

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Draft Letter of Objection

February 2014

Post your letter of objection to:
Head of Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Or email it to pi@aberdeencity.gov.uk

Planning Officer: Gavin Evans gevans@aberdeencity.gov.uk Tel. 01224 522871

Formation of New Dwelling House, 22 Kinaldie Crescent, AB15 8HX

Application Reference: 140029

Applicant: Mr & Mrs Gee

Craigton of Pitfodels, Craigton Road
Cults, Aberdeen, AB15 9PQ

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=140029>

Closing date for representations is 21st February 2014

Dear Sir/Madam

The main areas of concern are:

- **The proposed road/driveway is through an existing amenity/landscaped area and Green Space**
- **Proposed development on Green Space**
- The **scale of the dwelling house** and double garage with office is **completely out of character with the surrounding area and neighbouring properties**, both around Kemnay Place , Kinaldie Crescent and also Woodburn Gardens on the opposite side of Walker Dam. The house itself is about 4 times the size of No.24 semi-detached house in Kinaldie Crescent. The height of the new house is also out of character and scale with neighbouring properties.
- It is worrying to see **high solid concrete walls and solid gates on the approach to the house** from Kemnay Place, there is also high solid walls and gate to the North of the site. This goes against the conditions currently in place in the surrounding Walker Dam Development as it is a condition that the front gardens must remain open.
- High "two fingered ugly white chimney" has negative visual impact and in full view of residents in Kemnay Place.
- The height of the new house is also out of character with neighbouring properties and there are concerns as to what height the house would actually be as the site investigation report states that it is recommended that all the made ground below the footprint of the house, garage and the access road is removed and where required replaced with suitably approved imported structural fill materials. As the site is on a sloping site it is unclear what the ground level for building will be made up to?
- Access to the site along Kemnay Place and Kildrummy Road – existing roads very narrow and not suited for construction traffic
- Building material not in keeping with surroundings – Building in countryside ?
- Business address- is a business being run from proposed development office above double garage and study in house.
- It is not clear from the plans how close the boundary of the proposed house will come to the **core path running along the Walker Dam which is widely used by walkers, joggers and cyclists** all year round.
- **Loss of Amenity/Landscaped area between 30 and 32 Kemnay Place**, residents land certificates state the amenity area should be held in all time coming for the benefit and amenity of the whole subjects.

- **Tree Preservation** – How many trees will be felled or pruned by the proposed development, many of the mature trees in the Walker Dam have Tree Preservation Orders. This contravenes the Aberdeen Local Development Plan 2012 - policy NE5 Trees and Woodland states There is a presumption against all activities and development that will result in the loss of or damage to established trees and woodlands that contribute significantly to nature conservation, landscape character or local amenity, including ancient and semi-natural woodland which is irreplaceable. As the whole Walker Dam area is a Local Nature Conservation Area the removal of trees must be stopped, therefore for this reason alone this development should not be approved.
- **Green Space Network – Policy NE1 of the ALDP 2012 states**
- The City Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the Green Space Network. Proposals for development that are likely to destroy or erode the character or function of the Green Space Network will not be permitted. This development contravenes this policy and therefore the application should be refused.
- **Access and Informal Recreation-Policy NE9 of the ALDP 2012 states**
- New development should not compromise the integrity of existing or potential recreational opportunities including access rights, core paths, other paths and rights of way. It can be argued that this development does compromise the integrity of the existing core and therefore contravenes policy NE9
- **Planning History:** There is also a **precedent as in 1999/2000 the Stewart Milne Group tried to apply for planning permission to build houses in the gardens of 20 and 22 Kinaldie Crescent but planning permission was not granted for building in this area of land.**
- Ground at bottom of garden too wet – was this a reason that planning application in 2000 turned down?
- **Safety** – cars like to be speeding on exiting the house as the driveway is down-hill. Safety concern for children playing etc.
- The local residents state the land in this area of ground is held jointly by a number of local residents, who also pay maintenance costs towards its upkeep.
- The applicant has stated in the submitted application form that the area of ground between 30 and 32 Kemnay Place is owned by Stewart Milne Group, and has issued a notice to that company advising of the current application.

What details should you include in your representation?

Comments should relate only to '**planning matters**' - these being the only matters that can be taken into account by the City Council when determining an application, examples of which are found below:

- Written representations from members of the public;
- Views of statutory and other consultees;
- Government Policy and Guidance;
- Local Policy and Guidance;
- Planning site history;
- Impact on amenity;
- Impact on access, parking or road safety;
- Design;
- Compatibility with other uses in the area;
- Affect on a Listed Building or Conservation Area;
- Affect on Tree Preservation Order;
- Precedent.

Certain matters are not normally material planning considerations and will not be taken into account by us when we decide on a planning application. These include:

- Devaluation of property;
- Loss of a view;
- Hours of construction;
- Commercial/Business competition;
- Moral and religious issues;
- Matters which relate to other regulatory regimes such as Building Standards or Health and Safety;
- Matters which relate to safety or disruption during construction;

- Civil matters;
- Perceived Health and Safety risks.

Note: These lists are not exhaustive.