

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Ms Hannah Readman

Email Address: [REDACTED]

Planning officer

26th November 2015

Development Management

Aberdeen City Council

Business Hub 4

Marischal College

Broad Street

Aberdeen AB10 1AB

Dear Ms. Readman,

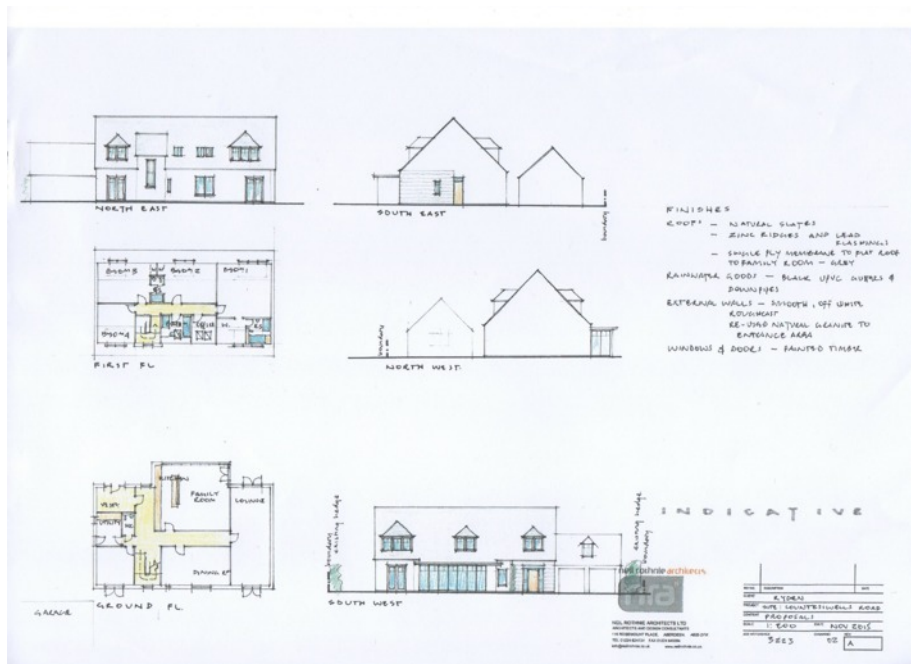
Application Number: P151756 Site Location: The Bungalow, Countesswells Road, Aberdeen

Applicant: The Macaulay Development Trust. Craigiebuckler, Aberdeen, AB15 8HQ.

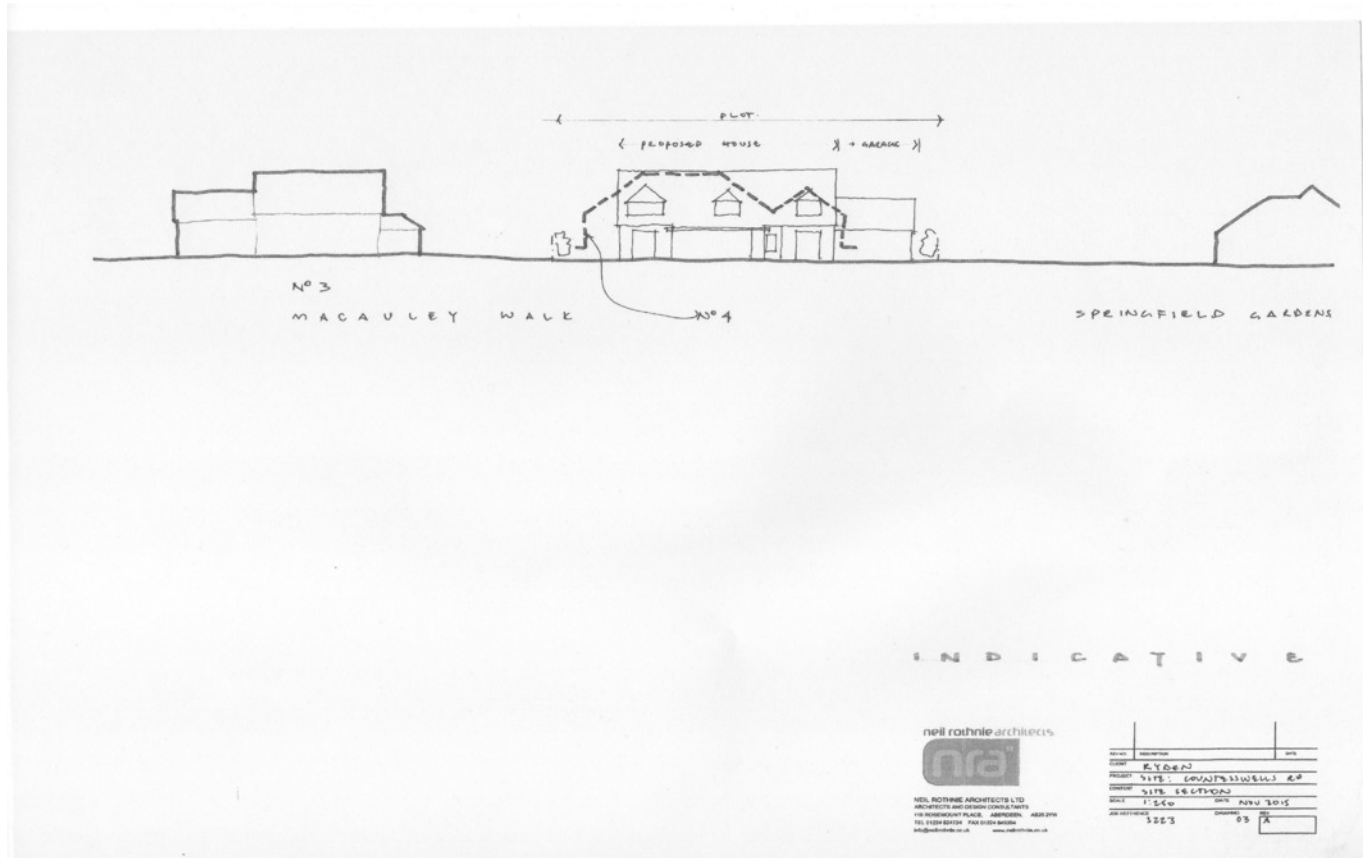
Proposed: Replacement of existing dwelling with single dwelling house, access, landscaping and I infrastructure.

We object to the above referenced planning application for the following reasons:-

The proposed building, in our opinion, is out of character, in both mass and architectural design, with the neighbouring properties in Macaulay Walk and Springfield Gardens, as illustrated from the elevations below.



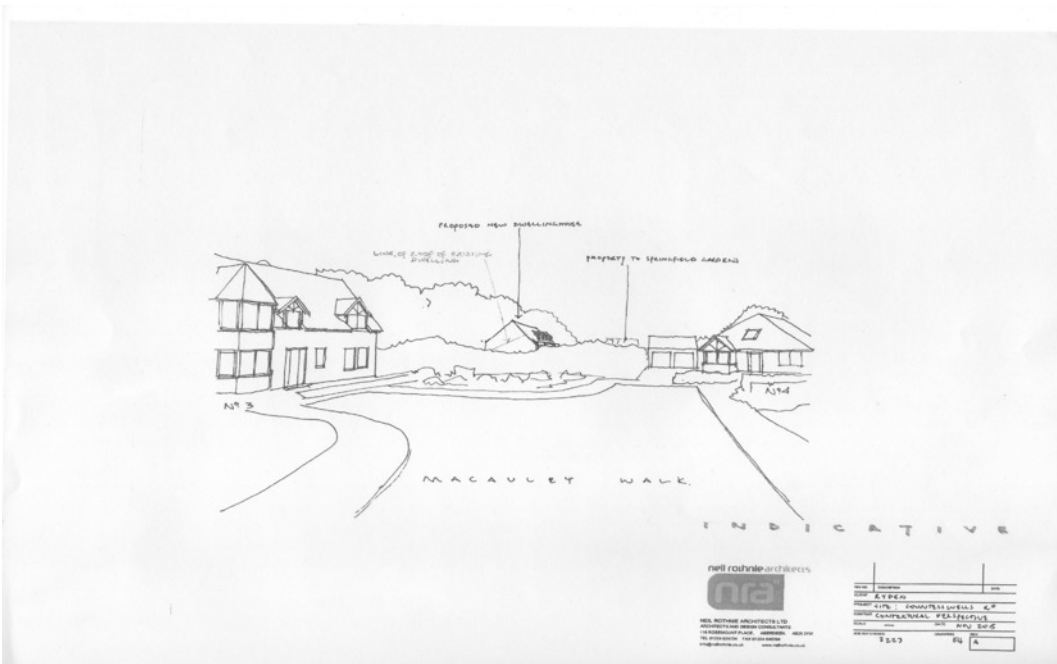
This drawing is an attempt to present the proposed development as being of a similar height to the houses on Macaulay Walk. No 3 is to the left of the drawing. Springfield gardens is represented by the illustration to the right of the proposed development. In our opinion, the drawing is a crude representation which tends to give the impression that the height of the roof line of the proposed development is favourably correlative to the roof lines of No 3 Macaulay Walk and the adjacent properties on Springfield Gardens. Such a representation fails to convince us that the visual impact of the proposed replacement dwelling will not dominate the outlook from those neighbouring established properties.



In reality, the planned development, if allowed to be constructed in accordance with the plans submitted in support of this application, will be of a mass and height which are disproportionate to the neighbouring properties in both Springfield Gardens and Macaulay Walk..

We have sympathetically viewed the revised plan for this proposed building, but remain convinced that it is 1.75 storey, which exceeds the heights of all neighbouring properties.

It is also apparent that the height of this proposed building will exceed the height of the existing house and therefore it will overshadow several of the properties in Macaulay Walk. Furthermore the boundary hedges are in the ownership of the Macaulay Trust and consequently could be cut down by them, thus increasing the visual impact of the proposed large building. The photograph below, taken from the site of the proposed development illustrates the susceptibility of number 3 Macaulay Drive, the gable of which can be seen on the other side of the hedge, to being overshadowed by the planned new building.



This sketch provided by the Applicant fails, in our opinion, to adequately illustrate the dominant visual impact of the proposed development on No 3 Macaulay Walk.

We further submit that, if this development is permitted, it will have an adverse visual impact on the view of Macaulay Walk from its junction with Macaulay Drive because of its height, its bulk and its design.



The bungalow, the roof of which can be seen above the boundary hedge, will be replaced by a building which we contend will have a domineering visual impact and be out of character with the the houses of that attractive estate. Part of No 3 Macaulay Walk can be seen on the far left, just before the boundary hedge.

The photograph below, taken from the garden of No 3 Macaulay Drive, further emphasises how that property will be overlooked if this development is permitted at its apparent height.



We conclude by contending that this planning application, in its revised form, fails to demonstrate that the applicant has taken into account the character of the area surrounding the site. The scale and quality of the drawings do not, in our view, show a willingness to aspire to produce a building of a modern, but vernacular design which will complement the built and natural environments of the residential areas in which it is sited. Therefore we ask you to refuse this planning application in its present form.

Yours sincerely,

William Sell

Secretary,

Pp Aileen Brown,

Chair