

Comment for Planning Application 160552

Name : Joyce McFarlane

Address : Birchwood House

1 South Avenue

Cults

Aberdeen

AB15 9LP



Comment : Joyce McFarlane

Birchwood

1 South Avenue

Cults

AB15 9LP

Dunmail Objection

Planning Application Ref: 160552

Dunmail 3 South Avenue

Cults

AB15 9LP

I Wish to object strongly to the planning application by McCarthy & Stone to the re-development of 'Dunmail ‘ 3 South Avenue, Cults. McCarthy & Stone propose to demolish a substantial family home and erect a large building containing twenty one 2 x bedroom flats with 23 parking spaces for elderly couples.

On December 20th 2013 the Lands Tribunal ruled that the burdens associated with the title conditions for 3 South Avenue could be varied and they reached the view that the burdens should be upheld and limitations of no more than 4 houses for this site and (preferably 3). More than this would generate unreasonable intrusion for neighbouring residents.

Clearly 21 apartments and 23 parking spaces would go far and above an unreasonable level of intrusion. The amount of traffic for 21 2 bedroom flats would be quite hefty with friends, family, delivery vans, internet shopping, post, property maintenance, doctors etc. and all that 21 flats would require, would certainly impact on noise levels, especially as the 23 car parking spaces would be in very close proximity to 2 properties, Birchwood and Silverdale.

In McCarthy Stone's proposal they intimate that elderly people (in the age group 55 +) tend not to have more than one car. This is an assumption on their part because in his day and age, there could easily be up to forty two cars for forty two residents !

For potentially 42 residents in the proposed block of flats, 23 car parking spaces does not seem adequate. Could South Avenue accommodate overspill parking ? Parking problems already exist at McCarthy Stone's Florence Court development with inadequate parking

South Avenue is a very busy, narrow street and is a 'rat run', with people trying to avoid traffic lights on North Deeside Road. It gets more difficult entering and leaving South Avenue from gated properties. Parking is very difficult with one side of the street being used to capacity with residents.

The density of the proposed overdevelopment of the site would be overbearing and out of character with the south side of South Avenue. The site is flanked on both sides with substantial granite buildings . Therefore 21 x 2 bedroom flats would have an adverse effect on the tranquility and ambiance of the character of the neighbourhood and the way it functions.

If the development were given approval this could set a precedent, for further overdevelopment in the area.

In a radius of less than half a mile we already have many flatted properties for the elderly ie. Rorie Hall, Bruce Cottages, Dunmail, Deeside Nursing Home, Florence Court, Kirk Brae. How many more flatted properties for the elderly can be crammed into our area ?

There has been a number of trees that have all died off in a short space of time at no 3 South Avenue, conveniently leaving more space for development. MS say that in future some of our trees may have to be removed as incoming residents must be given consideration regarding adverse shading and blocked views from their windows. What about views and privacy for existing residents ? The trees are of great importance to the amenities of residents, not only in South Avenue but the surrounding areas and should trees be felled what space would be left to replant ? The loss of these mature trees would have a wider impact on the neighbourhood.

Regarding intrusion to privacy, residents of 4 of the flats (kitchens, living rooms, bedrooms and balconies) would directly overlook my house and gardens here in Birchwood.

I would appeal to you to refuse this panning application !

Thank you

IMPORTANT NOTICE: This e-mail (including any attachment to it) is confidential, protected by copyright and may be privileged. The information contained in it should be used for its intended purposes only. If you receive this email in error, notify the sender by reply email, delete the received email and do not make use of, disclose or copy it. Whilst we take reasonable precautions to ensure that our emails are free from viruses, we cannot be responsible for any viruses transmitted with this email and recommend that you subject any incoming email to your own virus checking procedures. Unless related to Council business, the opinions expressed in this email are those of the sender and they do not necessarily constitute those of Aberdeen City Council. Unless we expressly say otherwise in this email or its attachments, neither this email nor its attachments create, form part of or vary any contractual or unilateral obligation. Aberdeen City Council's incoming and outgoing email is subject to regular monitoring.