

**From:** [REDACTED]  
**To:** [Pl](#)  
**Subject:** Planning Comment for 160583  
**Date:** 31 May 2016 10:01:57

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Comment for Planning Application 160583

Name : Keith Smith

Address : 28 Baillieswells Road

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type :

Comment : I have been informed of the above named planning application by a neighbour, I did not receive formal notification of the planning application which is inconsistent with prior notifications received in relation to said address. This is not acceptable. I have not therefore been granted sufficient time to fully review the details of the subject planning application. I wish to object to the planning application for the reasons set out below and so I request that it is rejected by the Planning and Infrastructure Department.

I have reviewed the drawings and the Design Statement. I note that the Design Statement asserts that the previously existing house at 11 Baillieswells Road was "unoccupied for a number of years"; this statement has also been published in the Evening Express newspaper (17th May 2016) and it is incorrect and misleading. The reality is that the trees within the property boundary were felled by the new owner as soon as vacant possession had occurred and the house was demolished almost immediately thereafter.

I would prefer to see a planning application for the entire site at 11 Baillieswells Road rather than a planning application for part of the site only - in this case the southern part. It is not clear what the developer intends for the northern part of the site. I also consider (as it is not unknown to happen) that a buyer of the property built upon the southern site may have to agree terms of 'no objection' to any development of the northern part of the site. I therefore contend there is a risk that by considering this application in isolation, solely on its own merits could result in an inappropriate conclusion.

Turning to the details of the application itself, the scale and massing of the development is not in proportion with the surrounding neighbourhood properties. This would be further aggravated by the construction of another house on the northern part of the site.

Furthermore, whereas the whole site was originally occupied by a single "low level" bungalow which was not intrusive to any of the immediately neighbouring properties, I consider it is highly likely that the proposed development will erode/invoke the privacy of surrounding properties.

For the forgoing reasons I respectfully request that the Planning and Infrastructure Department rejects this planning application.

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