

Westwinds,
13, Baillieswells Road,
Bieldside,
Aberdeen
AB15 9BB

29th May 2016.

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

**Ref : Application Number 160583 – 11 Baillieswells Road, Bieldside
Proposed new house and Sub-division of Residential Curtilage**

Dear Sir,

I have reviewed the above application which is a proposal to sub-divide a single residential plot at 11 Baillieswells Road, with a proposal for a new house on one half.

1. Incomplete application for sub-division of plot

A proposal to sub-divide a residential plot cannot be properly considered unless the plans for both halves are proposed under a single application.

This current application is for 'plot B' on the southern side of the existing single plot, for which planning permission has previously been granted. Planning applications for development on the balance of the plot on the northern side, 'plot A', have been submitted multiple times and refused by the local planning authority, and also refused twice upon appeal to the Scottish Government, for reasons of proximity to protected trees, over-development and privacy.

It is many years since the plot was acquired by the developer. While a viable proposal for 'plot A' remains unresolved, agreement to develop 'plot B' creates the possibility of a long-term non-viable unkempt gap between houses. The possibility of this cannot be allowed.

2. Sub-division of Residential Curtilage and proposed density of development

The fact remains that when the property at 11 Baillieswells Road was bought by the developer, the site contained several mature conifer trees, which were quickly felled. They were felled not for reasons of safety within the site of number 11, as wrongly stated in the Tree Report. Rather, damage was sustained at this time to protected trees at neighbouring site number 13, which then had to be felled for safety reasons.

Supplementary planning guidance states that "...With this in mind there will be a presumption in favour of retaining semi-mature and mature trees either within the site or immediately adjacent to it regardless of whether they are protected by a Tree Preservation Order or sited in a Conservation Area".

With regard to the application, I maintain that the nature of the site before the removal activity should be considered. It is regretful that the trees are now gone, but a suitable re-planting process could be put in place.

I maintain that the Density of the overall building area is excessive in relation to the surrounding area, particularly with regard to properties on the same side of Baillieswells Road and those to the rear.

3. Road Safety

This application is for a single property, but of course road safety issues at this time must be assessed on the basis of an application for two houses. Please, it must be recognised in any road safety report that this is not a one-for-one proposal. Both proposed houses would allow for significantly greater person occupancy than the one they replace, and have density of building that reduces the potential parking/turning space within each plot.

Large detached 'executive' houses such as these generally attract occupants with multiple vehicles. As a consequence, due to the inadequate parking/turning space within each of two sites, there is an increased risk that unsafe manoeuvres will be attempted on to Baillieswells Road, up an incline and potentially in reverse gear. Given that Baillieswells Road is a busy one generally and increasingly so over recent years, and that the Cairnlee Terrace route is a common one for school traffic and school children, such a manoeuvre at the proposed exit would be highly dangerous. I know the road well as I have lived here for many years and have children crossing the road daily to school.

The other likely consequence of inadequate parking/turning space within each site will be that vehicles are more likely to be parked on Baillieswells Road itself. Currently, vehicles are infrequently parked on Baillieswells Road, at any point. Most residents, like myself, would encourage visitors (even short-term) to park in the driveway for safety reasons. This is due to the steepness of Baillieswells Road and the speed that traffic travels along it. A parked vehicle on this road presents a hazard to passing vehicles, which can often only safely be negotiated by one vehicle yielding. If vehicles are parked on the road outside the proposed sites this would force northbound traffic into the middle of the road at a dangerous point opposite the mentioned junction with Cairnlee Terrace. Traffic exiting Cairnlee Terrace to go south may not pay sufficient heed to traffic coming north in the wrong lane. On the few occasions I have seen vehicles parked there, I've considered them such a hazard.

These safety issues can be resolved by retention of a single development with appropriate turning/parking space within it.

I do not object to the replacement of the previously existing property, but maintain that for reasons above, it is better replaced with a single dwelling located appropriately within a single plot.

Yours Faithfully,

James Buckley

