and, therefore, unsightly.

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PI

P150191 - RMC

From: webmaster@aberdeencity.gov.uk  
Sent: 05 March 2015 08:31  
To: PI  
Subject: Planning Comment for 150191

Comment for Planning Application 150191

Name : William John Macleod Fraser

Address : 28 Rosebury Street

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object as this will remove the character of Rosebery Street.

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P150191 - RMC

53 Rosebery Street  
Aberdeen  
AB15 5LN

Date: 19/02/2015

Ref. 150191

Dear Sir/Madam,

I wish to make an objection to the proposed alterations to 51 Rosebery Street as it is not in keeping with the character of the street and will look quite unsightly.

I feel the property will not fit with its surroundings as it presently does and will look oversized/modernized, bulbous and out of place from the front street view.

Makes a conventional three-bedroom property a six-bedroom property that brings further potential problems.

Mismatch of slates and granite to the front of the building and natural weathered finished will be very difficult to achieve, if not done properly will be rather unsightly. The size and mismatch to the areas/street aesthetics in current style will be disfigured.

Kind Regards



Angela McDermott

\* Hard copy \*

PI 50191 - RMC

Kreen

53 Rosebery Street

Aberdeen

AB15 5LN

Date: 19/02/2015

Objections to alterations to 51 Rosebery Street, Aberdeen, AB15 5LN  
Application No. 150191

We feel it necessary to object to the proposed alterations at the aforementioned address for the following reasons: -

1. The front elevation symmetry of the two properties e.g. 51 and 53 Rosebery Street will be distorted.
2. Rosebery Street properties are largely unchanged and the character should not be compromised with a very visual and obvious addition, this development in its self represents a significant change to the character of the building.
3. Proposed gable addition is not in keeping.
4. The tall chimneystack on No.51 which sits adjacent to the Georgian house that is a prominent feature of this property will be removed.
5. Deforms the front perspective of what is a traditional semi detached granite Bisset bungalow.
6. Extending the double dormer window to effectively a triple dormer window is not in keeping and sets a precedent for other homeowners to pursue this unsightly addition.
7. Extending and straightening of the roof hip encroaches on No.49 Rosebery Street by 765mm, this again alters the visual appeal of these traditional dwellings. Normally in this area this style of property has a reasonable gap between dwellings in the order of around +2 meters, the proposed plan reduces this to less than 1 meter. This affects the relationship of the two buildings in how they share space.
8. Directly across the road from 51 Rosebery Street is very similar arrangement with a Georgian style dwelling dropping down to a Bisset style bungalow. Altering No. 51 as proposed here again upsets the symmetry and architectural balance of the street.
9. Slating the new portion of roof could result in a mismatch of slates which would be very unsightly.
10. On the front elevation to the left of the property, it is unlikely that granite of a perfect match could be sourced, here again the aesthetic appeal and character of the property is again compromised.

With the addition of extended double dormer windows to the rear of the property we have the following comments: -

1. Overlooks neighboring properties back garden at close proximity which compromises privacy, there is no screening that would mitigate this issue and it would be unsightly to try and implement something suitable and in keeping.
2. This property was extended at the rear approximately 8 years ago, at that time the property was extended from the rear wall by 4 meters, it is now proposed to extend the utility room out further again. The plan is not clear what this dimension is but it clearly exceeds the figures stated in the published guidance notes.

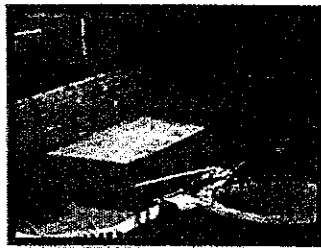
Kreen  
53 Rosebery Street  
Aberdeen  
AB15 5LN  
Date: 19/02/2015

Objections to alterations to 51 Rosebery Street, Aberdeen, AB15 5LN  
Application No. 150191

3. The side elevation of the property also exceeds the 1 meter rule stated in the guidelines.

Other points that have been noted in this development: -

1. The west facing rear elevation does not replicate what is in place at present.
  - a. There are double patio doors and not three.
  - b. Either side of the patio doors there are two windows and not one as detailed.
2. The owners of No.51 Rosebery Street have already demolished part of the original granite rubble wall at the rear of the property to presumably gain access from the rear lane and raised the level of the original footprint of the recently demolished single wooden garage. We are not aware of any permissions being sought to progress this development and what impact this may have.



3. If permissions are granted for this development it will make this potentially a five bedroomed house. This in its self is not desirable with respect to increased occupancy, parking requirements and generation of additional waste etc, all of which is detrimental to other local residents.

For consideration - living in the neighboring property (No. 53 Rosebery Street) and having an appreciation of the local architecture we feel duty bound in custodians of these fine properties to maintain, preserve and restore the originality. From owning the property for approximately 8.5 years we have enhanced our property in the period character as follows to: -

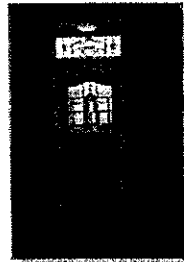
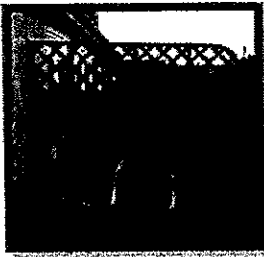
- Reinstated the cast iron railings above the low granite wall to an original specification.
- Replaced the front door with a period hard wooden door with integral lead stained glass window in keeping with the lead stained glass at the front of the property and painted the door a period colour.
- Had built by a stonemason to the rear of the property a partition granite rubble wall in keeping with the surrounding walls at considerable more effort and expense than just a breeze block wall.
- Replaced the front single pain double glazed units that were not original to the property with a configuration that was sympathetic to the original units.

Basically back in 1935 when these houses were built the builders and developers of the time had an eye for what worked and to there testament the street has largely gone unchanged over the years.

Kreen  
53 Rosebery Street  
Aberdeen  
AB15 5LN  
Date: 19/02/2015

Objections to alterations to 51 Rosebery Street, Aberdeen, AB15 5LN  
Application No. 150191

As responsible individuals in the planning department it is your duty to recognize these pertinent points and reject this application.



Conservation area – although Rosebery Street is not to my knowledge in a conservation area it is flanked by Rosemount and Westburn conservation area and Albyn and Rubislaw conservation area. I feel that with the many traditional and unchanged features in Rosebery Street and the surrounding area to grant permissions would be a gross dereliction of the planning departments duty.

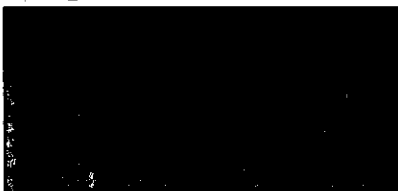
It is also often the case in inner cities that people try and extend a property to a much greater size than it was initially intended.

It is not in keeping with any other extension locally and would present another precedent for prospective developers.

Yes things have changed in time but the fact is that these properties and street as a whole hold a certain charm and appeal to those that live in and around the area. It is a delicate balance that should not be compromised.

The proposed alterations in our mind step over the line and should be rejected by the planning department in the interests of the neighboring residents, visitors and for posterity.

Regards



Colin W. Dick and Family



PI

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**From:** webmaster@aberdeencity.gov.uk  
**Sent:** 19 February 2015 22:56  
**To:** PI  
**Subject:** Planning Comment for 150191

Comment for Planning Application 150191

Name : Colin William Dick  
Address : 53 Rosebery Street  
Aberdeen  
AB15 5LN

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment :

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Regards

Colin W. Dick and Family

P&SD Letters of Representation		
Application Number: 150191		
RECEIVED 20 FEB 2015		
Nor	Soi	MAP <input checked="" type="checkbox"/>
Case Officer Initials: RMC		
Date Acknowledged: 23/02/2015		

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