

OLD ABERDEEN COMMUNITY COUNCIL

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

11th August 2015

Dear Sir,

Application No. P.151150 – 17 University Road, Aberdeen AB24 3DQ

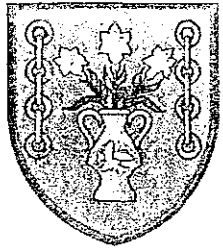
Old Aberdeen Community Council wishes to lodge an objection to the above application on the following grounds: -

1. The application relates to premises within the current boundaries of the Old Aberdeen Conservation Zone, despite claims to the contrary by the applicant.
As such, the application should have gone through the formal process of notification and this does not appear to have been carried out.
2. The proposal breaches many of the topics in Aberdeen City Council's policy document "*Supplementary Guidance Topic: The sub-division and redevelopment of residential curtilages March 2012*", but in particular in the following specifics: -
 - 2.1 5.2 The density figures contained in the "Design Brief" are spurious, the build density for both the existing and proposed dwelling after sub-division are approximately 60%, grossly exceeding the local figures given in the table.
 - 2.2 7.3 The proposed vehicular access design gives very poor sightlines for both pedestrians and drivers and will create a traffic and pedestrian hazard.
 - 2.3 4.1 The materials are not complimentary to a predominantly granite conservation area.
 - 2.4 5.1 The design and materials proposed for the new dwelling fail to address the area's character in a sympathetic manner.
 - 2.5 3.7 The proposal would leave no exclusive garden ground for Nos. 15 and 17 University Road.
 - 2.6 8.1 Permitting this application would set a precedent for similar developments, the cumulative effect of which would have a harmful effect on the character and amenity of the area.

In view of the failure to recognise that the site lies within the Conservation Area and the multiple breaches of Aberdeen City Council planning guidance, we ask that the application be refused.

Yours sincerely,

George A. Wood
Planning Liaison.
For and on behalf of Old Aberdeen Community Council.



Planning Dept
Aberdeen City Council
Marischal College
Aberdeen

11 Greenbrae Crescent
Denmore
Bridge of Don
AB23 8LH
11th Sept 2015

Dear Sirs,

17, University Road, Old Aberdeen
Conservation Area No.1

Proposed sub-division of residential curtilage and erection of new
3-bedroomed dwellinghouse in the garden

The Society wishes to register its objection to this proposal on the following grounds:-

The proposal is contrary to Policy D1 of the Local Development Plan, which states that:-

"new development must be designed with due consideration for its context and make a positive contribution to its setting"

The development proposed has no consideration for its context, being constructed of materials alien to the area; being oriented out of alignment with the houses in the rest of Orchard Road; and being out of proportion to the very limited space in which it sits. It does not respect the pattern of development of either University Road or Orchard Road, and does not leave sufficient space around it for gardens appropriate in size for either the new building or No.17 itself.

It is contrary to Policy D2, also, in that:-

It does not have a public face to the street.

The "sitting-out areas" are inadequate and not in any way private, being adjacent to the main road.

It is contrary to Policy D5, which protects Conservation Areas, because it does not comply with Scottish Planning Policy, which requires that new development proposals in these areas:-

"should preserve or enhance the character of the Conservation area"

The current proposal neither preserves nor enhances, as it radically alters the character of this corner of the Conservation Area, and, in its strident, modern design, largely blank walls, and entirely inappropriate materials, is severely detrimental to the character and appearance of the area.

It is a matter of concern that the applicant was not aware that this house and garden was or was to be situated within the Old Aberdeen Conservation Area, and that the planners with whom he had discussed the application prior to submission, had seemingly not informed him of this.

It is contrary to Policy H1 in that:-

It constitutes overdevelopment, representing well over the permitted percentage of existing ground.

It has a severely detrimental impact on the character and amenity of the surrounding area, not only in its design, but also in its impact on parking provision. The proposal would remove the garage which was built to serve the existing house at No.17, and would not provide the required number of spaces for the new house. In addition, there is potential for the new owners to acquire parking permits; all of which could, together, exacerbate the ongoing parking problems in this area

It is contrary to the City Council's Supplementary Guidance on Curtilage Splits in that:-

It has neither a public face to the street, nor sufficiently private garden ground

It has no respect for the established pattern of development and density levels in the locality

On-site parking requirements are not met for either the existing or new dwelling

Precedent

Backland development of this sort sets an undesirable precedent, whereby further such dwellings could be difficult to refuse, resulting in the loss of the established character and building line of the area.

For the foregoing reasons, we believe that the application for the proposed development should be refused.

Yours faithfully,

10/10/12

Dear Sir or Madam,

Planning Application, 15150-17. University Road,
Subdivision and erection of a three bedroom dwelling.

I wish to object to the above application for
the following reasons,

- 1) The negative visual impact this will have in
a conservation area.
- 2) The proposed parking area risks being
a danger to pedestrians and road traffic
due to the limited view they will have.
- 3) The privacy of residents in close proximity
to the new proposed house.

Yours Sincerely

GORDON WILSON
9 ORCHARD ROAD
ABERDEEN
AB24 3DP

OBJECTION

Anne Simpson
220 Deeside Gardens
Mannofield Aberdeen AB15 7PS

9 August 2015

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

Dear Sirs

Anent Planning Application 151150 - 17 University Road - Subdivision and erection of 3 bedroom dwelling

I'm writing to object and present objections to the above application. I have studied Tinto's pdf document and I know the site well. Very well in fact. I write as a former co-owner of both 17 University Road and for a few years 15 University Road. I lived in 17 University Road from late 1979 until January 2003.

I've several points to raise concerning the above application.

1. Visual Impact and Inappropriate Design in Aberdeen's premier Conservation Area

It may be argued that visual impact is a subjective term. Everyone will, after all, have different ideas as to what is attractive, and what is not.

Discordant, distracting, dismal the proposed dwelling will introduce a significant and adverse change to the visual impact of the area. Its form, its scale, its structure is incongruous, intense and incompatible with the established visual character of the largely terraced, existing dwellings in University Road, Orchard Road, Orchard Walk, King Street and their environs.

The dwelling's inappropriate roofline, its texture, its zinc cladding would contrast noticeably and unfavourably with the traditional housing of the area. The absence of the use of granite in a Conservation Area designated as 'outstanding' 47 years ago is regrettable. The granite facing used in the construction of the double flatted property 19 and 21 University Road (completed c.1973) once graced the Press and Journal's building in Broad Street. Granite is a material which can be reused.

The proposed dwelling is not 'eye-sweet'.

2. Alignment of the 'dwelling' with other properties

The proposed 'gable-ended' dwelling is totally out of keeping with the existing building line.

Its proposed front garden is barely worthy of such a designation. It is unacceptable that the height of the wall which will be built to separate the new build from the existing shared drying green and herbaceous borders of number 15 University Road, has not detailed. The garden ground on which the proposed 'dwelling' is due to be built is not a rectangle rather it's a funnel shape. The dwelling and persons living therein will be cramped.

The site is too narrow to make a comfortable dwelling-house, though I note the application is for a dwelling. A dwelling is merely a shelter so it's a 'Silly Putty' word which can be stretched and moulded and restricted and remoulded to suit given circumstances, moods and objectives. My understanding of dwelling might well differ from those of others. Perhaps the phrase single family dwelling-house would be a more appropriate designation. After all a couple want to live in it, so surely their plans are for a single family dwelling-house.

Fronting Orchard Road the main door should meet the street in keeping with most of the properties in the area.

3. Access and parking

Metered parking is a relatively new introduction to University Road and Orchard Road and its environs. Even so, there are still considerable parking problems in the area especially during University term and match days at Pittodrie. The applicant and his architects haven't made it clear how many metered parking spaces will need to be sacrificed in order to fulfill Mr McHoug's desire to build his 'dwelling'. What will be the loss in revenue to the City Council? If successful, will the applicant pay for the loss of revenue to the town on an annual basis?

4. Traffic and Road Safety

There are potential safety hazards in the proposal. The proposed 'driveway/car run-in' is narrow. There is parking allowed (and metered) on the opposite side of Orchard Road from the applicant's new 'dropped curb' on icy and wet days, access would be challenging and may be deemed unacceptable. Parked cars, vans and sometimes buses in Orchard Road will provide a challenge as a user exits the run-in. Visibility will be impaired for road users and pedestrians as the walls hide the drive from view. 'There must be adequate visibility provided' states Aberdeen City Council policy and there won't be adequate visibility.

Also is the proposed driveway/car run-in less than 15 metres (50 feet) from University Road?

Orchard Road and University Road have been well known 'rat runs' for decades. This is not new. I would also draw the committee's attention to one simple fact of local street layout. Orchard Road doglegs at the back lane and existing garage at number 17. Drivers who park their cars in front of the existing garage facing northwards and then proceed to drive off in that direction are reckless. Reckless because it is a blind bend. You cannot see cars coming up Orchard Road from Orchard Street. Some come at speed. Although the proposed new 'dropped kerb' is a step or two from the dogleg, the combination of university term traffic, rat runners, lorry drivers (and others) beating the new set of lights at Orchard Road, etc, a 'drive' so close the junction with University Road, and the dogleg is a traffic hazard.

5. Overdevelopment in Aberdeen's premier Conservation area

Conservation Areas are safeguarded in a number of ways including the space between buildings. The proposed development is a grand example of 'garden grabbing' overdevelopment.

The proposed property doesn't fit the scale or proportion of the existing terraced properties. Where is the nearest detached single family dwelling to that proposed for the back garden of 17 University Road? There are a few in Orchard Place on the other side of the Bowling Green all pre first World War. No zinc, no talk of palletes, no brick finish there. Good traditional building approaches including at least one with surviving 'frog's eye' dormer windows. The 'exciting' 'dwelling' of zinc and brick will be a bit of a Billy No-Mates. The development would stand out for all the wrong reasons for there are no other detached houses nearby.

With the proposed 'dwelling' there is precious little amenity space left for the residents of of 17 University Road and the lower ground floor flat at Number 15 - merely a shared common drying green and a few herbaceous borders or at least what remains of the drying green and herbaceous borders. The architects have ensured that the 'dwelling' will have little amenity space. The construction of the dwelling will ensure that the current owner of number 15 and any future owner of number 17 will be left with only a minute and less than proportionate amount of garden ground.

in an area of high density building, more of the finest garden soil in the whole of Aberdeen will be lost under the proposed development.

By providing a car parking space for the new dwelling, there will be a need to knock down a portion of a traditional stone wall.

By its mere proximity the new development will also impact on the privacy of the residents of number 15 and number 17 University Road. And for that matter vice versa. Being overlooked is not the sole privacy issue. Visual intrusion is a privacy issue. So is noise, territory, possessions, relations with neighbours, the right to be left alone.

Overdevelopment harms an area's visual appeal, harms its character, and damages its human ecosystem as well as natural biodiversity. Overdevelopment invariably means decline.

A few comments on Tinto's document

Page	Comments
2	The applicant and his partner are seeking to relocate to Aberdeen and are now looking to 'develop' 17 University Road. Surely they are seeking to develop the garden ground of 17 University Road, not the existing upper flat. I assume he is the owner of 17 University Road.
2	Site location. The site sits in in own curtilage? How do you define curtilage? It's used in Scots legal documents, but it was an originally an English term from the middle ages which over several centuries has crept into Scots usage. It's a term which might be open to ambiguity. Perhaps substitute with a phrase such as 'the associated area' or simply 'plot'. There is no mention of 15 University Road, the solum, the presumed shared drying green, the shared paths, two outbuildings only one of which is owned by the owner 17 University Road.
2	And for the avoidance of doubt is not nor ever has been a public lane. It's a private lane owned jointly and severally by the coterminous proprietors. For that reason, perhaps, it's never been tarmaced over.
3	Site Appraisal. Incorrect information. Number 17 University is now - after many decades of planning - is in the Conservation Area. And the present application post dates the period of its being taken into the Conservation Area.
4	The list <ol style="list-style-type: none">1.) King's College Playing Field - not park2.) Number 11 University Road is actually a three flatted property, though, of course, it was not originally designed that way.3.) Terraced Flats is the more apt term perhaps. Terraced houses are designed for single use family dwellings. A dwelling house furthermore does not contain one or more flats. It is a single family dwelling-house which is the subject of this present application, though it is not described as such in Tinto's documents.4.) Where is number four?5.) Access lane owned by the coterminous proprietors6.) That is correct.7.) Which of course could be used by the present owner, residents of 17 University Road or be sold or be rented out.8.) It's only flat and overgrown because of recent neglect. It's not a brownfield site.9.) That is correct.10.) The sun-path. The occupiers of 15 University Road and I believe also number 17 will be overshadowed by the dwelling house As will the gardens 13 and 11 and 19 and 21 University Road
7	At the back of number 17 there may some UVPC windows, there are at least two Velux windows at the back of the property and wooden windows at the front of the property. I'd call the properties 15 and 17 University a ground flat and a double upper flat. I find the reference to 2.5 storeys odd.
8	What the the screen grab from the September 2014 Google Street View doesn't show are cars parked on the other side of Orchard Road.
9	The solution to 'overgrown garden area' is to look after it so it doesn't become overgrown. Simple
14	Relationship of proposed dwelling and neighbouring tree. The blob behind the drawing of the proposed dwelling represents a sycamore tree. That tree is far higher than the blob would suggest. The blob is not to scale. Will the building of the dwelling not give rise to a significant severance of the root system of the sycamore? The sycamore in question is in the garden of Numbers 11, 11a and 13 University Road. It's very very large mature tree. And so by the order of things must its root system be. The sycamore shades quite a bit of the area. Surely there's a safety feature to be thought about in placing a 'dwelling' so recklessly near such a large tree.

- | Page | Comments |
|------|---|
| 20 | Bin Store. Aberdeen City Council is in the process of changing its approach to recycling. I gather a third bin is promised. Is there enough room for three bins? |
| 21 | I do think that the height of the proposed dwelling will have a detrimental impact on the people living in both flats. And it will certainly cast a shadow on neighbouring properties. It will cast a shadow and by casting a shadow, that area of garden ground is cooler. It will cast a shadow on the properties at 11, 11a, and 13 University Road and may well cast a shadow in the morning over the gardens of numbers 19 and 21 Univeristy Road. By being built in the back garden of 17 University Road the residents of number 15 will certainly be 'hemmed in' as the new 'dwelling' will certainly overshadow number 15. |

Who is the 'donor proprietor'?

Zinc might well be the darling metal of the moment for architects all over the globe, it is not however a traditional house cladding material in Aberdeen and is unsuitable for use in what is and might well remain Aberdeen's premier Conservation Area. The proposed dwelling will do nothing to enhance the Conservation Area of Old Aberdeen - merely detract from it.

In conclusion

By its size and siting, the proposed dwelling represents overdevelopment in what is Aberdeen's premier Conservation Area. Its use of modern materials such as its much trumpeted zinc cladding is unsympathetic to the character of the neighbouring community. It would be obtrusive amongst the primarily granite and granite clad properties. The dwelling would do nothing to add to the visual character and amenity of the area.

It's out of keeping with the building line in Orchard Road and much of University Road.

It should be referred to as a single family dwelling, not with the sole and slightly ambiguous word dwelling. We need to be clear on what we are objecting about.

The garden is unsuitable for a domestic dwelling because of its size and funneled shape. And the proposed dwelling will have a detrimental impact on neighbouring properties including overshadowing.

Another important concern is the dogleg and the potential traffic problems and the proposed dwelling's means of access. Orchard Road and University Road are busy with university related traffic, match day traffic and rat runners. Not forgetting local residents. The siting of a drive bang on Orchard Road and between the unimproved back lane and University Road is simply not safe. Unlike the present garage with its double yellow lines, drivers using the the proposed 'run-in' will be entering and exiting in an area often surrounded by parked cars, vans and indeed at times buses. Pedestrians, especially those with limited mobility or eyesight may well be put at risk. Drivers don't tend to see pedestrians all that much.

Metered parking spaces will be lost to the local community and revenue will be lost to Aberdeen City Council.

There is a clear and present danger of accretion here: what starts out as one garden build/grab rapidly becomes a 'major' problem threatening the special qualities of Old Aberdeen and its environs. This may set a dangerous precedent.

We need to **avoid** more urban cramming especially in an area of the city which is no stranger to the concept.

I hereby request that this letter be placed **in full** before the relevant Planning Committee meeting.

11 University Road
Aberdeen
AB24 3DQ

14 August 2015

Dear Sir or Madam,

NOTE: While I am happy to inform Aberdeen City Council of my name and address, I do not wish this to be available to the public if they access the Councillors appropriate meeting agenda documents and request that you redact this information prior to compiling the report.

**Planning application 151150 – 17 University Road;
Subdivision and erection of 3 bedroom dwelling**

I wish to object to the above planning application for the following five main reasons:

1. Non-compliance with Supplementary Guidance: The Sub-division and Redevelopment of Residential Curtilages.

The above Guidance document recommends a maximum building density of 33% of curtilage. The Applicant's Design Statement advises that numbers 15 & 17 already take up 42% of curtilage.

Through scaling up of the drawings within the Design Statement, I estimate the density would increase to approximately 64% of curtilage, which is vastly in excess of the Guidance document and leaves an area of approx 134m² of garden to be shared between three properties. In addition, about a third of this is the front garden area, effectively unavailable for sitting or recreational use..

2. Overdevelopment.

The density of development in the Orchard area is already high, as shown on the applicants Design Statement (section 2.1 on p.4). This development would create a precedent that, if followed, would destroy much of the greenspace available to tenants, contrary to paragraph 6.2 of the above noted Supplementary Guidance. Green spec has been shown to be vitally important for both physical and mental health.

3. Negative visual impact within a conservation area.

Contrary to the Applicant's Design Statement, the property lies within the Old Aberdeen Conservation Area. The proposed building is highly intrusive as it extends right up to the Orchard Road boundary pavement and the style, and is too high, as already commented upon by the planners.

The building does not reflect the character and architecture of the building in the immediate locale of the conservation area.

4. Negative effect upon parking.

The proposal offers one parking space for three multiple bedroom properties. This does not appear to be in compliance with current standards. In addition, the location of the proposed garage will reduce the current on-road CPZ designated area by one car length, causing further pressure on local parking.

5. Non-compliance with Supplementary Guidance: Privacy.

The distance between the south facing windows of the proposed development and the front door and lobby window of No 40 Orchard Road will be approximately 9.5m, with a lateral offset of 6.8m and angular offset of 23 degrees, but with the upper storey of the new development physically overlooking no 40. I believe this is not in compliance with the data provided in Appendix 1 of the Supplementary Guidance.

In addition, I believe that the proposed new building makes the structure highly intrusive and offers an overbearing aspect to the adjacent garden at number 11 University Road.

The proposed parking bay will inevitably be accessed nose first. This means the driver will have to reverse out of the parking bay across a pavement, blind, into any on-coming traffic. As the parking bay is on the apex of a convex bend, the driver will have extremely limited view of the road until well out into the traffic stream. This is contrary to paragraph 7.3 of the above noted Supplementary Guidance.

Yours sincerely

Mrs Lorna Dawson
(Lorna.dawson@hutton.ac.uk)

P&SD Letters of Representation		
Application Number: 151150		
RECEIVED 17 AUG 2015		
Nor <input checked="" type="checkbox"/>	Sou <input type="checkbox"/>	MAp <input type="checkbox"/>
Case Officer Initials: CEE		
Date Acknowledged: 17/08/2015		

PI

From:
Sent: 13 August 2015 20:05
To: PI
Subject: Objection to Planning application 151150 – 17 University Road; Subdivision and erection of 3 bedroom dwelling

Paul Foy
5 Orchard Walk
Aberdeen
AB24 3DT

13th August 2015

Dear Sir or Madam,

**Planning application 151150 – 17 University Road;
Subdivision and erection of 3 bedroom dwelling**

I wish to object to the above planning application for the following reasons:

Non-compliance with Supplementary Guidance: The Sub-division and Redevelopment of Residential Curtilages
The above Guidance document recommends a maximum building density of 33% of curtilage. The Applicant's Design Statement advises that nos. 15 & 17 already take up 42% of curtilage.

By scaling from the drawings within the Design Statement, I estimate the density would increase to approximately 64% of curtilage, wildly in excess of the Guidance document and leaving some 134m² of garden to be shared between three properties, though about a third of this is the front garden area, effectively unavailable for relaxation.

Negative visual impact within a conservation area.

Contrary to the Applicant's Design Statement, the property lies within the Old Aberdeen Conservation Area. The proposed building is highly intrusive as it extends right up to the Orchard Road boundary pavement and the style, somewhat reminiscent of an aluminium prefab shed, does not sit easily within the Victorian context of the street. The building does not reflect the prevailing character and architecture of the building in the immediate locale of the conservation area and uses materials alien to the area.

Overdevelopment

The density of development in the Orchard area is already high, as shown on the applicants Design Statement (section 2.1 on p.4). This development would create a terrible precedent that, if acted upon by other landlords, would destroy much of the greenspace available to tenants, contrary to paragraph 6.2 of the above noted Supplementary Guidance.

Negative effect upon parking

The proposal offers one parking space for three multiple bedroom properties; clearly not in compliance with current standards. Further, the location of the proposed garage will reduce the current on-road CPZ designated area by one car length, causing further pressure on local parking.

Non-compliance with Supplementary Guidance: Privacy

The distance between the south facing windows of the proposed development and the front door and lobby window of No 40 Orchard Road will be approximately 9.5m, with a lateral offset of 6.8m and angular offset of 23 degrees, but with the upper storey of the new development physically overlooking no 40. We believe this is not in compliance with the data provided in Appendix 1 of the Supplementary Guidance.

I would also like to bring the following issues to your attention, each of which forms, I believe, a valid reason to object to this application:-

Failure to align with the properties along Orchard Road

The proposed new building has maintained an alignment with the gable end of 15/17 University Rd. This makes the structure highly intrusive and offers an overbearing aspect to the adjacent homes on Orchard Road.

Unsafe parking bay

The proposed parking bay will inevitably be accessed nose first by its user. This means the driver will have to reverse out of the parking bay across a pavement, blind, into any on-coming traffic. As the parking bay is on the apex of a convex bend, the driver will have extremely limited view of the road until well out into the traffic stream. This is contrary to paragraph 7.3 of the above noted Supplementary Guidance.

Possible loss of a mature tree

The proposal is within 2 metres of a mature Sycamore and will likely result in substantial root damage to this tree. Sketch proposal 3.6 (page 21) illustrates the extreme proximity and unrealistic contact with the structure which is highly unlikely to be maintained without structural damage to the tree, if not the proposed dwelling.

Rainwater run-off

The proposal does not provide adequate resolution for rainwater disposal, contrary to Scottish Building Standards 2013, Technical Handbook - Domestic, paragraph 3.6.

Yours sincerely

Mr. Paul Foy

P&SD Letters of Representation		
Application Number: 151150		
RECEIVED 17 AUG 2015		
Nor <input checked="" type="checkbox"/>	Sou	MAp
Case Officer Initials: CEE		
Date Acknowledged: 17/08/2015		

33 University Road
Aberdeen
AB24 3DR

12 August 2015

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

Dear Sirs

PLANNING APPLICATION 151150 – 17 University Road, Aberdeen – Subdivision and erection of a 3 bedroom dwelling

I would like to OBJECT to the application on the grounds that it is not in keeping with the area. At present, at both sides at the University Road end of Orchard Road there are gardens and a small single storey garage at the end of the gardens. To put up a large two storey property at one side of the road will make it look lopsided. All the other properties on the road have a garden at the front, with the properties starting at the same recessed point up to the top of the road at Orchard Street end. It will stick out like a sore thumb.

Yours faithfully

PI

From:
Sent: 11 August 2015 22:24
To: PI
Subject: Planning application 151150- 17 University Rd

Planning application 151150 - 17 University Rd - Subdivision and erection of 3 bedroom dwelling

Dear Sir,

I object strongly to the above planning application for the following reasons:-

- 1) In an area of older style granite houses, this building would look totally out of place. The metal used in the majority of the outside is reminiscent of a corrugated iron outbuilding and would spoil the look and feel of the historic area of Old Aberdeen.
- 2) It will reduce the number of parking spaces on Orchard Rd due to the entry to private parking area beside the building.
- 3) Because of the dog leg bend in that part of Orchard Rd, it could obstruct the view of cars exiting the lane behind 17 University Rd and of cars coming up Orchard Rd from University Rd.
- 4) it could set a precedent for more outlandish buildings to be granted planning permission which would spoil the residential lovely area of Orchard Rd/ Old Aberdeen.

Yours sincerely,

L. McLean,
3 Orchard Rd,
Aberdeen.

Sent from my iPad

From: webmaster@aberdeencity.gov.uk
Sent: 11 August 2015 15:12
To: PI
Subject: Planning Comment for 151150

Comment for Planning Application 151150

Name : Duncan Byron Clark

Address : 19 University Road

Aberdeen

AB24 3DR

Comment : As an adjoining proprietor and resident of no. 19 University Road, I am directly impacted by the proposed development opposite and would object to the application on the grounds that the proposals are:

- 1 Over development of the site and resultant plot coverage area and the design being out of character with the surrounding area. The proposals will have an adverse impact on Orchard Road and the wider Conservation Area and set an undesirable precedent.
- 2 I would dispute the statement by the architect that the development will enhance the visual amenity of the site? A combination of its size, height, colour and its position will make the house the dominant building as you enter Orchard Road from University Road.
- 3 The proposed materials, do not match the natural granite stone and slate prevalent in the area. The documents note that the modern palette of the design will make it stand out; Yes that of a tin shed;
- 4 A lack of car parking facilities and its impact on existing controlled parking zone with a reduction in available spaces for existing residents.
- 5 Loss of daylight and over shadowing to ground floor flats and gardens of nos. 11+13 and 15+17 University Road and loss of privacy of the upper floor window overlooking directly onto my own private rear garden opposite.
- 6 Overbearing blank two storey brick gable to nos. 11 + 13 University Road removing part of a mutual stone boundary wall?
- 7 The private garden; being provided could only be perceived as a token; strip of outdoor space and is inadequate for the size of the property (less than the 9m depth by policy) and does not fit in with the general character of the area.
- 8 The house is out with the established building line of Orchard Road, being forward of other properties with gable end-on to the street without any intervening garden. The gate to car parking entrance (driveway) appears to be of a sliding type shown on the pavement side of the boundary wall out with the applicant's ownership, similarly the roof overhang at the porch.
- 9 Potential damage to existing mature tree in adjacent garden proximity to the boundary in the summer it carries a large and thick canopy overhanging the site which will result in potentially dark rooms to the side. Future residents would be likely to want them thinned or removed to improve their outlook and levels of natural light to their living accommodation
- 10 I do not believe that the applicant has demonstrated that the proposed house is required to provide residential accommodation for personal use when they currently own the large double upper flat, currently used as an HMO. It looks like; an attempt to circumvent Planning Procedures by the possibility to be converted to further student accommodation (HMO) The amount of transient population of students is already to local residents a source of concern, security issues and significant annoyance, primarily due to noise and vandalism.
- 11 It is noted that the site is redundant, over grown and an eye sore;. The site was well kept by the previous property owners and became poorly maintained when the site came into the applicant's ownership and use as an HMO. Is this a reason for development?

12 The documents indicate that rainwater will be dealt with naturally within the site, details of how? Insufficient information has been submitted with the application for full consideration of the proposals to deal with surface water drainage? Recent flooding occurred at the junction of University Road and Orchard Road

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.

P&SD Letters of Representation		
Application Number: 151150		
RECEIVED 12 AUG 2015		
Nor <input checked="" type="checkbox"/>	Sou <input type="checkbox"/>	Map <input type="checkbox"/>
Case Officer Initials: CEE		
Date Acknowledged: 14/08/2015		

From: webmaster@aberdeencity.gov.uk
Sent: 10 August 2015 20:22
To: PI
Subject: Planning Comment for 151150

Comment for Planning Application 151150

Name : Jaibo Palmer
Address : 25 Orchard Walk
Aberdeen
AB24 3DG

Comment :

I would like to object to this application on the following grounds - having seen the design I consider it to be completely out of keeping with the area generally and neighbouring buildings specifically. This is a conservation area and the design appears to take no account of this.

Additionally it would appear that significant damage would have to be done to a large, mature tree in the neighbouring garden

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.

10/08/15.

Dear Sir or Madam,

Planning Application, 15150-17. University Road,
Subdivision and erection of a three bedroom dwelling.

I wish to object to the above application for
the following reasons,

- 1) The negative visual impact this will have in
a conservation area.
- 2) The proposed parking area risks being
a danger to pedestrians and road traffic
due to the limited view they will have.
- 3) The privacy of residents in close proximity
to the new proposed house.

yours Sincerely

GORDON WILSON
9 ORCHARD ROAD
ABERDEEN
AB24 3DP
