

**From:** Alastair Green  
**Sent:** Sun, 1 Jan 2017 19:01:24 +0000  
**To:** PI  
**Subject:** Planning Application 161721 - Objection  
**Attachments:** 21 S Avenue Planning Application Objection -Submission.pdf

Sirs

I formally submit my objection to the planning application 161721 – Erection of 4 No residential Flats and associated Car Parking at 19 South Avenue , Cults, Aberdeen AB15 9LQ.

My objections are that the application does not meet the requirements of the Aberdeen Local Development Plan and are detailed below and copied in the attached pdf file.

**Notice of objection from Alastair Green, The Greens, 15 South Avenue, Cults, Aberdeen AB15 9LQ**

**Site and Planning History**

The application site was originally part of the plot for 17 South Avenue. This plot has been split into four and is enclosed within the original boundary walls of 17 South Avenue. Access to the site is shared with 17, 17a and 21 South Avenue. The application site is bounded on its north side by North Deeside Road, on its east side by South Avenue. South Avenue is an unmade/un-adopted road for the section that runs west from the gate of 11 South Avenue and up along the east boundary of the application site to the junction with the A93 North Deeside Road. See Photo 1 and Photo 2 below



Photo 1 – South Avenue East view from site entrance



Photo 2 South Avenue – East boundary of application toward the A93 junction

The surrounding area is residential in nature.

The previously approved planning application (P141049) for this site was for a one-and-half storey building and had a residential curtilage of 766 m<sup>2</sup>.

### **Level of Development**

The scale of this property is totally at odds with the surrounding environment and specifically within the boundary of the original feu that the site sits within. This application for a four story building with a height of over 12 m is replacing a one-and-a-half story building and will sit adjacent to a single story house, a one-and-a-half story house and a two story house. Further, its curtilage of 875 m<sup>2</sup> is 14% greater than that approved under the previous planning application P141049.

This proposal is effectively a 15m by 14m box with slab gables, frontage and rear and would be visually dominant in the local environment. Resulting a significant and unacceptable detrimental impact on the character and appearance of the surrounding area.

The current subdivided plot at 17 South Avenue has an extremely low density which is at odds with the proposed development of 50 per ha which is seen as overdevelopment of such a small site.

The above points outline why the proposal contravenes Policy H1 of the Aberdeen Local Development Plan which states that any new development should not constitute overdevelopment, have an unacceptable impact on the character or amenity of the surrounding area.

### **Design/Amenity**

Policy D1 of the Aberdeen Local Development Plan states that any new development must be designed with due consideration for its context and make a positive contribution to its setting. The proposed building is significantly different to the building approved under application P141049. The approved scheme had pitched roofs and a profile in keeping with neighbouring buildings. The recently completed house at 15 South Avenue, planning reference P140813, was required to maintain a roof line compatible to the adjacent properties by the Aberdeen City Planning Department. It seems difficult to understand why this requirement is not being applied to this application.

The proposed design will have a box like appearance; and its position with respect to proximity to the A93 North Deeside Road, within the walled boundary of the sub-divided feu ensures that

it will dominate its environs. This design is at odds with the adjacent properties and will not make a positive contribution to its setting. As such, it is in contravention of the Aberdeen Local Development Plan policy D1.

Further the proposed use of brick and scotch larch for the finishing materials is at odds with the finish on the surrounding properties. The previously approved application for this site, P141049, used materials that were more sympathetic with the character of the existing residential sites.

The glass frontage and balconies that extend across the entire width of the proposed property will create significant privacy failures as they will overlook directly into the properties at 15, 17, 17a, 21 South Avenue; 31-36 Cults Court and the properties at 469 and 469a North Deeside Road. This is in contravention of Policy D2 of the Aberdeen Local Development Plan.

Further, the glass frontage will also produce light pollution issues demonstrating the development has not been designed with the impact on surrounding properties in mind. It may well be possible to install low level unobtrusive external lighting but when the entire face of the property is a glass frontage there will be significant light pollution issues which will have an unacceptable detrimental impact on neighbouring properties, further adding to their privacy issues and contravening Policy D2 of the Aberdeen Local Development Plan.

Policy D2 also states that parking must not dominate the courtyard space. From the information provided it would appear that the majority of the space at the rear of the proposed property is car parking thus dominating the available courtyard space. The design has made no allowance for vehicles turning on the site when the parking spaces are being used.

Overall, this proposal has not been designed with due consideration for its context and should not be considered to be an acceptable addition to the site

### **Transportation**

South Avenue from the A93 North Deeside Road junction to the site entrance and from the site entrance the entrance to 11 South Avenue travelling eastward is an unmade/un-adopted road.

As is detailed in Photo 1 the section running east from the site entrance is full of potholes of crater like proportions. These potholes are over 300mm deep, up to 5 metres long and wide in places making this section unusable for normal traffic. As a result, the sole access for residents in 15, 17, 17a, 19 and 21 is the section of South Avenue running south from the A93 junction.

This section of road is in poor condition and deteriorating through use and erosion from a recent water supply pipe burst. Approval of this application will double the traffic on this section and further add to the poor state and erosion of South Avenue to the detriment of all.

Access to the A93 from South Avenue is hazardous due to the incline, the potholes at the junction and the restricted views caused by the boundary wall of the site. Doubling the traffic at this junction will significantly add to the risk of an accident. I believe that this is in contravention of Policy T2 of the Aberdeen Local Development Plan.

I fully understand that construction issues are not normally recognised at the planning stage but in this case, due to the nature of the access issues, they must be taken into consideration. The design calls for the east gable of the building to form part of the east boundary with South Avenue.

To demolish the existing boundary wall and build the new gable will require substantial scaffolding on South Avenue and require South Avenue to be closed for a significant period. This will deny the residents of 15, 17, 17a and 21 South Avenue access to their properties.

It would also make access for the emergency services extremely difficult as it would for any normal delivery services such as the Royal Mail. It will have an immensely negative impact on the kennels business that is run from 17 South Avenue where access is required on a daily basis.

The construction of such a large building will require access for a significant number of vehicles over a period of time with very limited space to park given the nature of the site. This will further add to the erosion and the state of the unmade South Avenue and have a significant negative impact on the residents of 15, 17, 17a and 21 South Avenue.

Overall, this will have an unacceptable impact on the lives of the residents of South Avenue and introduce unnecessary risk to traffic on the A93 North Deeside Road.

### **Precedent**

If this application is approved, then the planning committee will be setting a dangerous precedent for the development of gap sites and construction of flatted properties in these gap sites. There is a number of these potential sites all the way from Cults westward to Milltimber and beyond. In these harsh economic climes, the potential opportunity may prove too strong for some current landowners to maximise on the value of their land.

Such development would have a significant impact on the character of the Cults and Milltimber communities, would not be of benefit to the city of Aberdeen.

### **Impact on trees**

I note that a certain amount of site preparation has been performed with the felling of some trees. I would have assumed that any development would not result in the damage to established trees. No reference is made to the felling of trees in the application

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