

Development Management
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street, Aberdeen
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107 High Street
Old Aberdeen
AB24 3EN

Tel. [REDACTED]

10th October 2016

Dear Ms Watson

Planning application 161284 - Kitchen extension and erection of ancillary garage - 6 Cheyne Road

The Old Aberdeen Community Council has reviewed this application and comments as follows:

- The OACC has no objection to the proposed kitchen extension.
- The OACC wishes to OBJECT to the proposed second garage for the following reasons:-
 1. The addition of an extremely large second garage would be alien to the character, pattern and density of development in the surrounding area which lies within the Old Aberdeen Conservation Area.
 2. The Applicant's previous (rejected) planning application, 140936, included an 'annexe' in the garden which appeared to be an attempt to provide separate accommodation. This new application also has several attributes that would appear to raise doubt as to its purpose;
 - The two submitted drawings related to this application are titled 'Proposed Ancillary Building', not 'Garage'
 - There is already a very large (4m x 7m) garage on the property
 - The proposed garage in this application bears a strong resemblance to a small house.
 - The proposed garage is far bigger than a conventional garage yet is proportionally inappropriate for a two car garage – it would be difficult to drive in more than one vehicle: A Ford Mondeo (to select an average car size) is 1.9m wide x 4.9m long, so will need a garage with a door width of around 3m and around 6m long; a two car garage would need a door width of at least 5m. The proposed garage has a 3.7m wide doorway.
 - The positioning of the garage, side on to a driveway and facing garden wall will make entry and exit peculiarly difficult; a garage for car use would surely be aligned more appropriately?
 - The garage is unusually high, with walls rising to 2.9m above grade, roof top at 5.4m.
 - Windows and door are all double glazed - for a garage?
 3. Insufficient information. The applicant has not provided any Design Statement or Supporting Statement. While this is not a prerequisite for a planning application, it would have provided an opportunity for the Applicant to possibly explain the apparent need for a second oversized 'garage'.
 4. The Applicant's site plan indicates the building would be close to the garden's east boundary. We believe this would necessitate the removal of a number of small trees. Any requirement to remove trees within a conservation area should be included within the planning application.

Yours sincerely

Dewi Morgan
For Old Aberdeen Community Council