



CULTS BIELDSIDE AND MILLTIMBER COMMUNITY COUNCIL

cbmcc@cbmcommunity.org.uk

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

28 August 2015

Dear Mr. Miller,

Planning Application 150988: Subdivision of Curtilage and Erection of New Residential Dwelling

I am writing on behalf of the Cults Bieldside and Milltimber Community Council (CBMCC) to share our views on the proposed subdivision of a curtilage and erection of a new residential dwelling at Ardsheiling, Bairds Brae, Cults. Nearby residents have raised concerns about their loss of privacy should a new house be built in the grounds of Ardsheiling, as well as access to the property and the impact of construction on roads and pathways. Having listened to their comments and reviewed the plans, we agree that the new house could contravene policy D2 and H1 regarding the amenity and privacy of the current residents. The objections from the nearby residents should be given full consideration when reviewing the application. A different orientation of the house may help alleviate some of the concerns. We also feel that the proposed access to the new house needs to be examined closely and consideration given to possible access onto Woodlands Crescent if planning permission is to be given.

Please contact me if you have any questions.

Yours sincerely,

Peter Roberts

Peter Roberts

Planning Liaison Officer

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

PI

From: webmaster@aberdeencity.gov.uk
Sent: 19 July 2015 23:03
To: PI
Subject: Planning Comment for 150988

Comment for Planning Application 150988

Name : Mr& Mrs Richard Whitelaw

Address :

15 Woodlands Crescent,

Cults,

Aberdeen

AB15 9 DH

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : Dear sir/ Madam,

We strongly object to the proposed development of a second house being built at Ardsheiling Bairds Brae, cults.. The proposed site is a much higher and the affect of a house being built on this land would most certainly block any afternoon and early evening sunlight from reaching our back garden .The loss of sunlight into our garden would be devastating for us.

The house would overshadow our home and the loss of privacy for our family would be huge, with many windows facing directly into our garden which at present is very private . This would have a massive affect on how we use our garden and feel comfortable in our own home & garden .

I feel that a second home being build on this site would be an overdevelopment of this land which at present is a garden with manly trees.

The house will face in the opposite direction to all the other houses on our street with its back facing into the street and visually I feel it will not fit in well with our surroundings.

The entrance to the new proposed house will be from Bairds brae at present the road is closed and this area is used freely by children & dog walkers to play with no or little fear of any vehicles. The increase of traffic would be a danger .

Access into the property is along a comunial walk way and has never been used by cars . This lane/ walk way is held up by a dry stone dyke unsure if this would be safe if cars were to use this as a drive way.

Regards

Mr & Mrs Whitelaw

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 23 July 2015 17:25
To: PI
Subject: Planning Comment for 150988

Comment for Planning Application 150988

Name : Louise Dorney
Address : 17 woodlands walk, cults
, Aberdeen
AB159DW

Telephone : [REDACTED]

Email [REDACTED]

type :

Comment : I object to this planning application as it will spoil the look of the existing street as the house will be facing the wrong direction and will completely ruin the privacy for neighbours as they would be completely overlooked. It could also increase the traffic on Bairds Brae which is quiet lane that many children play on and people walk their dogs. The owners of this property have already chopped down too many trees when expanding their garden and this building work will further reduce the trees.

Regards
Louise Dorney

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 15 July 2015 12:57
To: PI
Subject: Planning Comment for 150988

Comment for Planning Application 150988

Name : Mr Richard Sainsbury
Address : 11 woodlands crescent
Pitfodels
Aberdeen
AB15 9DH

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I object to this application due to the major lose of privacy(it will look right in to our back garden) and the dangers of an increase of traffic on an already very narrow road.

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from: webmaster@aberdeencity.gov.uk
sent: 26 July 2015 22:01
to: PI
subject: Planning Comment for 150988

Comment for Planning Application 150988

Name : Mr Keith Thornton
Address : 5 Woodlands Gardens
Units

Telephone : [REDACTED]

Mail : [REDACTED]

Type :

Comment : Dear Planning department, I would like to raise some concerns over this planning application.

. The proposed new build house is very large for the plot and seems squeezed in with barely any garden for a family which would likely live there. The proposed house seems inappropriate for the size of the plot.

. The size of the proposed new-build means it would be in close proximity to the existing dwelling, "Ardshelling" and so result in high density of housing on the plot. The larger houses in the remainder of Woodlands Gardens are spaced apart, so it would be out of kilter with this philosophy.

. If this new build was approved, it would set a concerning precedent for people with larger gardens to submit housing applications in a conservation area. Over time, the philosophy of the conservation area would be lost due to back garden developments.

. I note that a previous planning application 061891 in 2006, for a smaller 4 bedroom new build house was refused.

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George Milne

From: webmaster@aberdeencity.gov.uk
Sent: 12 July 2015 22:10
To: PI
Subject: Planning Comment for 150988

Comment for Planning Application 150988

Name : Mrs Claire Miller
Address : 26 Woodlands Crescent
Cults
Aberdeen
AB15 9DH

Telephone :

Email : [REDACTED]

type :

Comment : Dear Sir/Madam,

ARDSHEILING, BAIRDS BRAE, CULTS, ABERDEEN, AB15 9PU

I would like to formally object to the proposed planning application for the above property. My property looks directly into the green space which has mature trees, dry stone dyke and large conifers, some of which have since been hacked down by the owners of the property as above. The large 5 Bedroom property proposed has windows which would be overlooking onto my property but none over their own existing house and would be an invasion into my privacy! And extremely obtrusive.

The access to the site, as I am lead to believe is common public ground and not privately owned but I could be mistaken on this but if it is common ground then they should not be entitled to use this to develop on or use as a private drive. The owners have recently put up a private road sign at the access point of this drive.

The main access road to this proposed site is from Craigton Road and is a very uneven dirt track and would pose a lot of concerns regarding the well established trees in this road but would also damage the road even further and would most likely not be fully repaired or new tarmac put down to have a proper access road. This would also mean that the construction companies vans, lorries, cranes etc will be using either the current foot path which had a bollard installed to avoid any vehicle access or they would park outside my house in a corner of a busy and blind corner where the children of the development are seen a lot playing on the swings or meeting up to go down the parks further down the lane. I would also be very concerned that with such a narrow access road the large lorries/cranes etc will at some point most likely damage the drystone dyke which is the original, and which could fall and injure children, pets or even adults throughout the build.

The property itself is far from acceptable in terms of the size and position within this particular site and also the direct neighbours. Having worked with planning officers over the years on multiple properties we have built ourselves we are familiar with what is acceptable by the planners and I cannot see how these plans would fulfil the planning committee, it would certainly not be in keeping with its surroundings and would look far too large on such a small fue and I also worry about the large mature trees that it might effect.

Could I also please ask that the comments above will not be available for public reading nor available to the applicants.

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6 Woodlands Gardens
Cults
Aberdeen
AB15 9DU
Tel: [REDACTED]
Email: [REDACTED]
30th July 2015

Head of Planning and Sustainable Development
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

By email to: pi@aberdeencity.gov.uk

Dear Sirs,

Planning Application Reference: P150988
Sub-division of residential curtilage and erection of new residential dwelling
at Ardsheiling Bairds Brae, Cults, Aberdeen, AB15 9PU

Our family reside to the immediate north of Ardsheiling and strongly object to the above proposals for the development of a dwellinghouse within its rear garden. The proposal would have a detrimental impact on the privacy of our property and the amenity of the area by way of overdevelopment of the existing property, the size and position of which is not suitable for subdivision; and as it does not respect the density or character of development within the area. The proposal does not comply with the Council's adopted policies for residential areas, nor the guidance on the splitting of residential curtilages to allow new properties, which seeks to protect the amenity of existing and proposed dwellings.

Policy H1 – Residential Areas of the adopted *Aberdeen Local Development Plan (2012)* requires that proposals for new residential development within existing residential areas:

- do not constitute overdevelopment; and
- do not have an unacceptable impact on the character and amenity of the surrounding area; and
- comply with the Council's Supplementary Guidance on Curtilage Splits.

The Council's supplementary guidance, *Sub-Division and Redevelopment of Residential Curtilages (2012) (SG)*, provides additional detail for policy H1 and is 'an essential part of the planning response to protect the appearance and residential amenity' of the city. It acknowledges that pressures for curtilage splitting are most intense in the areas of the city, with high house prices and lower densities, specifically Cults, Bieldside and Millimber; and that the 'fundamental character of many attractive residential areas formed by the pattern of development and the relationship between buildings and landscaped garden ground with mature trees is likely to be adversely affected if the current trend of curtilage splitting and redevelopment continues indefinitely'.

Privacy and Residential Amenity

We have a large garden to the front of our house, which with 9m from window to boundary, the proposed dwelling would directly overlook; with substantial windows proposed to bedrooms 2, 3 and 5 having a direct view over our property. As the proposed dwelling would be situated at a lower level than ours, we will also have a view into these bedrooms. Until recently this view was screened by mature trees, which have been cut back significantly over the past few months.

The SG is clear that 'windows to habitable rooms should not look out directly over, or down into, areas used as private amenity space by residents of adjoining dwellings' (para. 3.5).

Design and Materials

The proposed dwellinghouse bears no resemblance to Ardsheiling, which in such proximity, it should; the Design Statement claims that the design is in-keeping with the more recent development at Woodlands, however it makes no contribution to the amenity or street pattern of development at Woodlands Crescent or Woodlands Gardens. As such the proposed dwelling would be at odds to the surrounding development, rather than in keeping.

Density, Pattern and Scale of Development

The proposed dwelling is located to the rear of Ardsheiling, the 'donor property', which fronts onto Baird's Brae; the more recent Woodlands development sits to the north, south and west of the property, with large detached houses in plots of a similar size to that of Ardsheiling, to maintain the existing density. This maintains the character and density of development in the area.

Site plan no. GS0319-101 Rev A states that the percentage of the site developed is 26.26%, in reference to the SG preference for 'no more than a third' of each individual curtilage to be built upon (para 5.2); however this is intended as a 'general guide' and the site area includes the long strip of ground along the southern boundary of the donor property which is intended to comprise a long, paved driveway and comprises around a quarter of the site area and does not comprise part of the residential curtilage, being separated from the garden ground by mature trees and a stone wall. As such the percentage quoted on the site plan is not reflective of the loss of the current amenity ground to the rear of Ardsheiling.

The pattern of development to the north, south and west of the site comprises the planned development of the former Woodlands Hospital site; which was designed and laid out in accordance with the Woodlands Hospital Planning Brief (2004). The density of the development adjacent to Ardsheiling mirrors the plot size and scale of development at Ardsheiling, with large detached houses situated in generous plots, at Woodlands Gardens (north) and Woodlands Crescent (south and west). The proposed dwelling is orientated south-east and makes no contribution to either of these streets, or to Bairds Brae, form which access is intended to be taken. Para. 5.3 of the SG notes that this pattern of development in an established suburban area is 'alien' and presumes against the construction of 'new dwellings in rear garden ground behind existing or proposed dwellings in circumstances where the new dwellings do not front onto a public road' in 'all suburban areas characterised by formal or semi-formal building line fronting onto a public road and having back gardens which provide private amenity space'.

Community Council

It is of note that Cults, Bieldside and Milltimber Community Council do not meet in July, the last meeting before the summer recess was 25 June 2015, 3 days following validation of the application, insufficient time for the weekly list of applications received that week to have been finalised. The next meeting of the Community Council is 27th August 2015, therefore there has been no opportunity for the Community Council to comment on the proposal.

Conclusion

The proposed dwellinghouse would not enhance the surrounding area, but result in a cramped development which would neither respect the amenity of the donor property, nor reflect the character or density of the adjacent Woodlands development – which has been planned and laid out with a distinctive street pattern and building line.

The proposed dwelling has no street frontage, contributing neither to Woodlands Crescent nor Baird's Brae. The proposed house would directly overlook our garden ground and we would have views into the proposed bedrooms. Whilst the proposal technically complies with the general guide that no more than third of each site should be developed, the figure given is misleading as it counts the proposed driveway which is physically separate from the garden ground at Ardsheiling. a building site

Also as a growing family with a very young child, we strongly object to living next to a building site with the associated noise and debris, which will disturb our environment for a considerable period of time.

We trust that the above material planning considerations will be taken into account as reasons for the refusal of the proposal for the sub-division of the residential curtilage at Ardsheiling and erection of a new residential dwelling is refused in the strongest possible terms.

Yours Sincerely

Mr & Mrs M. Finnie

Cc. Cllrs. M. Boulton, A. Malone, M.T.Malik