

Mr & Mrs M Wood

24 Baillieswells Road
Bieldside
Aberdeen
AB15 9BB

20th May 2016

Aberdeen City Planning and Sustainable Development

Marischal College

Broad Street

Aberdeen AB10 1AB

Dear Sir/Madam,

Reference: PA-160583

11 Baillieswells Road, Bieldside: Erection of 5-bedroom detached house with associated access and landscaping

We are writing in order to object to the above referenced planning application and to request that the appeal be rejected.

As a general point, we do not feel that the revised plans sufficiently address the concerns we have raised in previous objection letters. Further it is disingenuous of the developer to once again submit an application for only half of the site. Neighbours can surely only be expected to approve a full development plan for the whole plot.

Our objection to the plan falls into three main categories

1. Amenity of Area

The developer has continued to ignore the concerns of the local residents about the plans being out of keeping with the local area in terms of density and scale. The scale and density of the site will be completely out of keeping with the rest of the properties in the area. This application is for one 5 bedroom house on half a site that previously had a 3 bedroom bungalow on it. Clear reference is made to the other half of the plot, but no information is given as to what will be done with it. This appears a cynical means of gaining planning permission by deliberate obfuscation. The original property was very well-maintained with beautiful gardens that were an integral part of this community's amenity and maintained by

the long-term previous owners, and only fell into dereliction when it passed to developer's ownership.

2. Road Safety –

Whilst this has been previously dismissed, road safety continues to be a real concern for residents in the area that have children who walk or cycle to school – something that Health Authorities are trying to encourage for the health of our future generations. Residents continue to drive their children to school though they live within easy walking distance for fear that they will be seriously injured crossing Baillieswells Road at this particular junction. My own children are drilled continually on staying clear of the junction as much as possible, to walk past it quickly and the stay close to the boundary walls to protect themselves. A larger house with more cars and potentially an additional residence on the second half of the plot at the junction to Cairnlee Avenue will increase the risk of accidents at the junction which is already very busy at school drop-off and pick-up times. Road safety has become an increasing concern with higher traffic volumes and speeds that are only likely to worsen with the new high capacity offices being built in Westhill and, Kingswells as well as the new residential development in the Countesswells area.

3. Trees –

The developer has shown complete disregard for the protection of the green spaces in the area and in particular the mature trees and shrubs that are such a key feature of the neighbourhood. Protected trees were felled without consultation and prior to any planning permission for the demolition carried out on the site. The mention in the tree report that they were felled for safety reasons cannot have applied to every tree that was on the original site. They were cut down to allow a second property to be squeezed into the plot. The developer continues to maintain that the significance of the trees relates only to three properties, but they do in fact affect the overall appearance of the whole area. Bielside is a leafy suburb, and not a high density housing area – that is why we residents have chosen to live in the area. The trees and shrubs already destroyed by the developer have had a significant impact on the area, reducing protection from road noise and pollution and impacting the overall countryside feel of the neighbourhood and would have a long lasting impact on the local environment.

In summary, the revised plans fail to take consideration of the concerns of residents whose amenity is affected by the development. The residents are uniformly of the opinion that the development is neither in keeping with the local style, nor being conducted in a way that demonstrates respect either for the environment, the community or for due process. For the above reasons I object to the erection of the new dwelling house in half of the original plot at 11 Baillieswells Road, Bielside.

Yours Faithfully,

Not signed as submitted electronically

Lisa Wood
Resident, 24 Baillieswells Road