

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

03 October 2017

Planning Matters

Dandara Development

Care Home Planning Application Approved

Dandara have submitted a planning application for a **3-storey 81 bed care home in Zone A** across from Hazledene Manor with a new access road onto Hazledene Road. A public meeting in Hazlehead Academy was held on Tuesday 23rd May and the concerns of local residents were noted and used when writing the community council's representation to Aberdeen City Council planning department.

A visit to the site was held on Thursday 28th September and later that day the planning committee voted in to grant planning permission for the care home in Zone A.

Reference	170525/DPP
Application Received	Tue 09 May 2017
Application Validated	Thu 11 May 2017
Address	Zone A (site Between) Countesswells Road/Hazledene Road Aberdeen
Proposal	Erection of care home and 4 dwellings
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Gavin Evans
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Dandara
Applicant Address	16 Beech Manor Stoneywood Aberdeen UK AB21 9AZ
Environmental Assessment Requested	No

Application Received Date	Tue 09 May 2017
Application Validated Date	Thu 11 May 2017
Expiry Date	Wed 07 Jun 2017
Determination Deadline	Mon 10 Jul 2017

A1 NOTES

North Elevation

South Elevation

West Elevation

East Elevation

0 10 20 30 40 50m

dandara limited
 14 Beach Street
 Glenview NSW 1542

Project: Homebush
 Phase: 2
 Working title:
 Proposed location:
 Date: 12/08/17
 File: 15.01.17
 Scale: 1:200
 Drawing: **A_APL_113**

00001\CLAMP_PROJECTS\A117_PREVIEW\1542\1542\03\Planning\Zone 4\Zone 4 - Housing Home Plans and elevation set.dwg (15.01.17).dwg



A1 NOTES

Section A-A

Section B-B

View 1

Material Key:

- dark grey tile with slate appearance
- dark grey proprietary cladding panel
- ribbed coloured proprietary cladding panel
- balcony with timber decking and structural glaze balustrading
- energy efficient windows
- porches to houses formed in natural timber structure
- white render
- stone work to match within development zone

dandara limited
 14 Beach Street
 Glenview NSW 1542

Project: Homebush
 Phase: 2
 Working title:
 Proposed location:
 Date: 12/08/17
 File: 15.01.17
 Scale: 1:200
 Drawing: **A_APL_117**

00001\CLAMP_PROJECTS\A117_PREVIEW\1542\1542\03\Planning\Zone 4\Zone 4 - Housing Home Plans and elevation set.dwg (15.01.17).dwg

- 2.5 The proposal is for the development of a Care Home with 81 bed spaces including: a quiet room, day room, therapy room, nurse station, dining room, cinema, and hair bar. The Care Home would be approximately 5010sqm in size. In addition to this, 4 dwellings are also proposed (see Figure 4 below).



Figure 4: Site Layout

- 2.6 The Care Home element of the development has been designed to front Hazledene Road with the 4 dwellings fronting onto the main access road into Zone A itself. Access to the Care Home is taken directly from Hazledene Road.
- 2.7 The Care Home delivers 81 ensuite bedrooms. Other facilities to be delivered for its residents include: residents lounges, quiet lounges, a library, cinema and gym. A nurses station is also provided as well as areas for staff members. Residents will all have particular needs which is addressed by the design of the building; which aims to create a familiar environment to reduce the effects of these symptoms and provide a safe, domestic style place which residents can call "home".
- 2.8 The Care Home will be 3 stories in height. It has been positioned to sit away from the road with access via a drive taken from Hazledene Road. The site of the Care Home

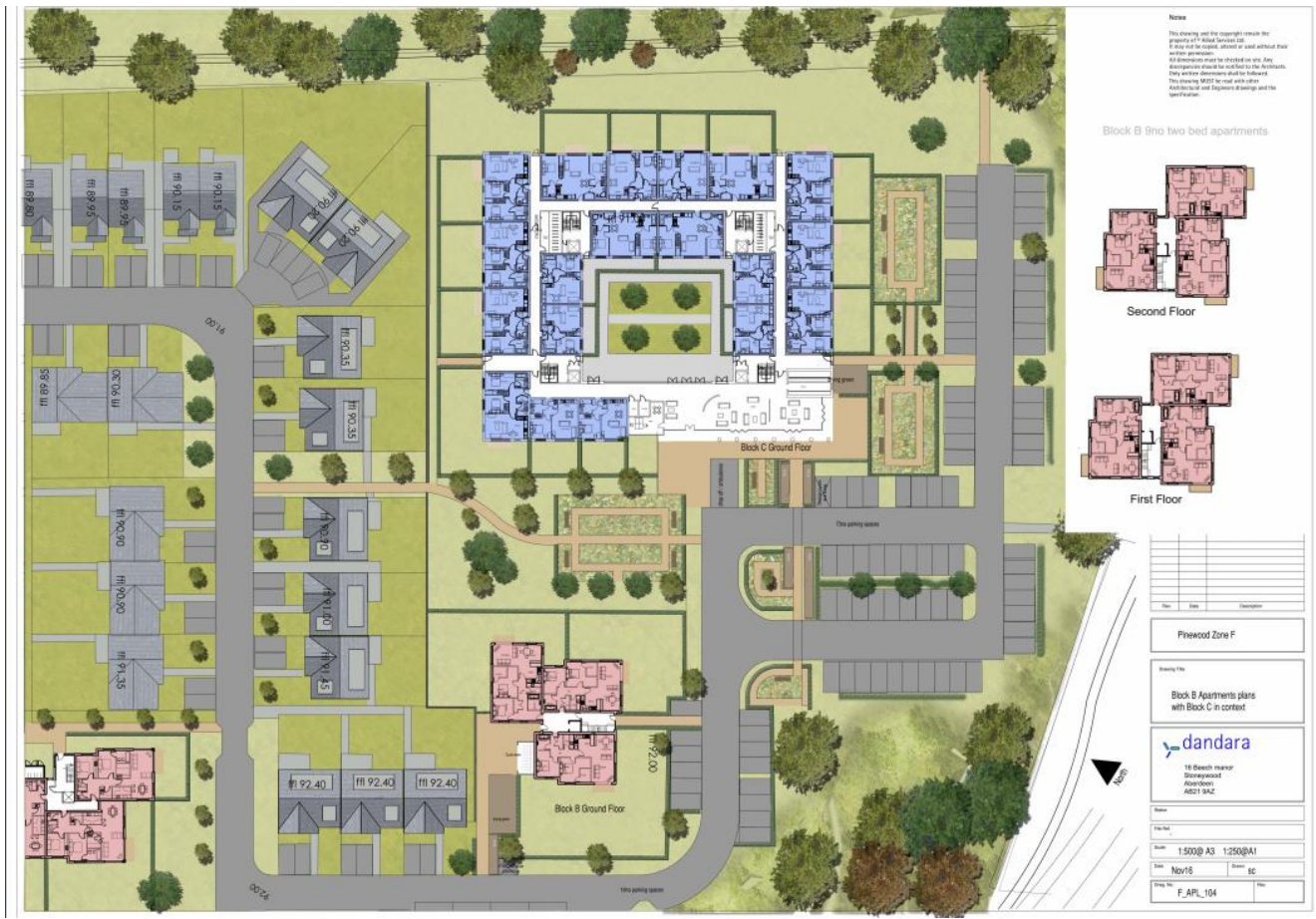
Retirement Village Planning Application Approved

The Pinewood Zone F “ Retirement Village” planning application was discussed on 20th July for **116 dwellings comprising of 2 apartment blocks, 35 houses and retirement apartment block**, with amenity space and associated infrastructure. The application was deferred, to be considered after additional information from planning officers was requested from councillors.

A visit to the site was held on Thursday 28th September and later that day the planning committee voted in to grant planning permission but subject to planning conditions, the committee imposed a requirement on the developer to incorporate a low cost ‘affordable’ element in the build. This requirement will have to go back to Dandara for discussion. If Dandara refuse to agree to this affordable element it is likely that the planning application will come back to the planning committee for another decision.

Reference	170243/DPP
Application Received	Thu 09 Mar 2017
Application Validated	Fri 10 Mar 2017
Address	Pinewood Zone F Countesswells Road AB15 8AT
Proposal	Erection of 116 dwellings comprising of 2 apartment blocks, 35 houses and retirement apartment block, with amenity space and associated infrastructure
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available





Note

This drawing and the copyright herein are the property of Dandara Services, LLC. It may not be copied, stored in a retrieval system, or used without their written permission. All dimensions must be checked in situ. Any discrepancy should be notified to the Architects. They will be responsible for its release. The contents of this drawing are for informational purposes only. Architectural and Engineers drawings and the specifications.

Block B Two bed apartments

Second Floor

First Floor

Date	Issue	Description

Firewood Zone F

Issued by:

Block B Apartments plans with Block C in context

dandara

18 Beach Haven
Stoneybrook
Aurora, IL
60511-9422

Block:

Sheet No:

Scale:

Date: **1:500 @ A3 1:250 @ A1**

Date: **Nov/15** Issue: **SC**

Proj No: **F_APL_104**



Note

This drawing and the copyright herein are the property of Dandara Services, LLC. It may not be copied, stored in a retrieval system, or used without their written permission. All dimensions must be checked in situ. Any discrepancy should be notified to the Architects. They will be responsible for its release. The contents of this drawing are for informational purposes only. Architectural and Engineers drawings and the specifications.

Apartment Block A Two bed apartments

Ground Floor

Second Floor

First Floor

Apartment Block A Two bed apartments

Date	Issue	Description

Firewood Hazardline

Issued by:

Apartment Block option A

dandara

18 Beach Haven
Stoneybrook
Aurora, IL
60511-9422

Block:

Sheet No:

Scale:

Date: **1:500 @ A3 1:250 @ A1**

Date: **Aug/15** Issue: **SC**

Proj No: **F_APL_104**



Apartment Block B

Site Section E-E

Apartment Block C



North East Elevation



South East Elevation



North West Elevation



1	North-East Elevation-revised	Oct 16	28
2	Residents Lounge Revisions	Aug 16	28
Rev	Authorisation	Date	By

dandara limited
 16 Beech Mount
 Storeywood
 Aberdeen
 AB21 9AZ

CLIENT	
PROJECT	Pinewood Hazleburn Zone F
DRAWING	Apartment Block C Elevations / Site Section
PHASE	Planning
SCALE	1:250 @ A2
DATE	Aug 16
NO.	28
PROJECT NO.	F_APL_132
REV.	i

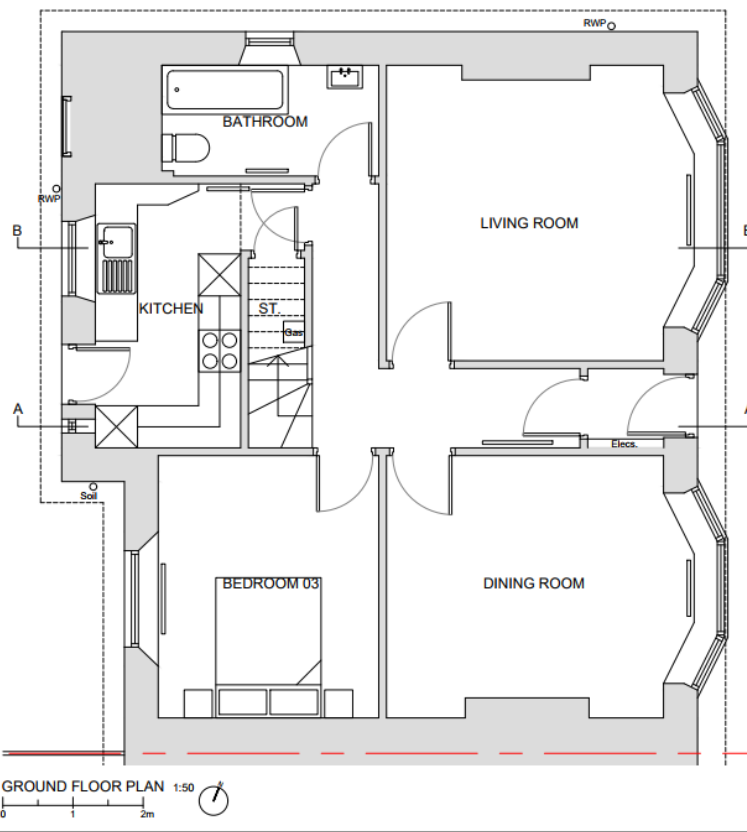
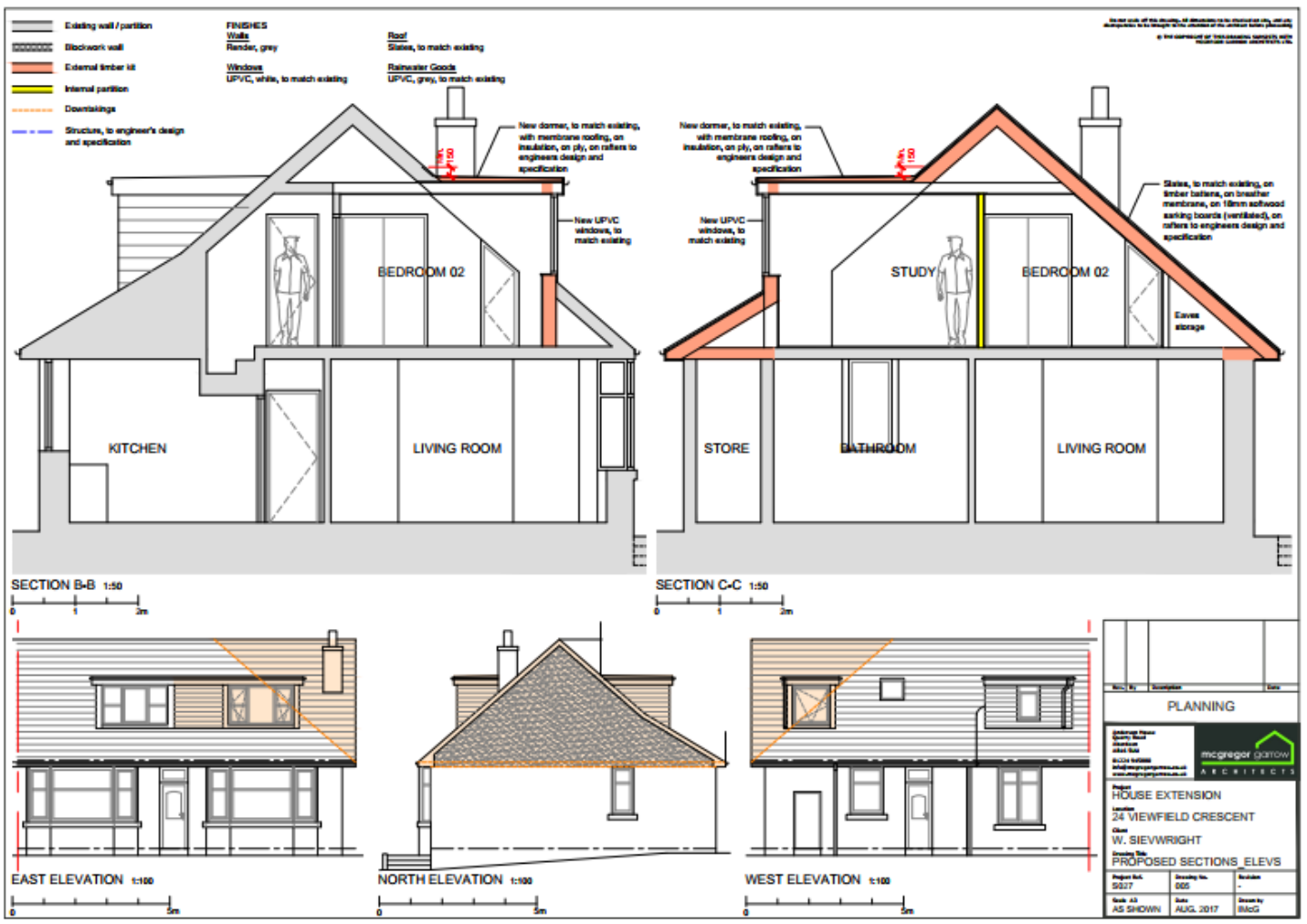


Planning Applications as per weekly planning list September 2017:

Reference	171063/DPP
Application Received	Fri 01 Sep 2017
Application Validated	Fri 01 Sep 2017
Address	24 Viewfield Crescent Aberdeen AB15 7XQ
Proposal	Hipped to gable extension and extension to front dormer
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Roy Brown
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr William Sievwright
Agent Name	Ian McGregor
Agent Company Name	McGregor Garrow Architects
Agent Address	Anderson House Quarry Road Aberdeen Scotland AB16 5UU

Application Validated Date	Fri 01 Sep 2017
Expiry Date	Mon 25 Sep 2017
Determination Deadline	Tue 31 Oct 2017



App. No.	29.08.17		
App. By	Decision		
EXISTING			
Anderson House 24 Viewfield Crescent W. Sievwright			
EXISTING GROUND FLOOR_LOCATION			
Project No.	001	Revision	A
Scale	AS SHOWN	Date	MAY 2017
Drawn by	IMcG	Checked by	IMcG

Reference	171061/TCA
Application Received	Fri 01 Sep 2017
Application Validated	Fri 08 Sep 2017
Address	6 Macaulay Park Aberdeen AB15 8FR
Proposal	Works to protected trees: T1 Beech - Removal of Tree; T2+T3 Beech - Removal of Deteriorating Branches
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Works to Tree Preservation Order
Expected Decision Level	Not Available
Case Officer	Lina-Elvira Back
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Alistar M'Douall
Applicant Address	6 Macaulay Park Aberdeen AB15 8FR
Environmental Assessment Requested	No

Application Validated Date	Fri 08 Sep 2017
Expiry Date	Not Available
Determination Deadline	Not Available

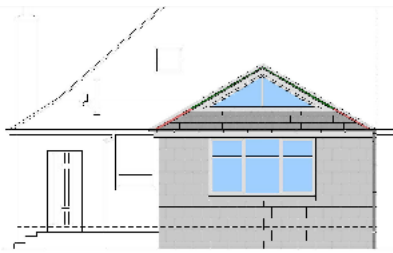
Tree Preservation Orders

- Kevin Wright, Environmental Planner was contacted and he confirmed that any tree works on a tree under a preservation order (TPO) has to be approved by the council. Consent is required for all TPO work and there is a register of applications with a 2 week consultation. The TPO team makes the decision on all TPO tree work applications.
- The council has a GIS system showing all trees in the City with TPOs , this system will be made available to the public online, hopefully by next year.
- For any questions regarding trees or to find out if a tree has a TPO then email trees@aberdeencity.gov.uk

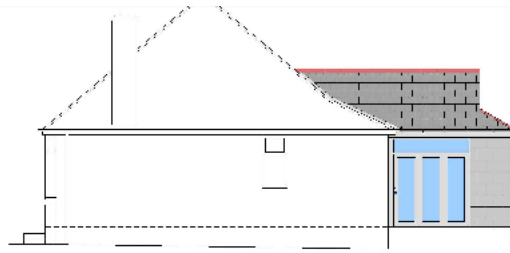
Reference	171161/DPP
Application Received	Tue 26 Sep 2017
Application Validated	Wed 27 Sep 2017
Address	142 Seafield Road Aberdeen AB15 7YN
Proposal	Erection of single storey extension to rear
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Sheila Robertson
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr & Mrs Peter Fraser
Agent Name	Ross Clarihew
Agent Company Name	J.V. Carroll, Chartered Architectural Technologists
Agent Address	Inverden House Queens Lane North Aberdeen Scotland AB15 4DF
Agent Phone Number	Not Available
Environmental Assessment Requested	No

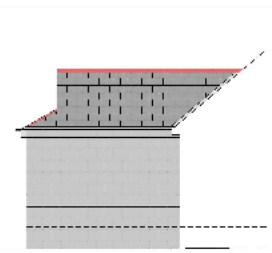
Application Validated Date	Wed 27 Sep 2017
Expiry Date	Thu 19 Oct 2017
Determination Deadline	Sun 26 Nov 2017



REAR NORTH ELEVATION - 1:50



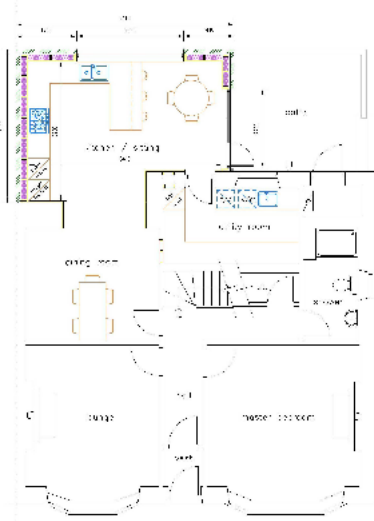
GABLE EAST ELEVATION - 1:50



SIDE WEST ELEVATION - 1:50

EXTERNAL FINISHES

- Walls - external finish: white render with grey stone effect pebbledash
- Windows - grey external panels, painted to match existing rear elevation
- Roofline - white upper fascia, white soffits, full brick chimney stack
- Gables - white render with grey stone effect pebbledash (to match)
- Windows - white external frames with grey stone effect pebbledash
- Front door - white painted finish with grey stone effect pebbledash



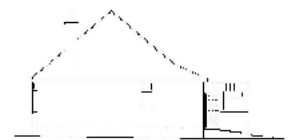
GROUND FLOOR LAYOUT - 1:50



SITE LAYOUT PLAN - 1:100



EX. REAR ELEVATION - 1:100



EX. GABLE ELEVATION - 1:100



EX. GROUND FLOOR PLAN - 1:100

J V CARROLL
 ARCHITECTS
 123 High Street
 Aberdeen, AB9 4DZ
 TEL: 01224 670000 FAX: 01224 669999
 E: jvc@jvcarch.co.uk
 01224 669999

W & A Architects
 101-111 King Street
 Aberdeen, AB9 4DZ
 TEL: 01224 670000 FAX: 01224 669999
 E: wanda@wanda.co.uk


Project: Proposed Drawing: 17-001-100-0000

DATE APPROVED	17 Sep 17	BY	1000
NO	03	1	-

Reference	171166/DPP
Application Received	Wed 27 Sep 2017
Application Validated	Thu 28 Sep 2017
Address	217 Springfield Road Aberdeen AB15 8JN
Proposal	Formation of an additional storey above existing rear extension and extension of side dormer
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Sheila Robertson
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr & Mrs Brian Hare
Applicant Address	217 Springfield Road Aberdeen AB15 8JN
Environmental Assessment Requested	No

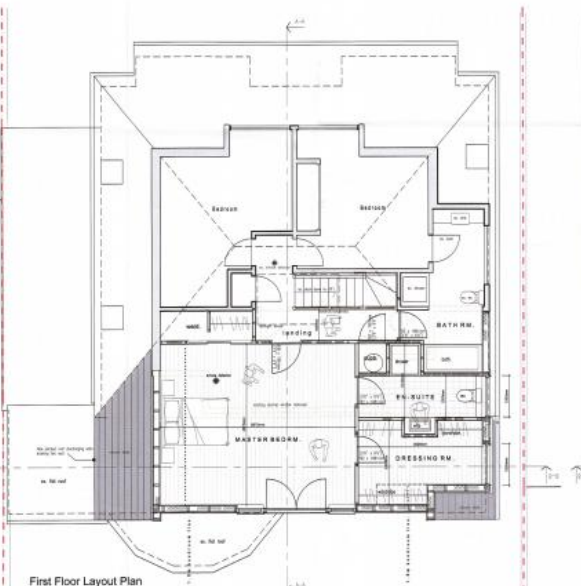
Application Validated Date	Thu 28 Sep 2017
Expiry Date	Fri 20 Oct 2017
Determination Deadline	Mon 27 Nov 2017



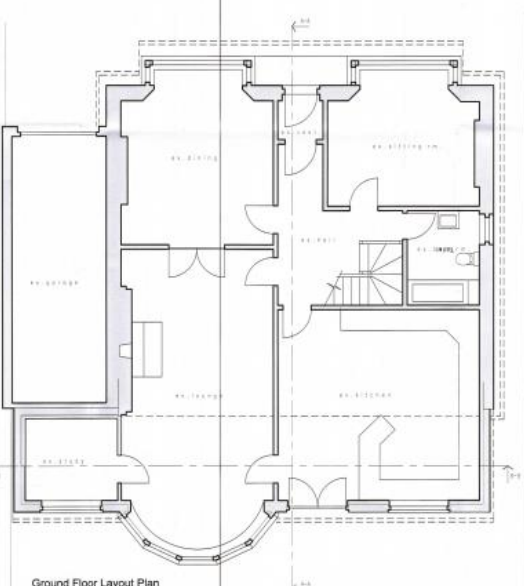
Proposed South West Facing Rear Elevation

Materials Specification :


- Plated Roof Finish**
 - Severed natural slates to match existing roof.
 - White zinc finish, soft & sageboard finish RA, 9032 (White confirmed by contractor)
- Roof Rain Finish**
 - Dark grey semi-gloss single sheet membrane with feature profiles.
- Pyramidal Rooflight**
 - Scale glass with open framed pyramidal shaped rooflight, colour grey RA, 3015.
- Rainwater goods**
 - Open style zinc rainwater gutters, colour White RA, 9035
 - Black downpipe rainwater downpipes colour White RA, 9033
 - All supplied by White, notifiable or equal and approved.
- Windows**
 - Contemporary style zinc framed windows and side panels, White RA, 9035.
 - White mastic, sealing to perimeter of frames.
- Rear Side Wall Linings**
 - White zinc rainwater linings to match RA, 9033 (White confirmed by contractor)
- Grey Dryden Render to Existing Side Return Wall**
 - Apply external water main finish to existing features return side wall and apply render base coat and dryden render. Finishing coat. Karmax grey stone chip, colour grey.




First Floor Layout Plan



Ground Floor Layout Plan



Site Plan (1:200)



Location Plan (1:1250)

<input type="checkbox"/>	PLANNING PERMISSION SUBMISSION
<input type="checkbox"/>	DESCRIPTION
Planning Issue	
Title: Mr & Mrs B. Hare	
Job: Proposed First Floor Extension to Rear Elevation, 217 Springfield Road, Aberdeen AB15 8JN	
Drawing the Proposed Drawings	
Scale: 1:50	Date: Sep17
Drawn by: Hare	Checked by: A
2 of 2	