

## Eleanor Alexander

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**From:** Tommy Hart <[REDACTED]>  
**Sent:** 18 February 2015 11:07  
**To:** Eleanor Alexander  
**Subject:** RE: 5022 proposed dwellings at Harecraig, Culter House Road, Milltimber

Eleanor

Would it benefit a meeting here to go through all the salient points and thereafter see where you go from there? The change of materials/colour would not be sufficient on its own.

Yours

Tommy Hart | Senior Planner (Development Management)

**Please note;**

**I work a compressed fortnight and therefore will be out of the office every second Friday effective 22<sup>nd</sup> August 2014.**

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**From:** Eleanor Alexander [mailto:[REDACTED]]  
**Sent:** 18 February 2015 10:50  
**To:** Tommy Hart  
**Subject:** RE: 5022 proposed dwellings at Harecraig, Culter House Road, Milltimber

Tommy

Would a complete change in materials / colours on the house on Plot 1 suffice in achieving the difference between the two plots you desire?

Regards

**Eleanor Alexander**

**Associate**

**Chartered Architect** B.Sc (Hons) Arch . Dip . Arch . RIAS

**William Lippe Architects Ltd**

4 St James Place, Inverurie  
Aberdeenshire, AB51 3UB

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**From:** Tommy Hart [mailto:[REDACTED]]  
**Sent:** 18 February 2015 08:06  
**To:** Eleanor Alexander  
**Subject:** RE: 5022 proposed dwellings at Harecraig, Culter House Road, Milltimber

Eleanor

Many thanks for the amended plans. Whilst it is acknowledged that you have moved the house on plot 1 further east to create a reasonable separation between the existing house on the adjacent site and have removed the garages from the principle elevation, there is little difference in the house designs which caused concern at pre-application stage and was also highlighted early on for this application. For your convenience, my previous comments were;

*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. [relates to Policy D1 – Architecture and Placemaking]*

I see no material difference to the house designs which was previously highlighted as an issue and with that in mind I find it difficult to see how the planning authority can recommend approval of the application and would therefore be seeking to progress to determination within the next 2 weeks - please what plans you wish to proceed to determination with.

Lastly, please see attached comments from my Environmental Policy colleagues with regards bats and trees.

I look forward to hearing from you at your earliest convenience so that the application can progress to determination.

Yours

Tommy Hart | Senior Planner (Development Management)

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**From:** Eleanor Alexander [mailto: [REDACTED]]  
**Sent:** 17 February 2015 16:25  
**To:** Tommy Hart  
**Subject:** RE: 5022 proposed dwellings at Harecraig, Culter House Road, Milltimber

Good afternoon Tommy

We attach a set of revised proposals amended in accordance with your pre-application advice and as per our subsequent discussions. As agreed, the dwelling on plot 1 has been reduced in width and increased in length into the plot as you initially suggested. This has moved it eastwards away from the neighbouring western boundary and garage, leaving a considerable distance of around 4.8m to the boundary.

As discussed, we have also relocated the garages from the front of the plots to become integral garages set below the dwellings, working with the vast change in level over both plots. This sets the houses more comfortably within the existing topography, balancing out cut and fill on the site. The neighbouring plot to the west also has a similar approach to the garage, with it set well below the ground floor level of the house to suit the site levels.

In addition to these revisions we have repositioned the sun lounge on Plot 2 so it is centrally located on the rear elevation.

We will send some conceptual 3D images by separate email to assist in demonstrating how the revised proposals will appear in reality.

We have also attached an amended drainage report which addresses the comments made by flood prevention – a 75mm orifice plate has been added to the attenuation drain. The revised proposals will not affect the ground level along the frontage of the site as the ground can be graded to suit the existing levels in this area. This should therefore appease your Environmental Policy team's response.

We trust the proposals are now acceptable to you and you are in a position to approve the application. Should you have any queries please do not hesitate to contact us.

Regards  
**Eleanor Alexander**

**Associate**  
**Chartered Architect** B.Sc (Hons) Arch . Dip . Arch . RIAS

**William Lippe Architects Ltd**  
4 St James Place, Inverurie  
Aberdeenshire, AB51 3UB  
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**From:** Tommy Hart [mailto: ]  
**Sent:** 11 February 2015 10:09  
**To:** Eleanor Alexander  
**Cc:** 'Loretta Davie'  
**Subject:** RE: 5022 proposed dwellings at Harecraig, Culter House Road, Milltimber

Eleanor

That's fine with me.

Yours

Tommy Hart | Senior Planner (Development Management)

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**From:** Eleanor Alexander [mailto: ]  
**Sent:** 10 February 2015 16:15  
**To:** Tommy Hart  
**Cc:** Garfield Prentice; Loretta Davie  
**Subject:** RE: 5022 proposed dwellings at Harecraig, Culter House Road, Milltimber

Hi Tommy

I have given the client some rough overmarks of potential amendments and they have come back with a couple of queries which I plan to look into this afternoon. The client is actually away this week but I am receiving emails so would hope to have a decision from them this week once I have answered their queries, leaving me next week to finalise the drawings and resubmit to you if they so wish.

I have held off answering the two consultations you sent through until I knew if the proposals were going to change but will obviously respond to these once I get a final decision from the client.

Hope this is acceptable.

Regards

**Eleanor Alexander**

**Associate**

**Chartered Architect** B.Sc (Hons) Arch . Dip . Arch . RIAS

**William Lippe Architects Ltd**

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**From:** Tommy Hart [[mailto:\[REDACTED\]](mailto:[REDACTED])]  
**Sent:** 10 February 2015 16:07  
**To:** Eleanor Alexander  
**Cc:** Garfield Prentice  
**Subject:** RE: 5022 proposed dwellings at Harecraig, Culter House Road, Milltimber

Eleanor

Can you provide a timescale for coming back with amendments? I'm keen not to let this drag on unnecessarily .

Yours

Tommy Hart | Senior Planner (Development Management)

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