

The Planning Department,
Aberdeen City Council,
Marischal College,
Aberdeen.

11, South Avenue,
Cults
Aberdeen AB15 9LD
29. 12. 16.

Dear Sirs,

Residential Development
19, South Avenue, Cults.

I wish to register my objection to the above development on the following grounds.

1. The scale of the development is totally inappropriate for the size of the site. It is a small site for which I understand that planning permission already exists for one bungalow. This is the correct decision.

2. The height of the four story block of flats is out of proportion with other buildings. The argument may be put that the blocks of flats in Cults Court are also high so a precedent has been set. They, however, are on a large site dominated by the old school building so the scale here is acceptable.

3. The flats would completely overshadow the adjacent bungalow. They would also block light to the flats in Cults Court which have west facing windows.

4. I do not know if design and use of materials are valid points for objection but the appearance is alien to the existing properties.

around the site. Fifteen South Avenue has recently been rebuilt but in a sympathetic manner using granite and a slated pitched roof. The proposed block of flats is just plain ugly. The extensive use of timber cladding may be cheaper than granite but should have no place in South Avenue which has some of the oldest houses in Aults.

5. Drainage. Each flat has three waste water outlets - a total of twelve. The existing drain will have been designed for two bungalows. It will not be capable of carrying larger volumes.

6. Access to the site is from a mutual drive which cannot be blocked. I cannot see how building work can be carried out without blocking it.

7. One wall of the stairwell appears to be built upon the existing wall on South Avenue. This would involve the closure of South Avenue for considerable periods causing unacceptable disruption.

8. The site can only be accessed from the unadopted end of South Avenue. Heavy lorries, cranes and construction traffic will damage the surface. It must be a condition of ANY planning consent that the developer must, on completion, have South Avenue repaired, free of potholes and surfaced properly compacted material before a completion certificate is issued.

I ask that the application is rejected.

Yours faithfully,


(C. B. MILLER)