

Dear Mr McMahon

Planning application 160026 - 7 St Machar Place

The Old Aberdeen Community Council wish to OBJECT to this application.

The original application 150785 lodged in May 2015, to which the OACC objected was refused by the Planning Committee in July on the basis that "The proposed development would have a detrimental impact upon the conservation area and amenity".

That refusal was taken to appeal by the Applicant, but the appeal (PPA-100-2064) was dismissed by the Scottish Government's Reporter who concluded: "I therefore conclude, for the reasons set out above, that the proposed development does not accord overall with the relevant provisions of the development plan and that there are no material considerations which would still justify granting planning permission".

This planning application 160026 covers a number of alterations, some of them retrospective. Of these alterations, the replacement of a roof light, the installation of slate vents and the retrospective destruction of the internal chimney are not challenged.

We do however strongly challenge the proposal to replace rear windows and door with UPVC products which appears to be in direct conflict with the Reporter's conclusion. We strongly disagree with the applicants suggestion in their Supporting Statement in which they suggest that, as the original dormer windows were of inferior quality, that they should not therefore attempt to improve the quality with windows to match the ground floor.

The OACC asks the Committee to reject the proposed replacement of rear windows, both the ground floor and first floor, plus rear door, with UPVC products and to ask the Applicant to properly address the Reporter's concerns by offering a solution that will both preserve and enhance the Old Aberdeen Conservation Area and, in so doing, actively address the Reporter's justified concerns.

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