

**Planning Matters**

**Dandara Development**



View from above.....





Work progressing well in Zone H with additional houses ready to be occupied in May 2015.





### **Trees Cut Down on Hazledene Road (next to log store)**



A number of trees have recently been cut down alongside Hazledene Road on Council owned ground beside the log store, see photos above.

CSCC contacted Environmental Services at Aberdeen City Council and the person in charge of the timber /log store confirmed all the trees cut down are part of a woodland management scheme. Trees have been cut down outside the log store and work will also be carried out in the Den Wood. The aim is to thin out the pine trees to get more light into the woodland and allow broad leaved trees to grow. Native trees will be planted in place of pine trees cut down and work should be completed by end of May.

### **Upgrading Hazledene Road**

Gavin Evans, Senior Planner at Aberdeen City Council was contacted regarding the Dandara planning application 130994, Zone A, with access onto Hazledene Road and whether details of the work needed to upgrade the access road to acceptable standard has been received at the Council.

The following reply was received:

Works for the upgrading of Hazledene Road form part of an application for Roads Construction Consent, which I understand was granted by the Council in its role as Roads Authority in July 2014.

These works do not require a separate grant of planning permission, however a condition attached to P130994 required the applicant to provide final details of those works (an indicative proposal was submitted at the time of application P130994) in order that the planning authority would have a further opportunity to consider any additional impact on trees arising from the finalised works. Submissions have been made, which indicate minor areas of change, however further information has been sought from Dandara to establish whether this will affect trees. As far as the timescale for those works is concerned, it is largely up to the developer however the upgrading works must be carried out before occupation of any unit within Zone A.

It has been confirmed that a Roads Construction Consent has been received by the Roads Department but they cannot email the plans as the Roads Department do not have copyright so the plans can only be viewed by making an appointment at Marischal College. The Roads Department have said they will inform Craigiebuckler & Seafield Community Council planning officer when Dandara notify the Roads Department with details of a start date for the road improvement work on Hazledene Road.

**Application Reference:**

130994

**Local Authority Reference:**

000066884-001

**Proposal Description:**

Zone A Hazledene Residential development of 50 dwellings with associated roads and landscaping addressing condition 23 PA reference A8/0530 access/siting/design and external appearance and landscaping

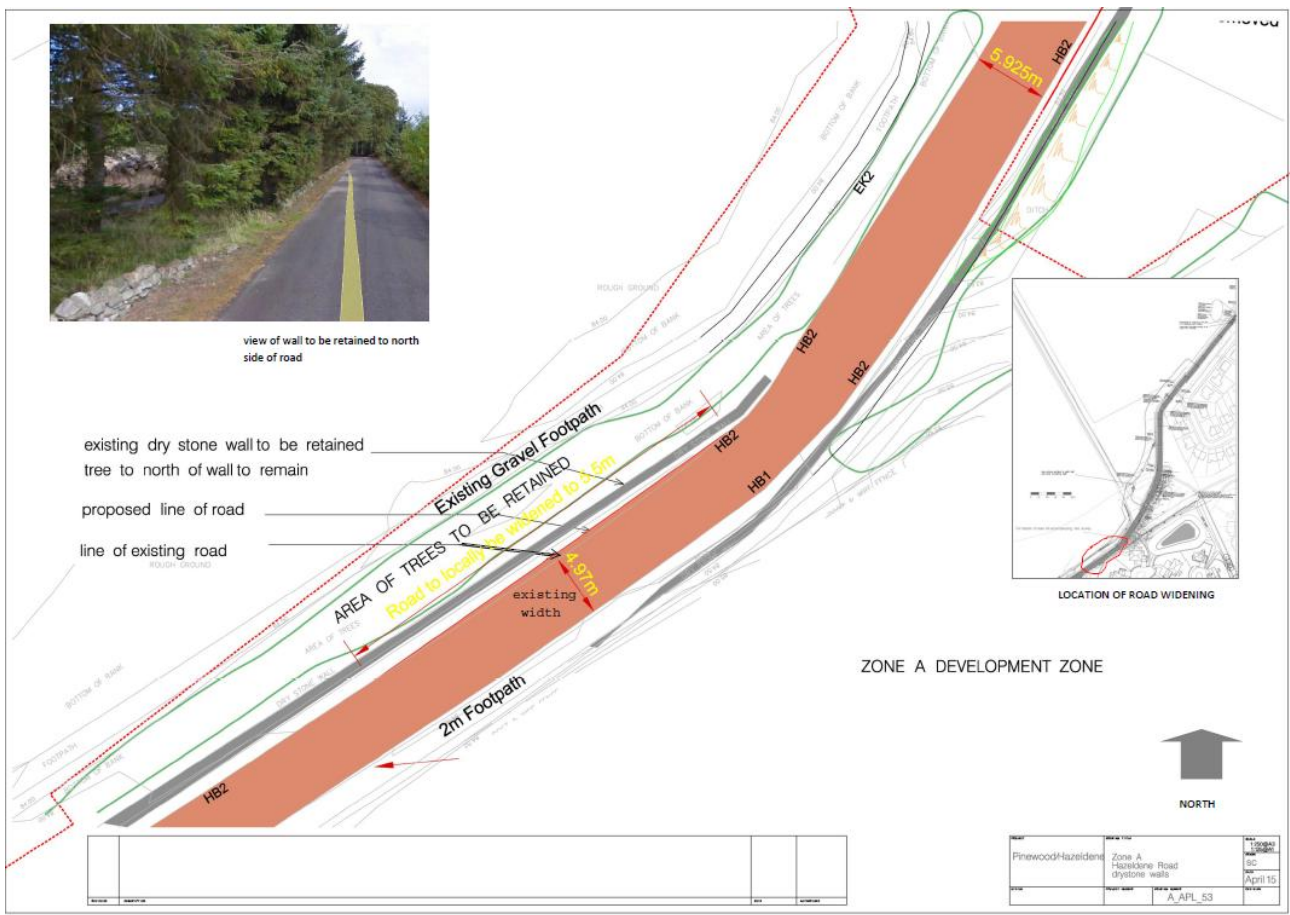
**Application type:**

Approval of Conditions for Planning Permission in Principle

**Address:**

Zone A (site between) Countesswells Road/Hazledene R  
Hazledene  
Aberdeen

**Post code:**





view of wall to be retained to north west side of road



LOCATION OF ROAD WIDENING

existing dry stone wall to be retained  
 tree to north of wall to remain  
 proposed line of road  
 line of existing road



PROJECT	Pinewood-Hazeldene	DATE	15/04/2015
CLIENT	Zone A Hazeldene Road	DESIGNED BY	IC
SCALE	drystone walls	CHECKED BY	IC
		DATE	April 15
		SCALE	
		PROJECT NO.	A_API_S2





## Railings on Burnieboozle Crescent



Chris Graham (Groundworks Manager) from Dandara was asked whether the railings on Burnieboozle Crescent, opposite No.53, could be painted to cover up rusty marks where the railings were straightened during the installation of a power supply to the sales pod in December 2013. Chris Graham confirmed that this will be done and he has asked somebody to take care of the painting.

At the end of April, Chris Graham (Groundworks Manager) left Dandara, contact has been made with the foreman (Seamus) for any on-site issues.

## Dandara Temporary Sales Pod



Planning Application <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130573>

Erection of temporary sales pod for associated proposed residential development

Work on site started on 7th August 2013, construction of the steelwork for the sales pod started on 28th August, a very substantial building considering it is a temporary building and will be up for less than 2 years.

The temporary sales pod is to be removed by 13th June 2015 unless an extension is applied for.

**The Dandara Planning Applications were considered at the Planning Development Management Committee meeting on Thursday 28 November 2013.**

All the zones were approved with additional conditions imposed for Zone A, with access off Hazledene Road

**Zone A planning application 130994**

Conditions imposed:

No development shall be undertaken within Zone A until a finalised scheme of works necessary to bring Hazledene Road up to adoptable standard has been submitted to, and approved in writing by, the planning authority.

No building in zone A shall be occupied until works for the upgrading of Hazledene Road have been implemented in full.

**Zone B & C planning application number 131044**

**Zone H, planning application number 130820**

**Zone D,E,F & G planning application 130155**

**Summary of Dandara Development Planning Applications**

31055 Zones D,E, F & G registered 23/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131055>

Zone D 44 houses

Zone E 35 houses

Zone F 50 houses

Zone G 45 houses      Total of 174 houses

131044 Zones B&C registered 23/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131044>

Zone B 39 houses

Zone C 39 houses      Total of 78 houses

130994 Zone A with access to Hazledene Road registered 08/07/13 <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130994>

130820 Zone H with access to Countesswells Avenue registered 05/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130820>

Zone A 50 houses, Zone B 39 houses, Zone C 39 houses, Zone D 44 houses

Zone E 35 houses, Zone F 50 houses, Zone G 45 houses and Zone H 48 houses

**Total number of houses = 350 houses**

131027 Pinewood Residential Development Approval of Conditions 2, 3, 6, 7, 9 and 10 of Planning Application Ref A7/2178

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131027>

Landscape, Walling, Connectivity – Pinewood – Countesswells Road

131037 Traffic calming and speed limits etc. registered 22/07/2013 and representations to be in by 14/08/2013

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131037>

## **Proposed Local Development Plan & Supplementary Guidance**

On 28<sup>th</sup> October 2014, Aberdeen City Council agreed the Aberdeen Local Development Plan - Proposed Plan for public consultation. This was followed on 13<sup>th</sup> January 2015 by further agreement by Council to consult on the Proposed Supplementary Guidance.

The Proposed Plan, Proposed Supplementary Guidance and supporting documents (including the Proposed Action Programme and Strategic Environmental Assessment) will be available for public consultation over a ten week period from **Friday 20<sup>th</sup> March to Monday 1<sup>st</sup> June 2015**, during which you are invited to make representations.



The Plan shows the land allocated to meet the City's development needs over the next 10—20 years. These needs were identified in the Aberdeen City and Shire Strategic Development Plan which was approved in March 2014. The new Local Development Plan will also set out the planning policies to be applied in promoting the growth of a sustainable city over this period.

## Viewing the Plan

Copies of the Proposed Plan, Proposed Supplementary Guidance and supporting documents can also be viewed:

- Online at [www.aberdeencity.gov.uk/aldp2016](http://www.aberdeencity.gov.uk/aldp2016)
- At Marischal College Reception between 8am and 5.30pm; and,
- Within all public libraries in Aberdeen

Representations may be made by letter, email or by completing a response form (available online, at our events, or from Marischal College Reception).

## Planning Applications as per weekly planning list April 2015

<b>Application Reference:</b>	150379
<b>Local Authority Reference:</b>	
<b>Proposal Description:</b>	Single storey rear extension and alterations to rear of existing dwelling house.
<b>Application type:</b>	Detailed Planning Permission
<b>Ward:</b>	<a href="#">Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)</a>
<b>Community Council:</b>	<a href="#">Craigiebuckler and Seafield</a>
<b>Address:</b>	22 Viewfield Avenue Seafield Aberdeen, Aberdeen City
<b>Post code:</b>	AB15 7XJ
<b>Easting:</b>	391182

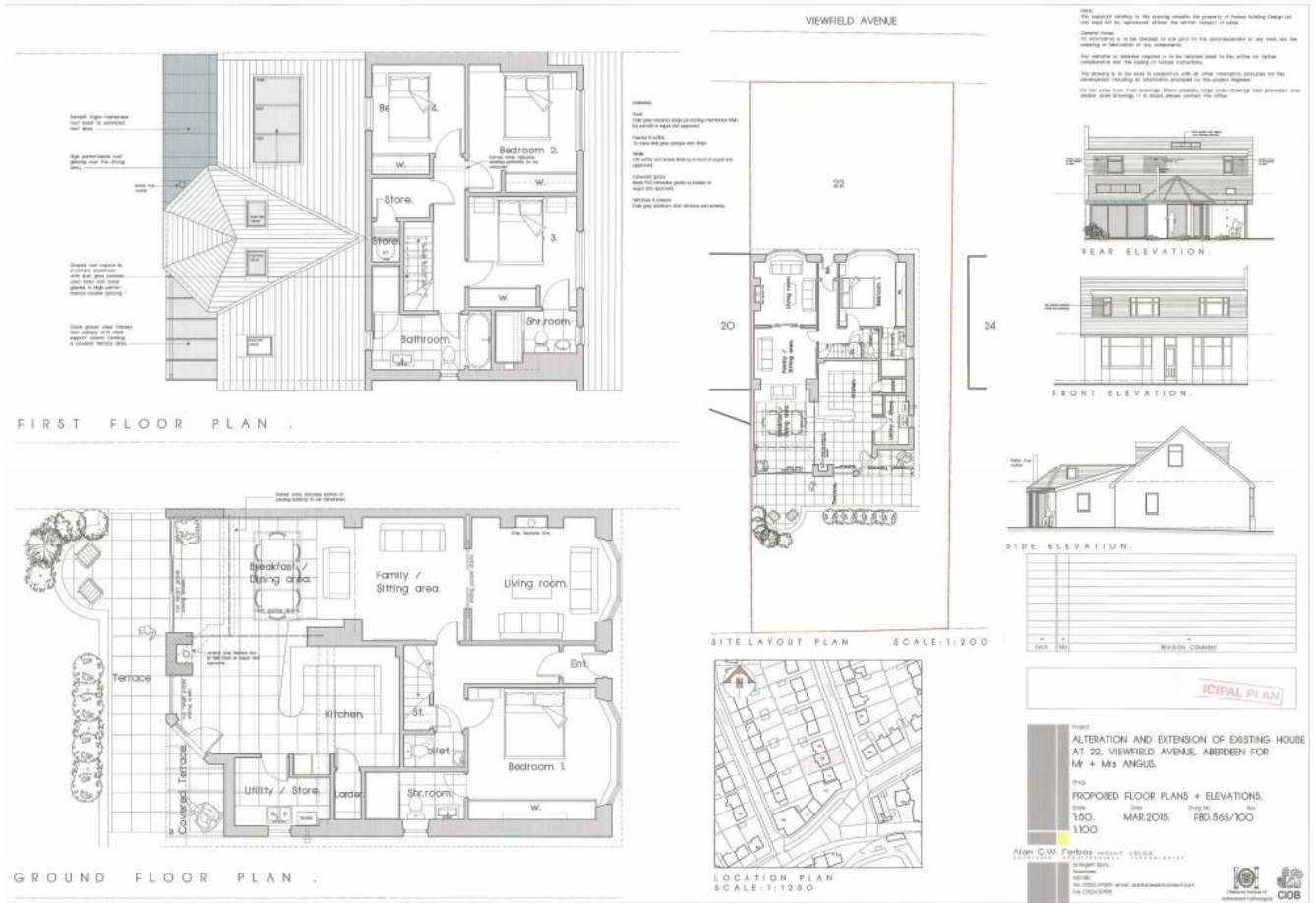
**Northing:** 804758

**Application Status:** Pending

**Date application received:** 12/03/2015

**Date application Validated:** 23/03/2015

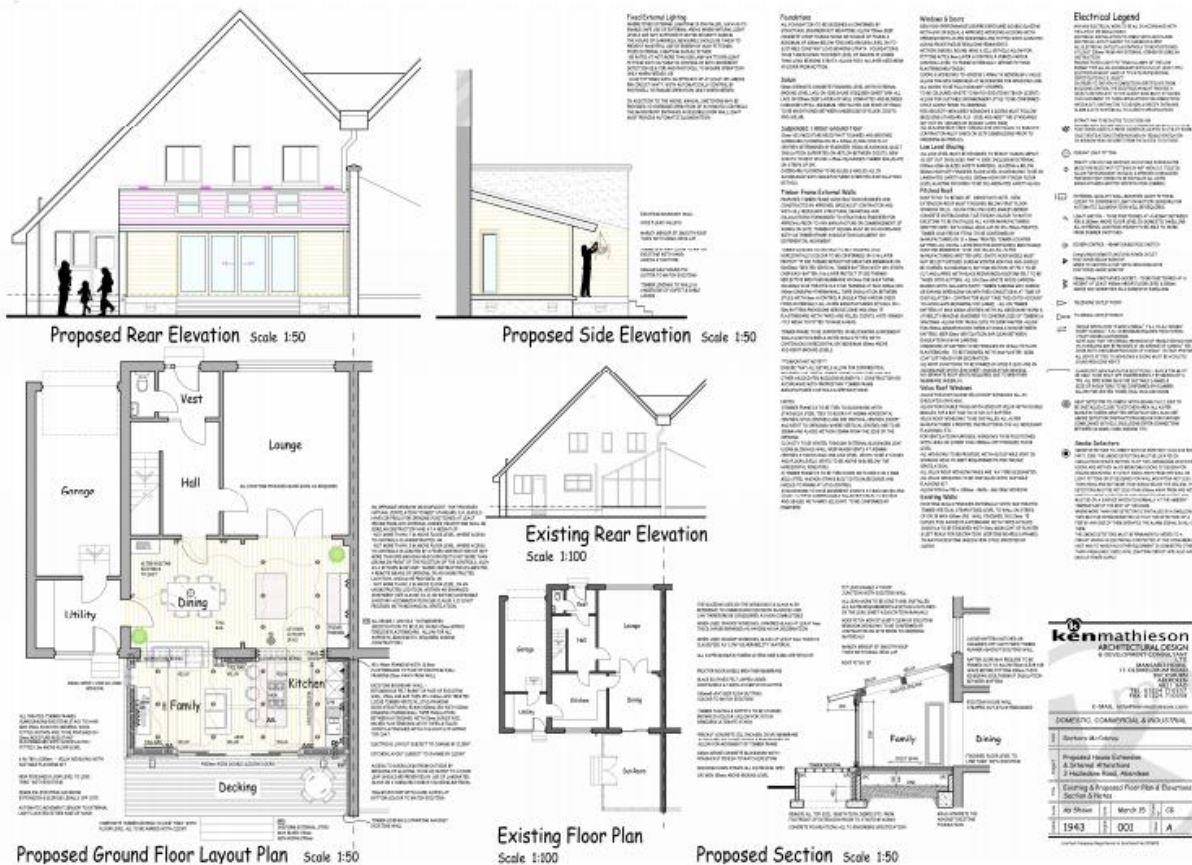
**Date of expiry of period allowed for representations:** 13/04/2015



<b>Application Reference:</b>	150595
<b>Local Authority Reference:</b>	000117203-001
<b>Proposal Description:</b>	Erection of single storey rear extension and raised decking
<b>Application type:</b>	Detailed Planning Permission

## Location

<b>Ward:</b>	<a href="#">Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)</a>
<b>Community Council:</b>	<a href="#">Craigiebukler and Seafield</a>
<b>Address:</b>	3 Hazledene Road Hazlehead Aberdeen
<b>Post code:</b>	AB15 8LB
<b>Easting:</b>	390457
<b>Northing:</b>	805589



**Kemathieson ARCHITECTURAL DESIGN**

11 HAZLEDENE ROAD, HAZLEHEAD, ABERDEEN AB15 8LB

TEL: 01224 614000

WWW.KEMATHIESON.COM

**PROJECT INFORMATION**

Project Name: Proposed Rear Extension & Decking

Client: Mr & Mrs J & K

Address: 3 Hazledene Road, Hazlehead, Aberdeen

Date: 14th March 2023

Scale: 1:50

Sheet: 1 of 1



Application Reference:

150590

Local Authority Reference:

000117184-001

Proposal Description:

1.5 storey gable extension and extension to front and rear dormers

Application type:

Detailed Planning Permission

# Location

Ward:

Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)

Community Council:

Craigiebuckler and Seafield

Address:

22 Kildrummy Road  
Aberdeen

Post code:

AB15 8HJ

Easting:

390453

Northing:

805281

**FINISHES:**  
 Concrete roof tiles to roof to match existing  
 Samwell flat roof dormer to match in with existing  
 Concrete baby tiles to rear dormer haffits to match existing  
 Timber linings to front dormer haffits to match existing  
 White PVC fascias to match existing  
 White PVC rainwater goods to match existing  
 White PVCu windows to match existing  
 Roughcast to walls to match existing  
**ALL AS NEAR TO MATCH EXISTING OR REASONABLY PRACTICAL**

**SECURED BY DESIGN:**  
 To ensure a robust, basic standard of security, a doorset or window in the locations described in clause 4.13.1 should be designed and constructed in accordance with the general recommendations of the product standard appropriate for the material used, such as:  
 BS 7412: 2007, for PVCu units;  
 BS 544: 2009, for timber window units;  
 BS 4873: 2009, for aluminium alloy units;  
 BS 6510: 2005, for steel-framed units.  
 Vulnerable windows should be constructed to resist attempts to force frames and, if operable, ironmongery. Windows which can be opened should be fitted with either:  
 - a keyed locking system that uses a removable key; or  
 - a keyless locking system, together with glazing which incorporates laminated glass or a similarly robust glazing material.  
 Where a material standard for a doorset is not available, it should be designed and constructed in accordance with the recommendations in Annex A of BS 8225-1: 2000, together with the following recommendations, to ensure a robust basic standard of security.  
**Glazing**  
 Access to door locks from outside by breaking of glazing, in or adjacent to a door leaf should be prevented by use of laminated glass or a similarly robust glazing material.

**Ventilation to dwelling**

Apartment	Ventilation recommendations	Trickle ventilation [1]
Apartment	A ventilator with an opening area of at least 1/200th of the floor area if serves.	12,000 mm <sup>2</sup>
Kitchen	either: mechanical extraction capable of at least 30 l/sec (intermittent) above a hob [3]; or mechanical extraction capable of at least 60 l/sec (intermittent) if elsewhere [3]; or a passive stack ventilation system [4].	10,000 mm <sup>2</sup>
Bathroom or showerroom	either: mechanical extraction capable of at least 15 l/sec (intermittent); or a passive stack ventilation system [4].	10,000 mm <sup>2</sup>

**Height of ventilator:** To reduce the effects of stratification of the air in a room, some part of the opening ventilator should be at least 1.75 m above floor level.

**ARTIFICIAL LIGHTING:**  
 A minimum of 100% of the fixed light fittings and lamps installed in a dwelling should be low energy type with a luminous efficiency at least 45 lumens/circuit watt. The fittings may be either:  
 - dedicated fittings which will have a separate control gear and will only take fluorescent lamps (pin based lamps); or  
 - fittings including lamps with integrated control gear (bayonet or Edison screw base lamps)  
 eg. tubular fluorescent and compact fluorescent fittings (CFLs) with luminous at least 45 lumens/circuit watt.  
 Fixed light fittings include only the main light sources to a room; not display or feature lighting such as picture lights, kitchen wall cupboard lights, over mirror lights. A light fitting may contain one or more lamps and a group of lamps operated by the same switch could be counted as one fitting, eg a pair of wall lights; Low energy light fittings include the provision of lamps/bulbs.

**South Elevation Scale 1:100**

**East Elevation Scale 1:100**

**North Elevation Scale 1:100**

REVISIONS	
A	
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DRAWING NUMBER	00
JOB REF	14-0319
SCALE	1:100
DATE	April 2015
DRAWN	RBH

TITLE	Building warrant
DRAWING	Elevations

CUSTOMER ADDRESS:	22 Kildrummy Road Aberdeen, AB15 8HJ
CUSTOMER NAME:	Mr and Mrs Visard Aberdeen, AB15 8HJ

**Monarch**  
Developments

<b>Application Reference:</b>	150568
<b>Local Authority Reference:</b>	
<b>Proposal Description:</b>	Erection of 1.5 storey gable extension, formation of additional dormers to front elevation and extension to rear dormer.
<b>Application type:</b>	Detailed Planning Permission

## Location

<b>Ward:</b>	<u>Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)</u>
<b>Community Council:</b>	<u>Craigiebuckler and Seafield</u>
<b>Address:</b>	26 Kepplestone Avenue Aberdeen
<b>Post code:</b>	AB15 7XF
<b>Easting:</b>	391078
<b>Northing:</b>	805250

