

Our Ref.  
Your Ref.  
Contact Tommy Hart  
Email [REDACTED]  
Direct Dial [REDACTED]  
Direct Fax [REDACTED]



**ABERDEEN**  
CITY COUNCIL

12 November 2014

William Lippe Architects Ltd  
4 St James Place  
Inverurie  
Aberdeenshire  
AB51 3UB

**Communities, Housing & Infrastructure**  
Planning and Sustainable Development  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen AB10 1AB

**F.A.O. Eleanor (by email)**

Tel 01224 523470  
Minicom 01224 522381  
DX 529452 Aberdeen 9  
[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)

Dear Eleanor

**Pre-application enquiry: demolition of house and construction of two houses at Harecraig, Culter House Road, Milltimber**

I've had a chance to look over the most recent plans submitted on 11<sup>th</sup> November. At this stage, I would like to point out that whilst the Planning Authority has no objection to the principle of redeveloping this residential site and introducing two houses, we are concerned that collectively, the design, size, scale and position of the houses are not currently what we would expect.

Policy D1 of the Aberdeen Local Development Plan states that all new development should be designed with due consideration for its context. For the most part, the context of the area from the proposed site towards the west (on the north side of Culter House Road) is one of reasonably sized properties set in large gardens, positioned (for the most part) with ample spacing to the boundary. It is the opinion of the Planning Authority that the size of the houses proposed, along with the proposed positioning, does not fit with the context of the immediate area – especially with respect to the western house which sits uncomfortably close to the boundary and the neighbouring house which abuts that boundary and likely to impact on amenity and character of the house and surrounding area.

With respect to design, it is clear that along the northern half of Culter House Road there are no two houses alike, with the house designs ranging from traditional villas to more modern and contemporary interpretations. With that in mind, the houses you propose, whilst slightly different in style, have not been designed with due consideration for their context which is, as described above, a mix of house types. Please feel free to review the recent approvals for similar development to get a flavour of the Planning Authorities stance on design in this area – 131828, 131751, 130609 and 091006 – with a view to amending the house designs.

GORDON MCINTOSH  
DIRECTOR



Choose products with the FAIRTRADE Mark

Taking account of the above, my initial thoughts are that the western house at least should be amended by way of making it narrower onto Culter House Road and therefore longer into the north of the site.

Linked to this is the position of the proposed garages abutting Culter House Road. Currently, along the northern side of Culter House Road, there are no garages in a similar position. It is clear that positioning two triple garages in this position would have a negative impact on the character of the street. I would ask for some justification as to why these should be accepted as currently they cannot be supported.

At this early stage you may wish to have a discussion with our Roads Projects Team with regards to access as I'm unsure if they will look favourably towards two access points so close to each other.

On submission of any planning application, I would also expect a tree survey and protection plan to be submitted due to the trees on and abutting the site. Cognisance needs to be taken of the TPO trees to the immediate east of the site. It may well be that these trees impact on the proposed development so the tree survey needs to inform the development proposals which may mean that the eastern house also needs a design and position re-think – for your information there was an application refused at number 40 Culter House Road (130194) due to the potential impact on the trees.

Lastly, it is worth noting that our mapping system shows the potential presence of bats in and around the application site, therefore there is a requirement to provide a bat survey in line with our Supplementary Guidance - <http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=47678&sID=1439> 4. Early discussion with our Anne-Marie Gauld in that respect is essential. You will no doubt be aware that the ideal time for undertaking a bat survey is between May and August and as such I would suspect it would be difficult to progress any application until such survey is undertaken.

Please feel free to contact me should you wish to discuss any amendments to the scheme currently proposed. As things stand, if this scheme is submitted to the Planning Authority, it is difficult to see how a favourable recommendation could be considered.

Yours faithfully,

**Tommy Hart**  
Senior Planner