

---

**From:** Hannah Readman  
**Sent:** 12 November 2015 09:03  
**To:** PI  
**Subject:** FW: application 151756

Please register the below as a formal objection. Thank you.

Kind Regards,

Hannah Readman  
Planning Trainee

Planning and Sustainable Development | Enterprise Planning and Infrastructure | Aberdeen City Council | Business Hub 4 | Ground Floor North | Marischal College | Broad Street | Aberdeen | AB10 1AB  
Tel: 01224 522023 (Internal: 2023) | Email: [hreadman@aberdeencity.gov.uk](mailto:hreadman@aberdeencity.gov.uk) | Web: [www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)

**IMPORTANT NOTICE:** This e-mail (including any attachment to it) is confidential, protected by copyright and may be privileged. The information contained in it should be used for its intended purposes only. If you receive this email in error, notify the sender by reply email, delete the received email and do not make use of, disclose or copy it. Whilst we take reasonable precautions to ensure that our emails are free from viruses, we cannot be responsible for any viruses transmitted with this email and recommend that you subject any incoming email to your own virus checking procedures. Unless related to Council business, the opinions expressed in this email are those of the sender and they do not necessarily constitute those of Aberdeen City Council. Unless we expressly say otherwise in this email or its attachments, neither this email nor its attachments create, form part of or vary any contractual or unilateral obligation. Aberdeen City Council's incoming and outgoing email is subject to regular monitoring.

**From:** D CORDINER !  
**Sent:** 11 November 2015 19:32  
**To:** Hannah Readman  
**Subject:** application 151756

Hello Ms Readman

Following the withdrawal of the previous application with regard to the proposed house I hoped that, in particular, my comments on the overly large double garage and its proximity to my property at 39Springfield Gardens would have meant that any future application would have seen either the physical size of the garage reduced or more appropriately moved to an area which the planning committee had already noted to the south west corner of the site to be near cluster garages with those on the Macauley Walk/Road.

I again would raise my objection to the current proposal for the reason above, I would like to make clear my hope that the site is developed into a single house however that said there is no need to build a double garage of such size and location within the site.

I do hope that further consideration of this point is made.

yours sincerely

Donald & Heather Cordiner

20 November 2015

Aberdeen City Council  
Planning Reception  
Planning and Sustainable Development  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Dears Sirs

**NOTICE OF OBJECTION**

Application No: 151756

Applicant: Macaulay Development Trust Ltd

Address of Proposed Development: Countesswells Road Aberdeen

We are in receipt of the neighbourhood notification notice issued by you on 8 November 2015.

This most recent application is for Planning Permission in Principle. The description of the proposal read *"Proposed replacement of existing redundant dwelling with 1 No. single house, associated access, landscaping and infrastructure."*

We understand the difference between this procedure to that followed under application number P151031, being an application for a detailed consent described as *"Replacement of existing dwelling with single dwelling house, access, landscaping and infrastructure."*

We should reiterate we have no objection to "development" on the site; however massing and height remains a serious concern for us.

**OUR CONTENTIONS**

- a) The site section drawing attached to application of reference P151031 shows level topography along the full length of Macaulay Walk all the way to the eastern boundary of the subject site. The sketch drawing attached to the subject application replicates this. It will be evident from a visit to the general location, especially viewed from the junction of Macaulay Drive and Macaulay Walk, that this is simply wrong. There is, in fact, a significant fall in levels from west to east.
- b) As a consequence, to claim that to maintain the same ridge height as Nos. 1, 2, & 3 Macaulay Walk is justifiable in design terms, having regard to the profile of the existing dwelling, the general setting, the design and form of Springfield Den, is incapable of substantiation.
- c) We estimate that the indicative dwelling would have a ground floor area of 185 sq.m (2,000 sq.ft) and the first floor 130 sq.m (1,400 sq.ft) making a total

of 315 sq.m (3,400 sq.ft). This massing, coupled with a proposed ridge height of 8 m from ground level, is in our view grossly excessive.

- d) Notwithstanding that in terms of the existing application the indicative drawings are simply that, we have a concern that unless we highlight our concerns, we may be deemed to concede a point upon which we feel most strongly. We are not conceding any point, especially when it comes to massing and ridge height.
- e) Item 4.14 in the Planning Support Statement by Ryden on behalf of the applicant states, in the second and third sentences *"These discussions confirmed that proposed positioning of the dwelling upon the plot and the proposed ridge height are compatible when considered in the context of the pattern of surrounding residential development which comprise a mix of 1.5 and 1.75 storey dwellings at Springfield Gardens and Macaulay Walk respectively. The accompanying street scape and cross section drawings show the proposed dwelling as a good fit within the established residential area."*

We believe this statement is fundamentally flawed. The levels shown are wrong. There is a token acknowledgment of the affected houses in Springfield Gardens. Houses in Macaulay Park and Macaulay Place will also be affected, admittedly less so, but affected none the less.

#### OUR PROPOSITION

On the basis it has been accepted the site is suitable for one dwelling, and given the size of the plot, our proposition is that the shell, and thus the profile of the existing dwelling could be retained and extended at ground floor level to the rear to provide generous family accommodation with formal lounge, relaxed family space, generous kitchen/dining/informal sitting area etc, appropriate offices and generous bedroom space at first floor level with family bathrooms, en suites as deemed necessary. There are many laudable examples of such developments in Aberdeen.

#### POLICY

- The scale of the development is such that the application is contrary to the requirements of both the local development plan and the relevant supplementary guidance. Policy D1 Architecture and Placemaking from the former document states that new development should be designed with due consideration for its context, confirming that factors such as scale and massing should be carefully assessed when determining the application.
- Examination of the neighbouring housing to the east confirms that the proposal bears no resemblance to the adjoining properties in terms of scale and massing. The housing on Springfield Gardens is one and a half storeys in height, with hipped roofs. The proposed dwellinghouse incorporates gables and is higher and wider than the neighbouring properties. This combination of characteristics confirms that the development does not respect the character of the adjoining area to the east, and therefore does not reflect the requirements of the policy D1.
- The relevant supplementary guidance against which the proposal will require to be assessed is *"The sub-division and redevelopment of residential curtilages."* This states in paragraph 5.6 that in all circumstances the scale and massing of any new dwellinghouse should complement the scale of the surrounding properties, and that *"it will not be acceptable for the ridges and wallheads of any new dwellings to rise above the height of the ridges or wallheads of adjoining dwellings"*. The cross section which has been submitted with the application confirms that the ridge and wallhead of the

proposed house would be at a much higher level than the neighbouring housing on Springfield Gardens. The proposal clearly contravenes this aspect of the supplementary guidance.

- Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that development which is contrary to planning policy should be refused, unless other material considerations indicate otherwise. The foregoing has shown that the proposal is clearly contrary to policy, and given that there are no material considerations which warrant approval, the application in its current form should be refused.

To summarise, our objection is in respect of the scale and massing of the proposed development. In our view, the height of any redeveloped building should not exceed the height of the existing house.

Please acknowledge safe receipt of this letter which should be construed as a formal objection.

Yours faithfully



Angus MacCuish BSc FRICS ACI Arb  
Chartered Surveyor

Valerie MacCuish LLB DipLP NP  
Solicitor & Notary Public

Aberdeen City Council  
Planning Reception  
Planning and Sustainable Development  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

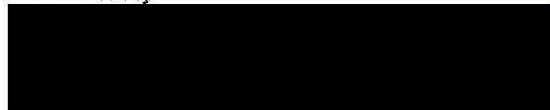
**NOTICE OF OBJECTION**

Application No: 151756  
Applicant: Macaulay Development Trust Ltd  
Address of Proposed Development: Countesswells Road Aberdeen

Dears Sir/Madam

As a resident of Macaulay which overlooks the proposed development, we would like to raise an objection to the planned massing of the property. As previously highlighted, we have no objection to a replacement property, however massing which is not in keeping with neighbouring properties is not acceptable. The proposed property will have a far greater height than any of the properties within Macaulay Walk and as such will have a detrimental effect on eastward view and light. The existing dwellings on Macaulay Walk and the surrounding area are restricted to 1.5 height and so should any proposed new property in the immediate vicinity.

Yours faithfully



Philip Crighton

Saskia Crighton

23<sup>rd</sup> Nov. 2015

Aberdeen City Council  
Planning & Sustainable Development  
Marischal College  
Aberdeen  
AB10 1AB

Ref.P151756

Dear Sir/Madam,

The Bungalow, Countesswells Road, Aberdeen  
Proposed New Development  
Objection to planning Application

My wife and I have viewed the above plans on the screen at Marischal College. Despite the lack of detail available we have some reservations.

(a) Loss of privacy. Any upstairs windows will look straight into our kitchen and lounge. The use of Velux windows upstairs would be better as they give excellent light but don't overlook anyone.

(b) Size. The impression given from the plan is that the new building will be bigger and taller than the existing house. It will dominate our home and just change the ambience of the whole cul de sac. It will not only affect the adjoining houses 3 and 4 but all 7 houses in the street. It will be seen as soon as you turn into the Walk from Macaulay Drive obscuring the beautiful old trees.

(c) The value. We are pretty sure that our house will be devalued being completely overlooked and being dwarfed by the neighbouring new build.

Yours faithfully,

PRIVATE & CONFIDENTIAL  
Aberdeen City Council  
Planning Reception  
Planning & Sustainable Development  
Marischal College  
Broad Street  
ABERDEEN  
AB10 1AB



Our Ref:  
Your Ref:

20<sup>th</sup> November 2015

Dear Sir/Madam,

Notice of Objection

Application Reference: 151756 for Planning Application in Principle  
Address: Replacement Dwelling at Countesswells Road, Aberdeen

Firstly, I am writing this letter of objection not as a notified neighbour but as a resident of Macaulay Walk which is a cul de sac immediately adjacent to and overlooking the proposed development site.

I understand this is a Planning Application in Principle as opposed to the previously submitted Planning Application number 151031 seeking detailed consent which was withdrawn.

I also confirm that I have no objection to redevelopment of the site but I do have some concerns in respect of the overall size of the property from the information seen to date.

Having studied the various submissions on the web site, I wish to comment as follows in respect of the application:

- Indicative sketch/drawing No. 2 suggests a dwelling house substantially greater in mass than the existing property being replaced. As this application is for "an application in principle" at this stage, I accept the "indicative" sketch drawings are merely a suggestion at this point. However, by not raising the matter of

massing and ridge height at this time, my concern would be that any lack of comment/objection might be construed as acceptance of such a sizeable dwelling on the development site.

- Indicative sketch/drawing No. 3 is inaccurate to the extent it appears to show a level site when clearly it is not. The topography of Macaulay Walk declines west to east towards the proposed development site. To highlight a similar ridge level to No. 3 Macaulay Walk is clearly wrong and would result in a property which would be totally disproportionate to other properties in the immediate vicinity.
- Indicative sketch/drawing No. 4 is also inaccurate as it represents the proposed new property as further away from property No. 3 than the dwelling house at No. 4. The reality is the proposed new dwelling will be closer to No. 3 and of greater visual impact from Macaulay Walk.
- Within the Planning Supporting Statement – "Pre Application Enquiry Responses", the applicant's planning consultant has previously sought to justify a 1.75 storey property on the site similar to other properties on the north side of Macaulay Walk. In my view such an evaluation is wrong. I believe any evaluation of the proposed property on the development site should ensure the property is proportionate with the existing most easterly properties in both Macaulay Place and Macaulay Walk which are immediately adjacent to the properties in Springfield Gardens. Indeed the proposed property should probably have a ridge height restricted to the same height as the existing dwelling house at No. 4 Macaulay Walk. The proposed development site falls into that buffer zone and such a restriction would continue to safeguard the present vista between Springfield Gardens and the Macaulay properties.

While the Application in Principle at this time is only for a 1.5 storey property on the site my immediate concern remains the footprint of such a property and more importantly the ridge height albeit these concerns may not be a matter for consideration by the Planning Committee at this point in time.

An acknowledgement to this letter of objection would be welcome.

Yours faithfully,



Ian Nethercott