

8 Northcote Crescent  
ABERDEEN  
AB15 7TJ

9 January 2017

Head of Planning and Sustainable Development  
Aberdeen City Council

Dear Sir/Madam

Planning Application 161760/DPP  
Detached 2 Storey House

I write regarding the above application for a 2 storey detached house and submit my formal objection.

In support of my objection I attach various papers.

The application is very similar to a previous application which was refused by the Scottish Government Reporter.

- 1 Letter dated 3 June 2015 from the Scottish Government Directorate for Planning and Environmental Appeals.
- 2 Letter from Aberdeen City Planning dated 23 February 2015
- 3 My submission to Planning dated 10 October 2013 regarding my objection to 5 Terraced Houses.
- 4 Letter from Aberdeen City Council Planning dated 4 December 2014.

As the Scottish Government Reporter and Aberdeen City Council Planning were against the previous application surely this new application which is on the same piece of land, would be treated in the same manner.

I trust my objection and supporting papers will be taken into account in determining the matter.

Yours faithfully

A large black rectangular redaction box covering the signature of Fred W Robertson.

Fred W Robertson.

Copy; Councillor Ian Yuill  
Mr. Saemus MacInnes (For Community Council)

Directorate for Planning and Environmental Appeals

Telephone: 01324 696453 Fax: 01324 696444  
E-mail: Christopher.Kennedy@scot.gov.uk



Mr F Robertson  
8 Northcote Crescent  
Aberdeen  
AB15 7TJ

Our ref: PPA-100-2060

3 June 2015

Dear Mr Robertson

**PLANNING PERMISSION APPEAL: LAND NORTH OF AIRYHALL HOUSE  
CRAIGTON ROAD, PITFODELS ABERDEEN AB15 7TP**

I am writing to let you know that the above appeal has been dismissed by the reporter.

A copy of the decision notice and where applicable any claim for expenses is now available on our website [www.dpea.scotland.gov.uk](http://www.dpea.scotland.gov.uk). If you cannot access the website and would like a copy of the decision to be sent or emailed instead, then please contact me and I will arrange.

The reporter's decision is final. However, you may wish to note that individuals unhappy with the decision made by the reporter may have the right to appeal to the Court of Session, Parliament House, Parliament Square, Edinburgh, EH1 1RQ. An appeal must be made within six weeks of the date of the appeal decision. Please note, though, that an appeal to the Court of Session can only be made on a point of law and it may be useful to seek professional advice before taking this course of action.

I trust this information is clear. Please do not hesitate to contact me if you require any further information.  
Yours sincerely

**Christopher Kennedy**

**CHRISTOPHER KENNEDY**  
Directorate for Planning and Environmental Appeals  
" "" \\* CHARFORMAT Case Officer

 Follow @DPEAScotland

4 The Courtyard, Callendar ~~abode fghij abode abc a~~  
DX 557005 Falkirk [www.dpea.scotland.gov.uk](http://www.dpea.scotland.gov.uk)  
[www.scotland.gov.uk/Topics/Planning/Appeals](http://www.scotland.gov.uk/Topics/Planning/Appeals)

Our Ref. L043863  
Your Ref.  
Contact Ben Peter  
Email [BPeter@aberdeencity.gov.uk](mailto:BPeter@aberdeencity.gov.uk)  
Direct Dial 01224 522507  
Direct Fax 01224 522937



## ABERDEEN CITY COUNCIL

Fred Robertson  
8 Northcote Crescent  
Aberdeen  
AB15 7TJ

Legal and Democratic Services  
**Corporate Governance**  
Aberdeen City Council  
Business Hub 6 L1S  
Marischal College  
Aberdeen AB10 1AB

Tel 01224 522000  
Minicom 01224 522381  
DX 529451, Aberdeen 9  
[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)

23 February 2015

*REC - 24.2.15*

Dear Sir,

**PLANNING APPEAL:** P131354, AIRYHALL HOUSE LAND NORTH OF, CRAIGTON ROAD, PITFODELS AB15 7TP, CONSTRUCTION OF 5 NO. TERRACED HOUSES AND ASSOCIATED SITE WORKS

As you know, you made representations to the Planning Authority in connection with the above application by ~~Balcon Developments Ltd.~~ That application was refused planning permission on the following grounds:-

That the proposal would not preserve or enhance the character and appearance of the conservation area, being detrimental to that character and appearance due to (a) the inappropriate location, form, design and external finishing materials of the proposed houses, (b) the inappropriate density of development and juxtaposition with adjacent buildings resulting in a pattern of development that is not reflective of or in keeping with the area, and (c) the loss of green space, all of which would be contrary to Scottish Planning Policy, Scottish Historic Environment Policy and Policies D1 (Architecture and Placemaking), D2 (Design and Amenity), D5 (Built Heritage), and D6 (Landscape) and the associated supplementary guidance of the Aberdeen Local Development Plan and Policies D1 (Quality Placemaking by Design), D2 (Landscape), D4 (Historic Environment) and H1 (Residential Areas) of the Proposed Aberdeen Local Development Plan.

The proposal would be contrary to Policy LR1 of the Aberdeen Local Development Plan in that the proposal would exceed the number of residential units allocated for the area, to the detriment of the character of the area arising from the inappropriate density of development.

In accordance with the relevant statutory regulations, I write to give you notice that Bancon Developments Ltd appealed to the Scottish Government against the refusal of planning permission and has requested that the appeal be disposed of with a review of all relevant information provided by the parties as well as inspection of the land subject to appeal. Copies of representations previously made to the Planning Authority in connection with the application will be sent to the Scottish Government and the Appellant(s), and will be considered by the Scottish Government when determining the appeal unless, within fourteen days of the date of receipt of this notice, the person who made the representations asks the Scottish Government to disregard them. If therefore, you do not wish your representation to be considered by the Scottish Government you should so advise it within fourteen days of receipt of this notice.

Any additional written submissions in relation to the appeal should be sent to the Scottish Government within fourteen days of the date of receipt of this notice.

If you wish to make any additional representations, you should write to the Scottish Government, Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR. 12 8-3-15

E-mails can be sent to: dpea@scotland.gsi.gov.uk

The Scottish Government reference number is PPA-100-2060

Yours faithfully



**Ben Peter**  
Paralegal  
Litigation and Licensing

8 Northcote Crescent  
ABERDEEN  
AB15 7TJ

10 October 2013

Dr Margaret Bochel  
Head of Planning and Sustainable Development  
Aberdeen City Council  
Marischal College  
Broad Street  
ABERDEEN  
AB10 1AB

Dear Dr Bochel

Proposals Affecting the Setting of Listed Buildings or the Character  
of Conservation Areas ( Sections 60 and 65of the Planning (Listed Building  
and Conservation Areas) (Scotland)Act 1997)  
Airyhall House Land north of Craigton Road Pitfodels  
Aberdeen AB15 7TP Conservation Area 010  
Construction of 5 Terraced Houses  
and Associated Site Works  
Bancon Developments Ltd - Ref.No. 131354

1. Preamble

With regards to the application noted above I submit a formal objection to the proposals.

The suggested construction of 5 Terraced Houses and associated Site Works is basically a rerun of a similar proposal submitted along with the planning application a number of years ago for the Care Home – Nazareth House. Whilst the Care Home received Planning Consent from the Committee against advice from the Planning Officers and is now built the Cottages part of the application did not proceed at that time to Committee. Instead of Cottages this application is for Terraced Houses on the same site.

## 2. Objections

1. The entrance to the Houses is up what in fact is a narrow Lane and I seem to recall the Emergency Services raised on the previous application concerns in that they would not have reasonable safe and quick access.  
These concerns must still apply.
2. I have lived within the area for over 60 years and the proposed site has always been a Right of Way used by Walkers and Dog Walkers over that period
3. At the time of the previous application a Tree Survey was done and several Trees were felled as it was suggested these were diseased. At that time during a Site Visit I was assured by a Planning Officer that the remaining Trees were protected and no more could be removed.  
In this proposal a large area of mature trees is suggested for felling. This should not be allowed particularly when the Council and Governments are recommending more Trees be planted.
4. This is a Conservation Area and although with the developments which have already happened in the area numbers have reduced wild animals are still seen in the area – Roe Deer etc. The Application must not be allowed to happen as it would further reduce the habitat for these animals.
5. In conclusion I trust my objection will be taken into account in determining the application.

I would also request to be allowed to address the Committee on the matter as the case in certain other Authorities. I am available at any time to also discuss my concerns with the Planning Officers. It does seem to be somewhat unfair that they discuss matters with Applicants but not any Objectors.

Yours sincerely

Fred Robertson.

Copy:- Councillor Ian Yuill  
Mr Saemus MacInnes.



Your Ref.  
Our Ref. GDP/P131354[ZID]/32  
Contact Garfield Prentice  
Email pi@aberdeencity.gov.uk  
Direct Dial 01224 522198  
Direct Fax 01224523180



**ABERDEEN**  
CITY COUNCIL

04/12/2014

Mr Fred Robertson  
8 Northcote Crescent  
Aberdeen  
Aberdeen City  
AB15 7TJ

Planning & Sustainable  
Development  
**Communities, Housing and  
Infrastructure**  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen AB10 1AB

Tel 01224 523470  
Fax 01224523180  
Minicom 01224 522381  
DX 529452, Aberdeen 9  
www.aberdeencity.gov.uk

Dear Sir/Madam

**The Town and Country Planning (Scotland) Act 1997**  
**Airyhall House Land north of, Craighton Road, Pittfodels**  
**Construction of 5 No.terraced houses and associated site works**  
**Application Ref: P131354**

I refer to the above application and your letter of representation. The application was refused by the Planning Authority on 4 December 2014.

In reaching their decision, the Planning Authority took into account relevant Council policies, all the material considerations and the points raised in your letter of representation.

In accordance with current legislation, where an application is refused, the applicant has the right of appeal to the Scottish Ministers provided any such appeal is made within three months of the date of this decision. If the applicant appeals you will be notified directly and afforded the opportunity of making further representations at that time.

Yours faithfully

*Margaret Bochel*

**Dr Margaret Bochel**  
Head of Planning and Sustainable Development

*The w/f of the 13/12/14  
Application number 05*