

117 Sunnyside Road
Aberdeen
AB24 3LS

6th April 2016

Kristian Smith
Planning and Sustainable Development
Communities, Housing and Infrastructure
Business Hub 4
Aberdeen City Council
Marischal College

Dear Mr Smith

Planning Application 160306

I am writing on behalf of Froghall, Powis and Sunnybank Community Council who wish to object to the planning application for the subdivision of house to form 2 dwellings and associated alterations including: alteration and conversion of garage; erection of single storey extension to rear; creation of light wells and formation of two associated window openings to front of basement [all retrospective].

This objection refers to the General Principles listed in the Aberdeen City Council Supplementary Guidance Householder Development Guide.

Proposals for extensions, dormers and other alterations should be architecturally compatible in design and scale with the original house and its surrounding area. Materials used should be complementary to the original building. Any extension or alteration proposed should not serve to overwhelm or dominate the original form or appearance of the dwelling.

The built footprint of a dwelling house as extended should not exceed twice that of the original dwelling.

No more than 50% of the front or rear curtilage shall be covered by development.

The proposal is for the creation of a mismatched building over twice the size of the original cottage. The entire rear garden has been built over and the character of the original building is completely overwhelmed by the new development.

Any extension or alteration should not result in a situation where amenity is 'borrowed' from an adjacent property. Significant adverse impact on privacy, daylight and general residential amenity will count against a development proposal.

Due to the lack of any garden or enclosed space at the rear of the property, some of the current occupants are using the end of Sunnyside Terrace as an area for smoking and socialising. This is having an adverse impact on privacy and general amenity for households in the vicinity.

In all instances, the scale and form of boundary enclosures should be appropriate to their context and should not detract from the street scene as a result of inappropriate visual impact.

The large panels surrounding the light wells to the front of the building are clearly visible from within the conservation area boundary on Sunnybank Road. They are of a contemporary glass and metal design that is out of character with the traditional design of the cottage and other properties nearby.

We would ask that you reject this application.

Yours sincerely

Martin Thain
Secretary
Froghall, Powis and Sunnybank Community Council