

Comments for Planning Application 161721/DPP

Application Summary

Application Number: 161721/DPP

Address: 19 South Avenue Aberdeen AB15 9LQ

Proposal: Erection of 4 No residential flats and associated car parking

Case Officer: Dineke Brasier

Customer Details

Name: Mr Ross Yule

Address: 31 Cults Court Cults Aberdeen

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the proposal due to:

Privacy

Our flat in Cults Court is directly to the east of this proposal. We have large double windows in our living room and our kitchen which will look directly at these flats. The plans say there will be vertical timbers to protect privacy, however this will protect the privacy of the occupiers of the proposed flats. This will not stop them looking directly into our home and impacting significantly on our privacy. I am also concerned at the loss of privacy from the balconies, which again have a direct view into our home. I am also unsure of the exact window to window distance, but I feel it will be very close.

Height

The planning document says they are asking for the height to be "marginally higher than the building previously approved". I believe it is significantly higher, over a metre. However, the biggest impact will be that in the previous plans the height was for the very top peak of a pitched roof. So although it was high, it was only that height at one point (from the side). In this new proposal the height is not just at the top of the pitched roof but is the height the entire length of the building. This is a massive change from the previous planning application.

Overshadowing

Due to this change in height and shape of the building I would like to ask that a sun study is completed. Our flat is on the first floor and this building will be significantly higher than us. Currently our flat is very bright and airy as we get the sun in the afternoon and evening. Due to the shape and height of the proposed flats I am concerned that it will block most of the natural light and sun from our property. This is a huge concern as it will change the feeling of our home and it

may no longer be bright and airy but feel dark. Although I understand we have no right to a view, I do find it frustrating that the documents discuss how they will build the proposed flats to have a view of the Deeside Valley. To do this means to take away our entire view, not just blocking some of it. If this proposal is accepted all we will see now from our flat will be a large wooden box that is both longer than and taller than our home.

Noise

We are concerned about the noise, particularly from the balconies.

Design

We also have concerns about the design of the property. Firstly we do not believe it is in keeping with the local area at all in design or size. Although there are other flats in the area, including ours, I feel that after Cults Court it becomes very much residential homes. Cults Court was also build many years ago around an already large building (the old school). It was not build on what was the plot of a small house, neither were other developments in this area. Generally Cults is a residential area for families and it should remain this way, otherwise it will change the community. Secondly I feel the proposal for 4 one bedroom flats that are approximately 150 metres squared to be surprising in the current market. There will be a limited number of people that will be looking for a large and therefore expensive 1 bedroom flat in Cults. This makes me suspicious as to whether the plans will change or if these flats will end up being 2 or more bedrooms. Which will then have a further impact on other concerns like parking, noise and road concerns.

Road

The junction between South Avenue, Cults Court and Florence Court is already a difficult one as all 3 junctions are so close. Adding more cars coming up and down South Avenue on a regular basis is a real concern as I feel this junction is already an accident waiting to happen on an already busy North Deeside Road.

Inaccurate Planning Documents

I believe the planning documents are misleading. The plot size from this proposal to the previous proposal is different. The plans show that at one point the wall on South Avenue will be taken down as the wall of the building is there instead and this is not shown on the computer generated images, making it look like it is not as close to our flat. The computer generated image also shows large trees down the length of Cults Court, making it look like we will not be able to directly see this large block of flats proposed This is also not true. There are 2 large trees at the very top beside North Deeside Road, then a row of about 5 small trees. Even in summer when the trees have leaves on we have a direct and uninterrupted view into the plot of land, which is in no way blocked by any trees.

Parking

We feel the parking in the proposals is inadequate. We already know how difficult parking can be as this is already an issue in Cults Court. Many people have their own cars and if there are 2

people with their own cars living in each flat there will not be enough parking, let alone for visitors. We have already found that people visiting Florence Court and builders working on another house build on South Avenue have been parking in Cults Court. So we are concerned about more people parking in Cults Court due to the lack of parking available in the proposed flats.