

Comment for Planning Application 160552

Name : Peter Roberts

Address : 2 South Avenue

Cults

AB15 9LP



type :

Comment : I would like to object to this planning application for the following reasons:

1. The parking provided off-street is insufficient to cater for the inhabitants. This will overflow onto a street that is already overcrowded in this regard. This is seen with the Florence court development that already exists.
2. South Avenue is already used as a thoroughfare to Garthdee from North Deeside road, and the entrance to this property would become a potential accident blackspot, especially with the limited visibility caused by existing on-street parking.
3. The existing property has many mature trees that provide an amenity to the street. Many of these have died recently, despite being covered by a Tree Protection Order. The replacement of these, especially to be allowed to grow to sufficient maturity, would become impossible with the inclusion of a large property and parking on the existing site. The existing trees add considerably to the street and surrounding area.
4. The proposed development would impact the privacy and visual amenity of the neighbouring properties.
5. The development would place undue burden on existing facilities in Cults, especially medical.
6. From my understanding the land title of the property prohibits the construction of more than 4 houses on the existing site.

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