

## Planning Matters

### Dandara Development

#### Flooding on Tuesday 7<sup>th</sup> July 2015 – SUDS Pond



The planning officer met with concerned residents after the torrential rain on Tuesday 7<sup>th</sup> August 2015. Concerns were raised at the level of water in the SUDS pond, at the sales pod site there is no banking and is

also at the lowest point so the pond is very likely to overflow at the lowest point and will enter properties on Burnieboozle Crescent.

It is our understanding that until the sales pod is removed from site the SUDS pond cannot be completed ie. the bottom end of the pond is the at the lowest and there is nothing to stop water overflowing into nearby gardens with a potential flooding risk.

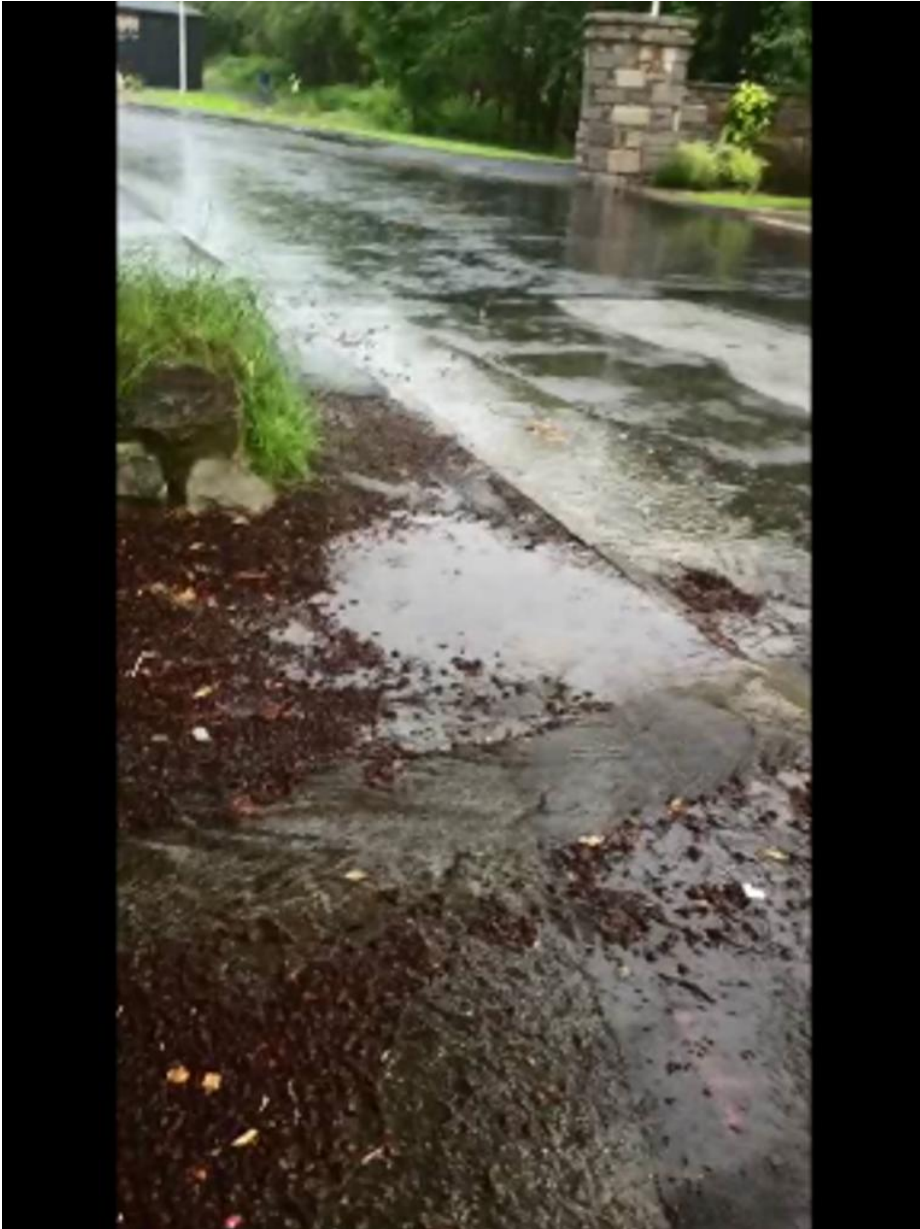
The planning officer contacted Gavin Clark regarding our concerns about the temporary sales pod and flooding from SUDS pond, he wasn't aware about the location of SUDS pond but he was going to visit the site.

Dandara were contacted; Iain McDonald, surveyor and Kenneth McKenzie the contracts manager were made aware of the problem. They said they would look at the problem.

Councillor Ross Thomson emailed Gavin Wyley from Dandara about the SUDS pond.



Flooding in the rear garden at NO.21 Pinewood Road



Flooding from No.2 Pinewood Road flowing onto Countesswells Avenue.

There was a small river flowing up at the bottom of the residents garden and flowing in front of his garage then the water flowed over the pavement into a road gully, but this quickly became blocked and the flow of water then continued further down the road down another road gully.

It has been suggested that when Dandara built the entrance pillars to the housing development they covered over the drainage ditch/channel and had claimed to have fitted a pipe but clearly this isn't allowing water to drain away. Also a new resident moving into one of the Dandara houses backing onto the tree line at Pinewood was out looking at the water entering the rear gardens of the houses along that stretch.

Another neighbour who has lived in Pinewood since the houses were built stated that he thought Dandara had started to divert water to the burn that runs into Coupers pond at James Hutton Institute.

Councillor Ross Thomson after speaking to Dandara has managed to get agreement to holding a meeting with Craigiebuckler & Seafield Community Council to discuss the flooding/drainage issues.



## Dandara Temporary Sales Pod

Planning Application <http://planning.aberdeency.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 City Council received a planning application from Dandara on 18<sup>th</sup> June 2015 for the siting of temporary sales pod. Neighbours notifications were sent out on 21<sup>st</sup> July 2015 and representations must be made within 21 days from this date.

<b>Application Reference:</b>	150971
<b>Local Authority Reference:</b>	000123359-001
<b>Proposal Description:</b>	Siting of temporary sales pod
<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>Address:</b>	Pinewood Hazeldene Countesswells Avenue Aberdeen
<b>Application Status:</b>	Pending
<b>Date application received:</b>	18/06/2015
<b>Date application Validated:</b>	25/06/2015
<b>Date of expiry of period allowed for representations:</b>	16/07/2015



**Applicant, Agent and Case Officer Details**

**Applicant:**

Dandara Group  
 16 Beech Manor  
 Stonewood  
 Aberdeen  
 AB21 9AZ

**Agent:**

**Officer:**

**Officer Telephone Number:**

01224 523470

**Officer Email:**

pi@aberdeencity.gov.uk

**PROPOSED LOCATION PLAN** 1:2000

**PROPOSED SITE PLAN** 1:200

**PROPOSED PLAN** 1:200

**ELEVATION - A**

**ELEVATION - B**

**ELEVATION - C**

**ELEVATION - D**

**TYPICAL SECTION**

**PROPOSED 3D IMAGE FOR REFERENCE ONLY.**

**NOTES**

**dandara limited**  
 Maitland Building  
 Castle Street  
 Aberdeen  
 AB21 9SR

**PROPOSED RESIDENTIAL DEVELOPMENT**  
 PROSPECT, HAZLEBURG  
 ABERDEEN

Scale: 1:100  
 Planning Application: 1180/1226 @ A1  
 18/04/2013  
 JAS  
 APL - 100

## **CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL**

**Mr Gavin Clark**  
**Planning Officer**  
**Development Management**  
Planning and Sustainable Development  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

**10 Craigiebuckler Drive**  
**Aberdeen**  
**AB15 8ND**

Email: craigden10@live.com

14<sup>th</sup> July 2015

Dear Mr Clark,

Planning Application Number: P150971.  
Site Location: Pinewood Hazledene, Countesswells Avenue.  
Detailed Planning Permission: Siting of temporary sales pod.  
Applicant: Dandara Group.

We object to the above referenced planning application for the following reasons:-

The applicant, in our opinion, was in breach of Condition No 1, under which Aberdeen City Council granted planning permission on 20<sup>th</sup> June 2013 to Hazledene Developments Limited, in respect of Application Reference No130573. The Condition stated:

“That the temporary building hereby granted planning permission shall not remain on the site after a period of two years expiring on 13<sup>th</sup> June 2015 – that the character and siting of the structure is not such as to warrant its retention for a period longer than that specified in this permission”.

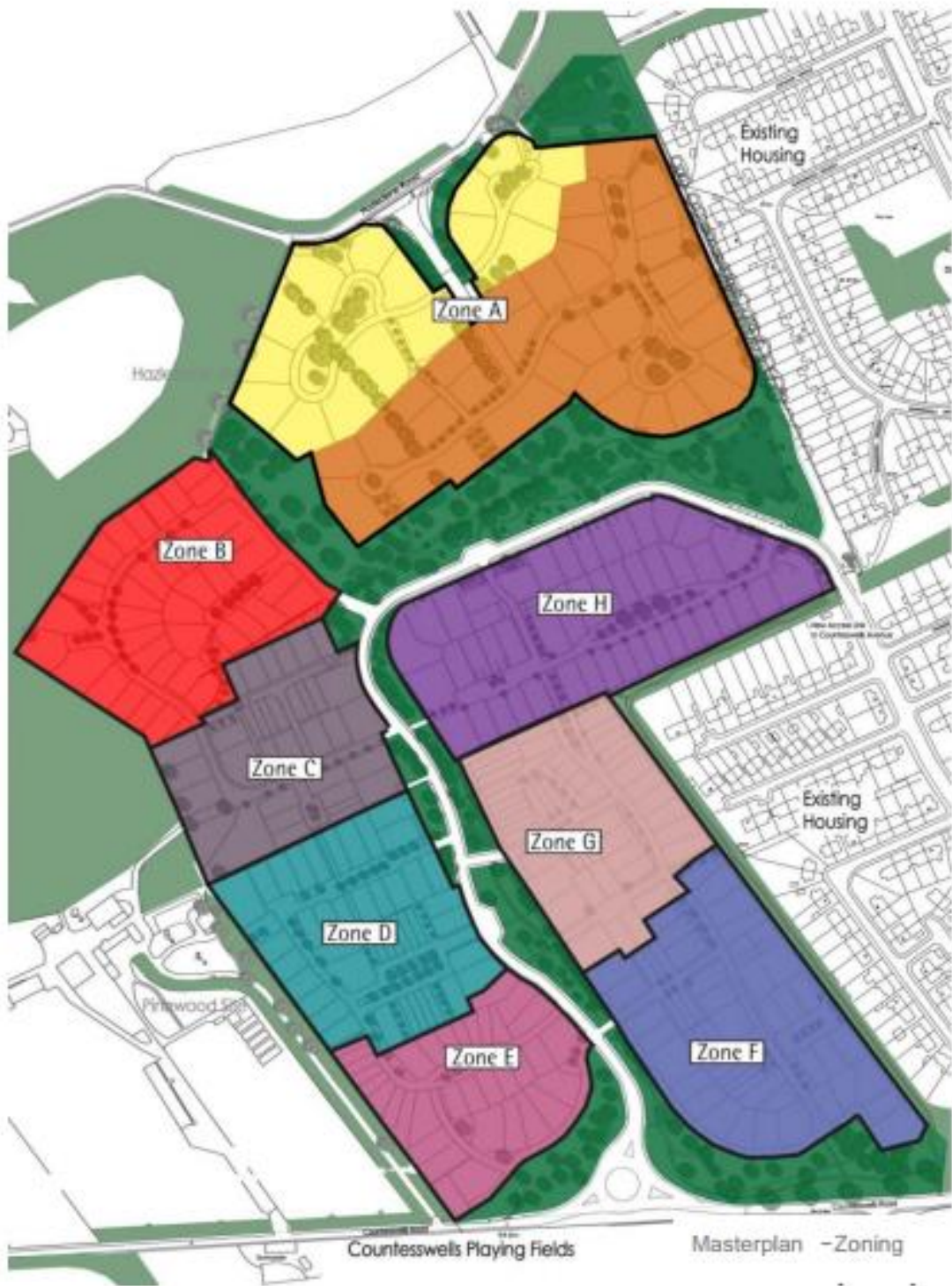
Therefore it is our contention that the “temporary” sales pod should have been demolished immediately after the period of its temporary planning permission expired. It should not be allowed to remain on the site.

In the final paragraph of the notice of “Conditional Planning Permission” the Council wrote: “The size, design and location of the sales cabin is acceptable on a temporary basis associated with a development site. Although the sales cabin would be located close to the properties on Burnieboozle Crescent there should be no significant impact on the amenity afforded to those residents”.

In consideration of the above paragraph, we submit that the sales pod should be removed because it is sited in part of the south retention pond basin. Its demolition would allow the retention pond to be fully completed. Therefore extending the planning application for a number of additional years will delay the completion of the retention pond, which is vital for preventing flood water from entering the rear garden amenities of the nearby properties on Burnieboozle Crescent.

Yours sincerely,  
William Sell,  
Chair.

Work on Zone C has now started.



**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>

**Planning Applications as per weekly planning list July 2015**

**Application details**

<b>Application Reference:</b>	<a href="#">151031</a>
<b>Local Authority Reference:</b>	
<b>Proposal Description:</b>	Replacement of existing dwelling with single dwelling house, access, landscaping and infrastructure.
<b>Application type:</b>	Detailed Planning Permission
<b>Address:</b>	The Bungalow Countesswells Road
<b>Post code:</b>	AB15 8AL







SOUTH WEST ELEVATION

1:100

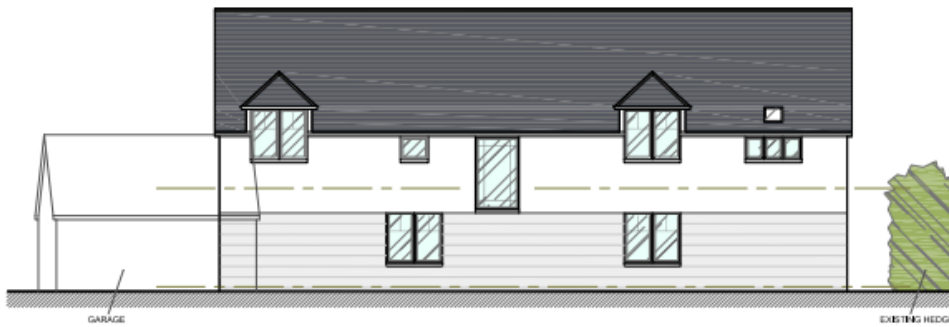
**ROOF-** NATURAL SLATE

**WALLS-** MASONRY FINISH TO GROUND FLOOR LEVEL- RECLAIMED GRANITE WHERE INDICATED. WHITE/OFF WHITE SMOOTH CEMENT RENDER AT FIRST FLOOR LEVEL

**WINDOWS-** WHITE PAINTED TIMBER WINDOWS

**FASCIAS/SOFFITS-** WHITE PAINTED TIMBER

**GARAGE-** RECLAIMED GRANITE TO FRONT WALL. MASONRY FINISH TO GABLES AND REAR. NATURAL SLATE TO ROOF.



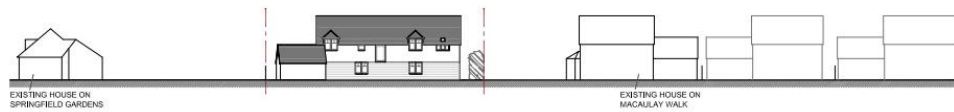
NORTH EAST ELEVATION

1:100

copyright of neil rothnie architects

neil rothnie architects

PROJECT	DATE
DESCRIPTION	DATE
DESIGNER	DATE
CLIENT	DATE
LOCATION	DATE
SCALE	DATE
STATUS	DATE
REVISIONS	DATE
APPROVED BY	DATE
CHECKED BY	DATE
DATE	DATE
000	00



SITE SECTION

1:500

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neil rothnie architects

PROJECT	DATE
DESCRIPTION	DATE
DESIGNER	DATE
CLIENT	DATE
LOCATION	DATE
SCALE	DATE
STATUS	DATE
REVISIONS	DATE
APPROVED BY	DATE
CHECKED BY	DATE
DATE	DATE
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**ROOF-** NATURAL SLATE

**WALLS-** MASONRY FINISH TO GROUND FLOOR LEVEL- RECLAIMED GRANITE WHERE INDICATED. WHITE/OFF WHITE SMOOTH CEMENT RENDER AT FIRST FLOOR LEVEL

**WINDOWS-** WHITE PAINTED TIMBER WINDOWS

**FASCIAS/SOFFITS-** WHITE PAINTED TIMBER

**GARAGE-** RECLAIMED GRANITE TO WALLS, NATURAL SLATE TO ROOF.



Letter of Objection sent to Aberdeen City Council on 24/07/2015

## **CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL**

Ms Hannah Readman  
 Planning officer  
 Development Management  
 Aberdeen City Council  
 Business Hub 4  
 Marischal College  
 Broad Street  
 Aberdeen AB10 1AB

Email Address: craigden10@live.com  
 23rd July 2015

Dear Ms. Readman,

**Application Number: P151031**

**Site Location: The Bungalow, Countesswells Road, Aberdeen**

**Applicant: The Macaulay Development Trust. Craigiebuckler, Aberdeen, AB15 8HQ.**

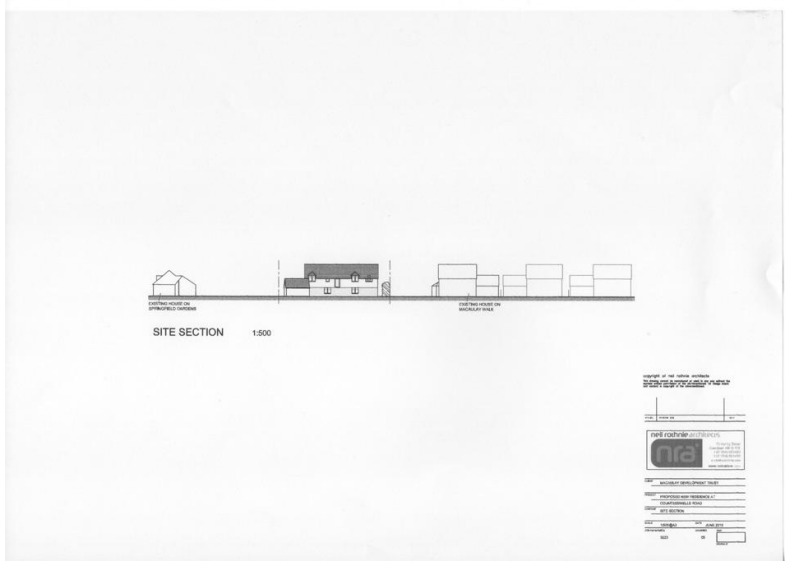
**Proposed: Replacement of existing dwelling with single dwelling house, access, landscaping and I infrastructure.**

We object to the above referenced planning application for the following reasons:-

The proposed building, in our opinion, is out of character, in both mass and architectural design, with the neighbouring properties in Macaulay Walk and Springfield Gardens, as illustrated from the elevations below.



The South West elevation shows that the height of the boundary hedge will not prevent the proposed development from overlooking No 3 Macaulay Walk . According to the planning application statement, the proposed development is a 1.5 storey building. The 'Site Section' below conveys the impression that it would overshadow the existing houses on Springfield Gardens, namely numbers 37 and 39. This drawing also presents the proposed development as being of a similar height to the Houses on Macaulay Walk, No 3 is to the right of the drawing which miniaturises the North East elevation of the proposed development. The boundary hedge can also be seen between the properties which we contend serves to illustrate its inadequacy as a privacy screen. Springfield gardens is represented by the illustration to the left of the proposed development which appears to overlook it.



The 'Site Section' also shows that the planned development, if allowed to be constructed in accordance with the plans submitted in support of this application, will be of a mass which is disproportionate to the neighbouring properties in both Springfield Gardens and Macaulay Walk.

We also consider this proposed building to be 1.75 storey, which exceeds the heights of all neighbouring properties.

It is also apparent that the height of this proposed building will exceed the height of the existing house and therefore it will overlook several of the properties in Macaulay Walk. Furthermore the boundary hedges are in the ownership of the Macaulay Trust and consequently could be cut down by them, thus increasing the visual impact of the proposed large building. The photograph below, taken from the site of the proposed development illustrates the susceptibility of number 3 Macaulay Drive, the gable of which can be seen on the other side of the hedge, to being overlooked by the planned new building.



The gables of the proposed development have windows at first floor height and shown in the architect's drawing to exceed the height of the boundary hedge. This is further evidence that the proposed dwelling will overlook No 3 Macaulay Drive.

We consider that allowing the proposed dwelling to be built with a window, which permits overlooking of No 3 Macaulay Drive, to be unjust because, in our opinion, Aberdeen City Council, in 1998, placed a planning restriction on the east gable of that dwelling to prevent it from impinging on the privacy of the bungalow, photographed above on the site of the proposed new house.

We further submit that, if this development is permitted, it will have an adverse visual impact on the view of Macaulay Walk from its junction with Macaulay Drive because of its height, its bulk and its design.





The bungalow, the roof of which can be seen above the boundary hedge, will be replaced by a building which we contend will have a domineering visual impact and be out of character with the houses of that attractive estate. Part of No 3 Macaulay Walk can be seen on the far left, just before the boundary hedge.

The photograph below, taken from the garden of No 3 Macaulay Drive, further emphasises how that property will be overlooked if this development is permitted at its apparent height and with a window in its gable at first floor level.



We conclude by contending that this planning application, in its present form, fails to demonstrate that the applicant has taken into account the character of the area surrounding the site because the scale of the drawings which have been submitted does not, in our view, show a willingness to aspire to produce a building of a modern, but vernacular design which will not appear intrusive in the residential areas in which it is sited. Therefore we ask you to refuse this planning application in its present form.

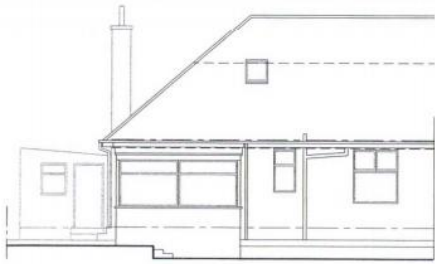
Yours sincerely,  
William Sell  
Chair.

### Application details

<b>Application Reference:</b>	151124
<b>Local Authority Reference:</b>	
<b>Proposal Description:</b>	Erect 1.5 storey side extension, straighten hipped gable and erect single storey rear extension.
<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>	2 Seafield Drive West Seafield Aberdeen, Aberdeen City
<b>Post code:</b>	AB15 7XA

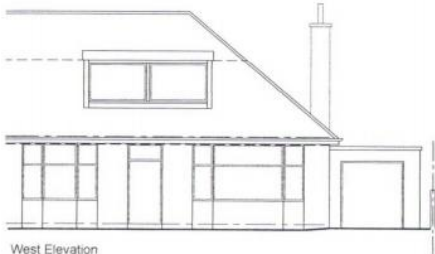
<b>Applicant:</b>	Mr McHaffie 2 Seafield Drive West Aberdeen AB15 7XA
<b>Agent:</b>	George Douglas 4 MacKenzie Place Old Aberdeen Aberdeen AB24 3EG
<b>Officer:</b>	
<b>Officer Telephone Number:</b>	01224 523470
<b>Officer Email:</b>	pi@aberdeencity.gov.uk



East Elevation



Section A-A /  
North Elevation



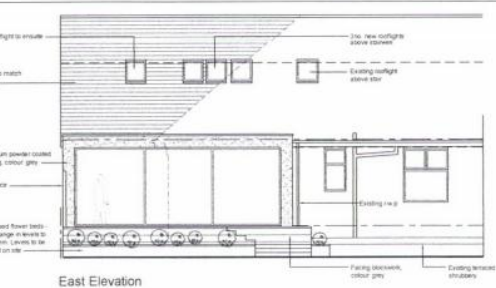
West Elevation



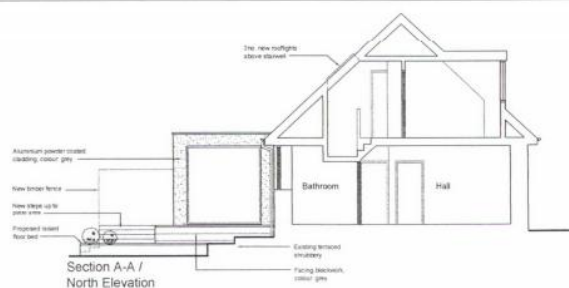
South Elevation

**PRINCIPAL PLAN**

REV	DATE	COMMENTS
1		GEORGE DOUGLAS ARCHITECTS 4 Mackenzie Place, Old Aberdeen Aberdeen, AB24 3EG Tel: 01224 524130 Fax: 01224 524137 Email: info@georgedouglas.co.uk
PROJECT MR STEVE MCHAFFIE		
ADDRESS 2 SEAFIELD DRIVE WEST, ABERDEEN		
DRAWING EXISTING SECTION & ELEVATIONS		
DATE JUNE 2015	SCALE 1:100 @ A3	PROJECT NO. 3025_03



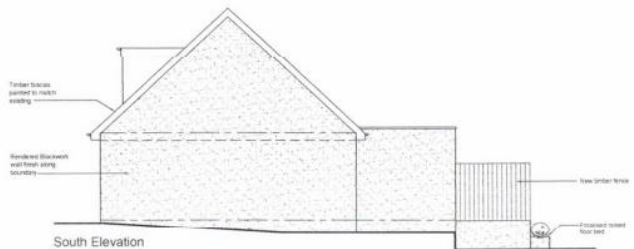
East Elevation



Section A-A /  
North Elevation



West Elevation



South Elevation

**PRINCIPAL PLAN**

REV	DATE	COMMENTS
1		GEORGE DOUGLAS ARCHITECTS 4 Mackenzie Place, Old Aberdeen Aberdeen, AB24 3EG Tel: 01224 524130 Fax: 01224 524137 Email: info@georgedouglas.co.uk
PROJECT MR STEVE MCHAFFIE		
ADDRESS 2 SEAFIELD DRIVE WEST, ABERDEEN		
DRAWING PROPOSED ELEVATIONS		
DATE JULY 2015	SCALE 1:100 @ A3	PROJECT NO. 3025_05

### Application details

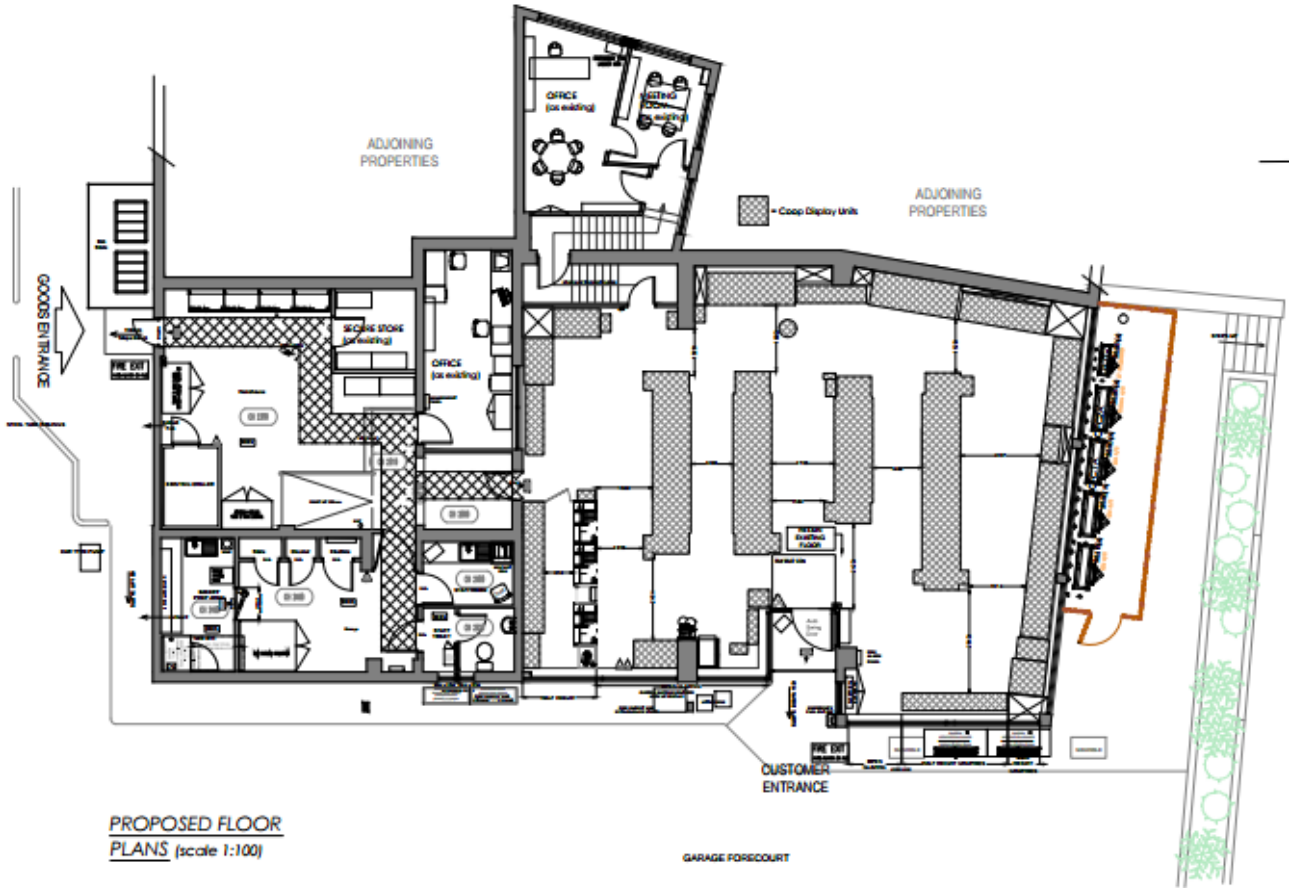
<b>Application Reference:</b>	151084
<b>Local Authority Reference:</b>	000125217-001
<b>Proposal Description:</b>	Relocation of Existing AC/s (4 No) from roof to ground level and installation of condenser in timber fence compound.
<b>Application type:</b>	Detailed Planning Permission

### Location

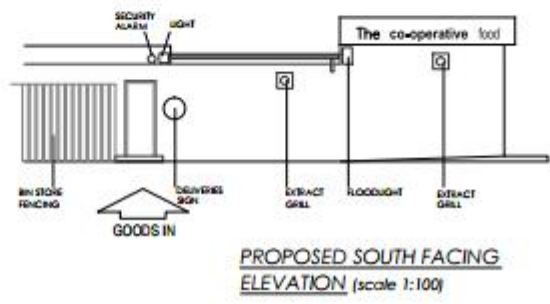
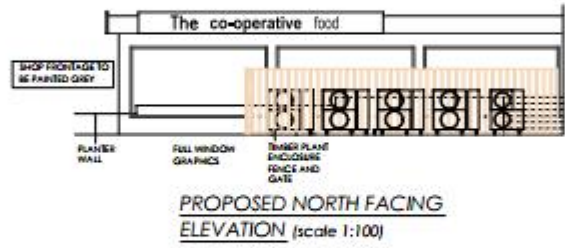
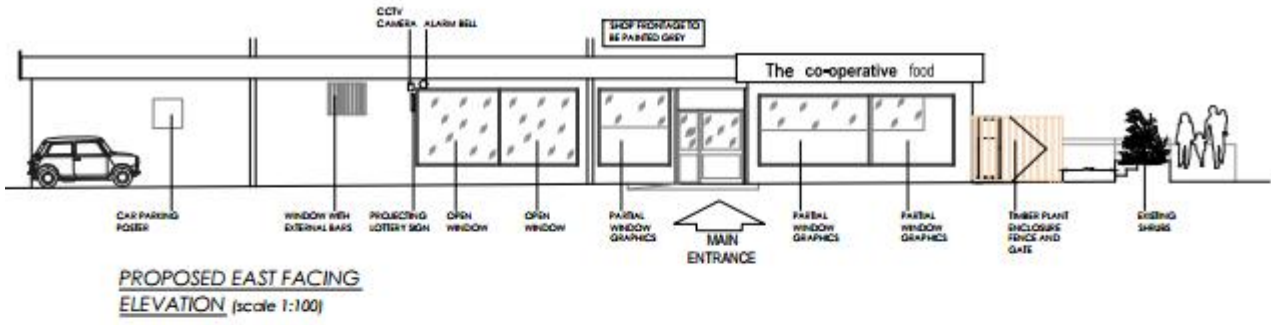
<b>Ward:</b>	<a href="#">Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)</a>
<b>Community Council:</b>	<a href="#">Craigiebuckler and Seafield</a>
<b>Address:</b>	Springfield Rd Filling Station Springfield Road Aberdeen
<b>Post code:</b>	AB15 7SE

### Applicant, Agent and Case Officer Details

<b>Applicant:</b>	The Co-operative Group 1 Angel Square Manchester M60 0AG
<b>Agent:</b>	W D HARLEY PARTNERSHIP 2 Ancaster Business Centre Callander Stirlingshire FK17 8EA
<b>Officer:</b>	Jennifer Chalmers
<b>Officer Telephone Number:</b>	01224 522175
<b>Officer Email:</b>	<a href="mailto:jechalmers@aberdeencity.gov.uk">jechalmers@aberdeencity.gov.uk</a>







**Condenser unit**

### Application details

<b>Application Reference:</b>	151057
<b>Local Authority Reference:</b>	000124721-002
<b>Proposal Description:</b>	Demolition of part of fire damaged building and alteration and extension to remaining structure to form 4 No. flats.
<b>Application type:</b>	Listed Building Consent

### Location

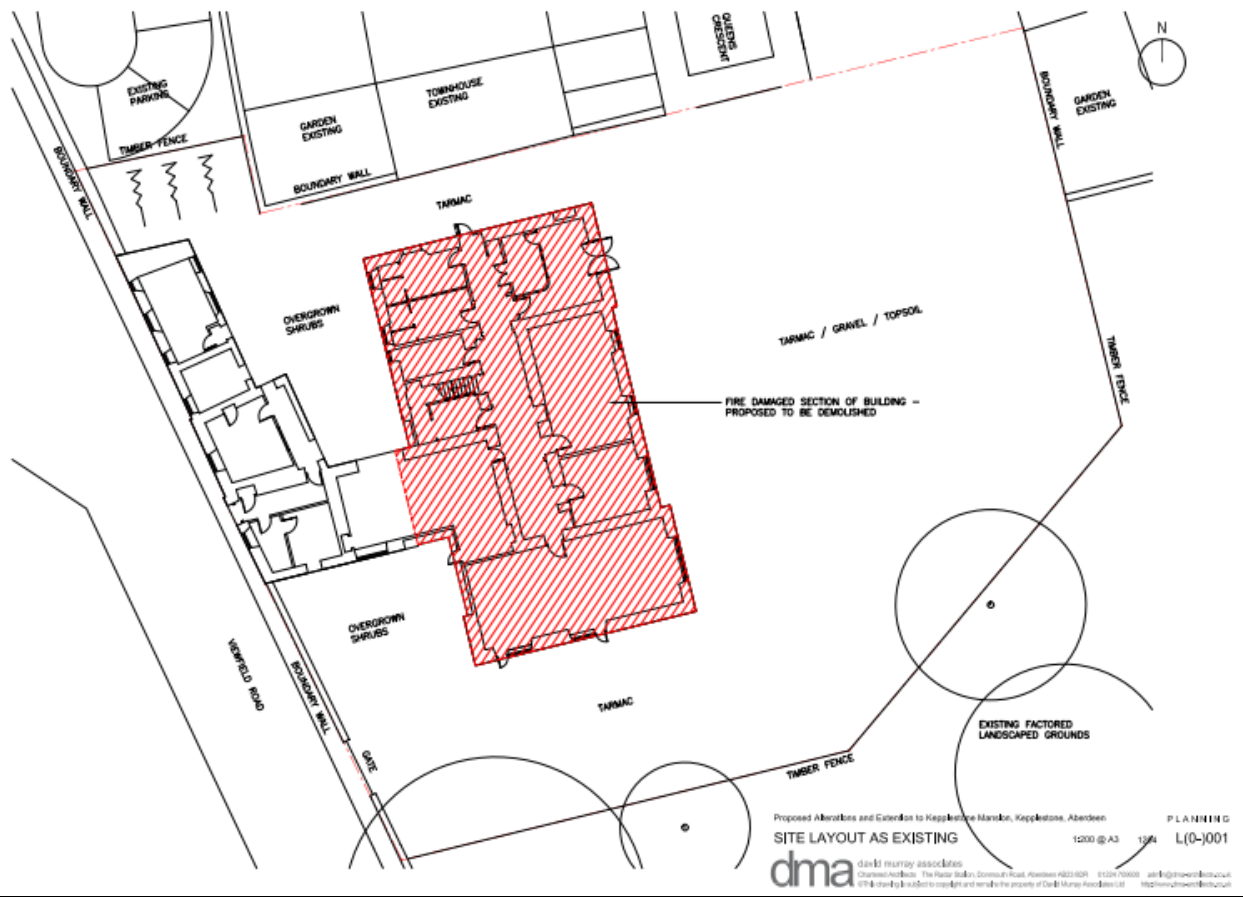
<b>Ward:</b>	<a href="#">Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)</a>
<b>Community Council:</b>	<a href="#">Craigiebuckler and Seafield</a>
<b>Address:</b>	Kepplestone Mansion Viewfield Road Aberdeen
<b>Post code:</b>	AB15 7AW

### Application Status and Key Dates

<b>Application Status:</b>	Pending
<b>Date application received:</b>	30/06/2015
<b>Date application Validated:</b>	14/07/2015
<b>Date of expiry of period allowed for representations:</b>	04/08/2015

### Applicant, Agent and Case Officer Details

<b>Applicant:</b>	David Murray Associates The Radar Station 38 Donmouth Road Bridge Of Don Aberdeen AB23 8DR
<b>Agent:</b>	
<b>Officer:</b>	Jennifer Chalmers
<b>Officer Telephone Number:</b>	01224 522175
<b>Officer Email:</b>	<a href="mailto:jechalmers@aberdeencity.gov.uk">jechalmers@aberdeencity.gov.uk</a>



WEST (VIEWFIELD RD) ELEVATION



EAST ELEVATION OF VIEWFIELD RD BLOCK

VIEWFIELD RD BLOCK SOUTH 'COURTYARD' ELEVATION

- KEY**
- existing random rubble granite wall
  - vertical timber cladding
  - white / cream brick
  - natural slate as existing / to match existing
  - wet dash haring (white) as existing / to match existing
  - galvanised steel balustrading (vertical)
  - replacement windows (upvc white)
  - windows / sliding screens (grey)

Proposed Alterations and Extension to Kepplestone Mansion, Kepplestone, Aberdeen

**ELEVATIONS PROPOSED 01**

1:150 @ A3 1204 L(0)-J007

PLANNING

dma david murray associates  
 Chartered Architects The Radar Station, Donmouth Road, Aberdeen AB23 5DR 01224 709600 dm@dmarchitects.co.uk  
 17th Floor, 100, South Street, Aberdeen AB9 1DQ 01224 709600 dm@dmarchitects.co.uk



## 1 Background and Project Brief

1.1 Kepplestone Mansion was purchased by the current owner Stewart Milne Homes as part of the wider Kepplestone redevelopment project in the early 2000's.

1.2 Planning Permission and Listed Building Consent applications for conversion of Kepplestone Mansion were included in the overall Kepplestone site planning application (Ref:A03/0711) dated 15<sup>th</sup> April 2003 and consent was granted following a committee meeting of 20<sup>th</sup> May 2004.

1.3 Since then, whilst the remainder of the site has been developed, the Kepplestone Mansion works have not been executed. David Murray Associates (DMA) were appointed by Stewart Milne Homes to secure an alternative Planning and Listed Building Consent, more in line with their revised aspirations for the site.

1.4 Following a lengthy design process and comprehensive consultation with the Council, DMA submitted a Planning application and Listed Building Consent on 3<sup>rd</sup> October 2014 for the retention, conversion and extension of the building. On that very evening however, the site was subjected to an act of illegal fire-raising by local youths which caused considerable damage.

1.5 The extent of this damage has been documented by way of a report by structural engineers Fairhurst (Ref106827), the contents of which will be analysed and expanded upon later in this report.

1.6 The purpose of this report is therefore to assess the options for redevelopment given the recent change in condition following the fire, and form a case for the future use of the site.

Retaining and reinstating the existing building as much as possible would be the ideal scenario, however it is clear that from a structural point of view, this approach is not recommended for the mansion house at least. We would have no desire to depart from this advice from a health and safety point of view. It is unfortunate that the vast majority of historic features were located in this part of the building and have consequently been consigned to history by the fire. We recognise that the farmhouse elevation forms an important part of the townscape of Viewfield Road and would endeavour to retain this element as much as possible.