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**From:** Elizabeth Lilley [REDACTED]  
**Sent:** 08 September 2015 11:13  
**To:** PI  
**Subject:** Planning objection 151316 - 8 September 2015.PDF  
**Attachments:** Planning objection 151316 - 8 September 2015.PDF; ATT00001.txt

Good morning

Please find attached objection letter in respect of planning application number 151316.

This has also been sent today by recorded post.

I should be grateful if you would acknowledge safe receipt.

Kind regards  
Elizabeth Lilley

Elizabeth Lilley  
27 Froghall Terrace  
Aberdeen  
AB24 3JJ

**BY RECORDED DELIVERY**

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

Date: 8 September 2015

Dear Sirs

**OBJECTION TO APPLICATION REFERENCE 151316  
SITE BOUNDED BY FROGHALL ROAD/FROGHALL TERRACE, ABERDEEN**

I am writing to object to the application by Chap Group (Aberdeen) Ltd for full planning permission for the erection of 41 two and three bedroom apartments with associated infrastructure and open space at the site bounded by Froghall Road/Froghall Terrace, Aberdeen.

I received neighbour notification of the application dated 23 August 2015 informing me that the deadline for representations on the application is 13 September 2015. This letter is submitted timeously and requires to be taken into account in determining the application.

I wish to object to the application on the basis of:-

- the impact of the proposed development on the surrounding buildings and character of the area;
- the density of proposed development; and
- the proposed development being contrary to policies and guidance on new residential development.

**Application site**

I own and reside at 27 Froghall Terrace, Aberdeen, AB24 3JJ, being the ground floor of the closest residential building to the application site. My property forms part of a detached granite building

containing two flatted dwellinghouses, with 29 Froghall Terrace being the upper flat. I note that I have separately approached and notified Chap Group (Aberdeen) Limited through their legal representative that part of the property included in the application development plan is part of the title to my property, which is registered under title number ABN53042.

The application site effectively encircles my property on all sides but one. I refer to a drawing included in the application, and which is available from the planning portal online, illustrating the likely visual effect of the application site and its immediate surroundings following development. I have attached a copy of this illustration for your information. In this attachment I have highlighted the building of which my property forms part.

This drawing in particular concerns me greatly, particularly in respect of the height of the proposed development and the effect that it will have on my privacy and available light. These concerns relate both to the effect on the building in which my property is situated and the gardens, of which there is a shared drying green and a private garden space belonging to me. Both gardens run along the length of the boundary between my, and my neighbours', property and the application site and will be directly affected by the proposed development.

#### **General position**

My general position is that I have no objection to the site being developed in principle but that the proposed design of the application site causes me concern, particularly in respect of the impact it is likely to have on my privacy and the light that my property currently receives.

#### **Aberdeen Local Development Plan 2012**

The application requires to be determined in accordance with the Aberdeen Local Development Plan 2012 (ALDP), unless material considerations indicate otherwise.

New residential development requires to comply with Policy H1 - Residential Areas and all new development is required to comply with Policy D1 - Architecture and Placemaking and Policy D2 - Design and Amenity of the ALDP.

**Policy H1** requires new residential development to demonstrate that it:

1. does not constitute over development; and
2. does not have an unacceptable impact on the character or amenity of the surrounding area.

It is submitted that this proposed development, which includes a car park and four storey high apartment buildings, would constitute over development in this area. The noise created by the additional tenants and vehicle movements in such close proximity to residential development would also constitute unacceptable impact on the amenity of the surrounding area.

**Policy D1** requires new development must be designed with due consideration for its context and make a positive contribution to its setting, stating that factors such as siting, scale, massing, colour,



materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

A significant increase in scale is proposed. The application site currently consists of a yard, until recently, used by a scaffolding company and some warehouse buildings which are currently around the same height as my property. The proposed development would consist of three four storey high apartment buildings, which will be a significant increase in height.

The applicant has stated in its design and access statement at page 18 in its site analysis that: "*use of topography of the site to its advantage by building higher within the lower section, responding to the surrounding building heights*" and "*create a continuous street elevation around the block and develop a relationship with the street character.*"

I also refer to pages 26, 28, 30 and 31 of the applicant's design and access statement which contain various drawings including street elevations. I have attached these pages for your information. Page 30 is the drawing I refer to under "Application Site" above.

The South-West elevation shown at page 26 claims to be at a "harmonious building height" but references buildings which are in fact up on the Spital rather than the neighbouring buildings. The Spital is at the top of Froghall Terrace which climbs steeply to the reference buildings, which are also elevated from the Spital as they are built on a hill. The North-West elevation contained on this page shows the difference in height between the proposed development and our property.

The drawings on pages 28, 30 and 31 of the applicant's design and access statement shows the likelihood of the proposed development effectively dwarfing our property, with the most elevated part of the development sitting above the surrounding buildings. I note that in particular, the light that our property receives comes from the South side, on which the application site is situated.

I would therefore suggest that the proposed development is contrary to the provisions of Policy D1 of the ALDP and that the applicant has not been sensitive to the surrounding buildings and height as they suggest.

**Policy D2** states that in order to ensure the provision of appropriate levels of amenity, privacy shall be designed into higher density housing.

The applicant has stated in its design and access statement at page 18 in its site analysis that: "*existing buildings adjacent to the site provide a limited scope for building close to the North boundary as this could limit views and quality of the flats*".

The applicant accepts that the proposed development risks affecting the neighbouring properties. In particular I have concerns in respect of privacy. At the moment, our property is reasonably secluded and benefits from no surrounding properties directly overlooking the windows or gardens. The proposed development would overlook the property and both gardens directly. I would therefore suggest that the proposed development is contrary to this provision of Policy D2 and would have a huge impact on the use and enjoyment of my property.

### Other considerations

I and my neighbours who own the first floor flatted dwellinghouse in the same building have recently incurred considerable expense carrying out repair work to the roof of our property. Following receipt of the notice of this application, we also have concerns over the impact and possible damage that the work to be carried out in connection with this sizeable development will have on these repairs and our property in general. These concerns include the use of heavy duty machinery and the likely vibrations of the building work.

In addition to these concerns, there is a large difference between the elevation of the application site, which is on a much lower level, compared to the site of our property, which is around a storey higher. Due to the location of the proposed development, a large part of the work to be undertaken will likely be carried out close to the border between the application site and our property. Again I would have some concern that this work may damage the foundations of our property together with any work undertaken to the boundary wall, which supports our property and gardens.

### Conclusion

It is submitted that, due to its height, the proposed development is inappropriate for the location, that it would constitute overdevelopment and would have a negative impact on the character and amenity of the area and would result in a significant increase in scale of the application site, contrary to a number of ALDP policies.

As the proposed development is contrary to the ALDP and no material considerations have been put forward to justify the proposal, it is submitted that the application requires to be refused or amended taking into account the surrounding area and considering the site context.

I trust that the points raised in this letter will be taken into account when determining the application in due course. I should be grateful if you would acknowledge safe receipt of this objection and advise me in due course as to how the application is to proceed. If the application is to be determined by Area Committee, I wish to be allowed to speak to this objection.

If additional information to that which is currently available to view on the Council's website is submitted as part of the application, I would request that I am notified of the position and that I am given time to consider the information and to make suitable representations thereon.

Yours faithfully

[Redacted signature]

email: [Redacted]

[Redacted]

P&SD Letters of Representation		
Application Number:		
RECEIVED - 8 SEP 2015		
Nor	Sou	MAp
Case Officer Initials:		
Date Acknowledged:		



Proposals  
Aerial Views







Aerial view from West



Model aerial view of the proposed development

Halliday Fraser Munro



Proposals  
Street Perspectives

View from Froghall Terrace and Froghall Road Junction



Model view from Froghall Terrace looking South East

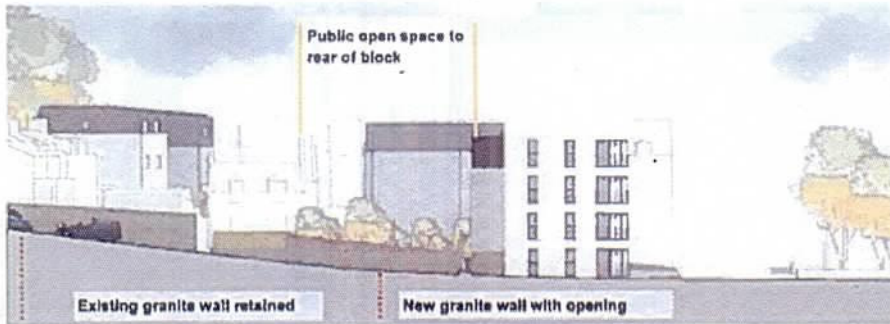


# Proposals

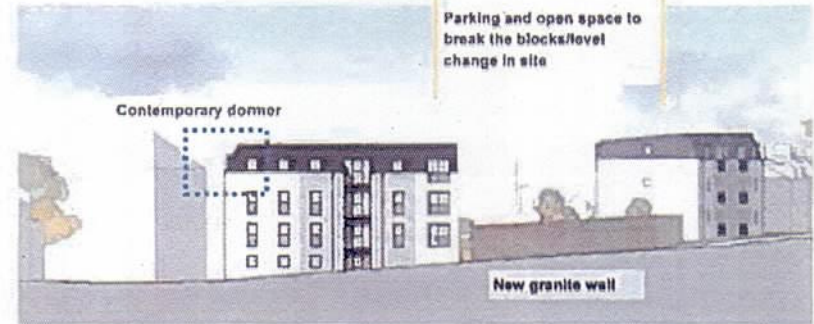
## Street Elevations



South - West Elevation



North - West Elevation



South - East Elevation