

Comments for Planning Application 181431/DPP

Application Summary

Application Number: 181431/DPP

Address: 18 Home Farm Gardens Bridge Of Don Aberdeen Aberdeen City AB22 8BP

Proposal: Erection of timber decking along rear boundary with associated steps and handrails (retrospective)

Case Officer: Sheila Robertson

Customer Details

Name: Mr Cameron Morrison

Address: 20 Home Farm Gardens Aberdeen

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are writing to you to register our dismay at the structure that has been erected in the back garden of 18 Home Farm Gardens, Aberdeen, AB22 8BP.

Firstly we would like to take exception to the comment within the application that states 'applicant did not appreciate that planning approval would be required for the timber structure'. Number 18 were approached on 3 separate occasions by ourselves and by other neighbouring residents enquiring if planning permission was required. Number 18 have shared with us that they have building experience and they had consulted with building developer work colleagues on the structure. Their following actions made it evident that this structure was going up regardless. At no point was permission sought from us. We are aware that retrospective planning permission is harder to be refused.

The following are our main concerns:

1. Breach of privacy.

- Number 18 can see over our fence into all of our garden from an elevated position.
- They can easily see straight into our kitchen/living area and through to our hall and stairs and ground floor bedroom.

This has us feeling very uncomfortable in our own home and we have been avoiding spending time in our garden to avoid confrontation. Due to the proximity of the decking to our home we have been closing our blinds to ensure privacy.

2. Re-sale Value.

We are extremely concerned that the value of our property may drop significantly due to the structure, and that this could also affect our ability to resell in the future. We certainly would not have bought the property if the structure was already up. Indeed, we have consulted several people (family, friends and work colleagues), all of whom have said it would negatively affect their view of such a property.

3. Aesthetics.

- The colour of the structure does not match any of the surrounding woodwork and is of an intrusive size - we deem it an eyesore.
- The structure is not in keeping with the designs of neighbouring houses, nor the development.
- During certain times of the day the structure casts a shadow into our garden.

4. Title Deeds and Permissions.

- On review of our title deeds, Number 18 appear to be in breach of several clauses, especially since no permission was sought and in any event a structure must not exceed 1.8m which it does as per the submitted drawing. Title deeds can be submitted on request.
Breaching requirements for Aberdeen City Council Planning Permission.

5. Safety.

- After review of the submitted plans, it appears the structure is fixed to the fence that runs atop the gabion wall. We believe this fence is not designed for such a purpose. My concern is that if the shared back fence is supporting this load in any way it may constitute a safety concern if it was to weaken over time.

Please note we have previously sent a letter for your attention dated 31/07/2018.

We have had to submit via online as advised by the council as we cannot receive notice of application due to an ordinance survey issue. Please note we are an immediate neighbour.

The application should be denied and the structure removed.