

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

01 December 2015

Planning Matters

Former Dobbies Garden Centre and Nursery

Proposed residential major development of approximately 55 family houses, a neighbourhood centre incorporating a range of facilities

Application details

Application Reference:	151526
Local Authority Reference:	
Proposal Description:	Proposed residential major development of approximately 55 family houses, a neighbourhood centre incorporating a range of facilities including possibly convenience shopping, retail garden centre, church, veterinary surgery and medical and dental service with associated access, infrastructure and landscaping.
Application type:	Proposal of application notice

Location

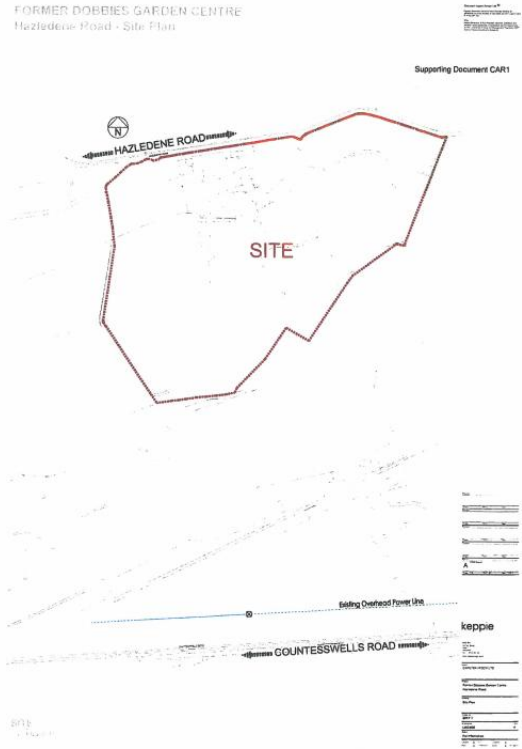
Ward:	Hazlehead/Ashley/Queen's Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	Former Dobbies Garden Centre and Nursery Hazledeen Road Aberdeen

Application Status and Key Dates

Application Status:	Pending
Date application received:	17/09/2015
Date application Validated:	17/09/2015
Earliest date on which a planning application may be submitted for this proposal :	10/12/2015

Applicant, Agent and Case Officer Details

Applicant:	Mr Alan Massie 15 Summer Street Aberdeen AB10 1SB
Agent:	
Officer:	Lucy Greene
Officer Telephone Number:	01224 522378
Officer Email:	lgreene@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts



Engagement Event with Members of the Public

A Public meeting was held on Monday 23rd Nov from 3pm until 7.30 pm in function room Hazlehead cafe, Hazlehead Park.

Craigiebuckler & Seafeld Community Council Public Meeting – The following flyer was produced by Craigiebuckler & Seafeld Community Council and was printed and delivered to local residents

Proposed residential major development of approximately 55 family houses, a neighbourhood centre incorporating a range of facilities including possibly convenience shopping, retail garden centre, church, veterinary surgery and medical and dental service with associated access, infrastructure and landscaping at the site of the former Dobbie's Garden Centre, Hazledene Road, Aberdeen.

Dear Resident,

PUBLIC MEETING COMMENCING AT 7.30 PM ON 1st DECEMBER IN THE DINING ROOM, AIRYHALL PRIMARY SCHOOL

Craigiebuckler and Seafield Community Council look forward to welcoming you to this public meeting where you can tell us how you view the proposed development. Our guests, Mr David Murray, Lead Consultant for the project and Mr Alastair Scott Kiddie, Traffic Engineer of Fairhursts, will be present to hear your views and answer questions on behalf of Carlton Rock Ltd who has tabled the proposal with the City Council.

Yours sincerely,

Aileen Brown,

Chair,

Craigiebuckler and Seafield Community Council.

Dandara Development

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

William and Councillor Ross Thomson also met with Gavin Evans, Senior Planning Officer in early September to discuss the issue regarding the planning permission for a temporary sales pod. The planning permission expired on 13th June 2015 so currently there is no planning permission for this temporary sales pod. Gavin Evans informed the meeting that his department relies on members of the public to report breaches in the terms of planning consents.

The temporary sales pod currently has no planning permission and it is likely to be brought to the Planning Development Management Committee in early 2016, but no date has been set yet.

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 November 2015

Application details

Application Reference:	151701
Local Authority Reference:	000135145-001
Proposal Description:	1 1/2 storey extension to the side and single storey extension to the rear
Application type:	Detailed Planning Permission

Location

Ward:	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	21 Kildrummy Road Aberdeen
Post code:	AB15 8HJ

Application Status and Key Dates

Application Status:	Pending
Date application received:	26/10/2015
Date application Validated:	26/10/2015
Date of expiry of period allowed for representations:	18/11/2015

Applicant, Agent and Case Officer Details

Applicant:	Ms Teresa Ruby 21 Kildrummy Road Aberdeen AB15 8HJ
Agent:	McGregor Garrow Architects 25 Orchard Street Aberdeen AB24 3DA
Officer:	Ross McMahon
Officer Telephone Number:	01224 522955
Officer Email:	rmmahon@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts

FINISHES

WALLS - GENERALLY
Render finish to match existing

WALL - FRONT OF GARAGE
Chinese granite blocks to match existing as closely as possible

PITCHED ROOFS
Roof tiles to match existing

DORMER ROOFS
Single ply membrane, laid to fall

WINDOWS/DOORS
White UPVC

RAINWATER GOODS
Black UPVC

RENDERED IMAGES FOR ILLUSTRATION PURPOSES ONLY

Project Name	HOUSE EXTENSION
Address	21 KILDRUMMY ROAD
Client	T. RUBY
Drawing No.	001
Date	OCT. 2015

A new planning application has been submitted at **The Bungalow, Countesswells Road**, a previous planning application was submitted in June 2015.

Site Planning History

A detailed planning application proposing the demolition and replacement of the existing dwelling on site was validated by Aberdeen City Council on 29 June 2015 under reference number P15031.

This application was withdrawn on 8 October due to unresolved issues related to the design of the dwelling proposed on site.

Application details

Application Reference:	151756
Local Authority Reference:	000136060-001
Proposal Description:	Replacement Dwelling
Application type:	Planning Permission in Principle

Location

Ward:	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	Countesswells Road Aberdeen

Application Status and Key Dates

Application Status:	Pending
Date application received:	05/11/2015
Date application Validated:	05/11/2015
Date of expiry of period allowed for representations:	27/11/2015

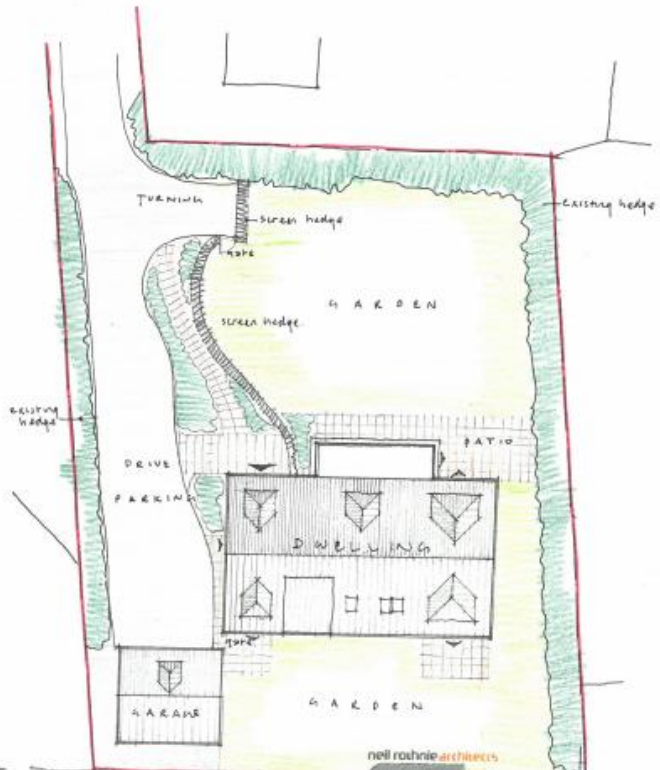
Applicant, Agent and Case Officer Details

Applicant:	Macaulay Development Trust Ltd. c/o Agent
Agent:	Ryden 25 Albyn Place Aberdeen AB10 1YL
Officer:	Hannah Readman
Officer Telephone Number:	01224 523470
Officer Email:	HReadman@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts



LOCATION PLAN

1:2500



INDICATIVE

neil rothnie architects

NEIL ROTHNIE ARCHITECTS LTD
ARCHITECTS AND DESIGN CONSULTANTS
18 PROSELYT PLACE, ABERDEEN AB9 2HQ
TEL: 01224 507510 FAX: 01224 507511
neilrothnie.co.uk www.neilrothnie.co.uk

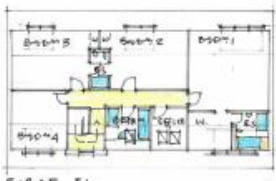
DATE	01/10/10	SCALE	1:100
PROJECT	LYDEN		
SITE	SITE, CONCEPTUAL PLANS		
NO.	1/18 & LOCATION PLANS		
DATE	AT 10/10/10	BY	NEW ZEAL
PROJECT NO.	5223	SCALE	D1 A



NORTH EAST



SOUTH EAST



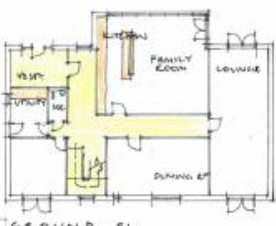
FIRST FL



NORTH WEST

FINISHES

- ROOF - NATURAL SLATES
- ZINC RIDGES AND LEAD FLASHINGS
- SHINGLE FLY MEMBRANE TO PLAT ROOF TO FAMILY ROOM - GIBBY
- RAINFALL GUTTERS - BLACK UPVC GUTTERS & DOWNPIPES
- EXTERNAL WALLS - SMOOTH, OFF WHITE ROUGHCAST
- RE-DRAW NATURAL GRANITE TO ENTRANCE AREA
- WINDOWS & DOORS - PAINTED TIMBER



GROUND FL



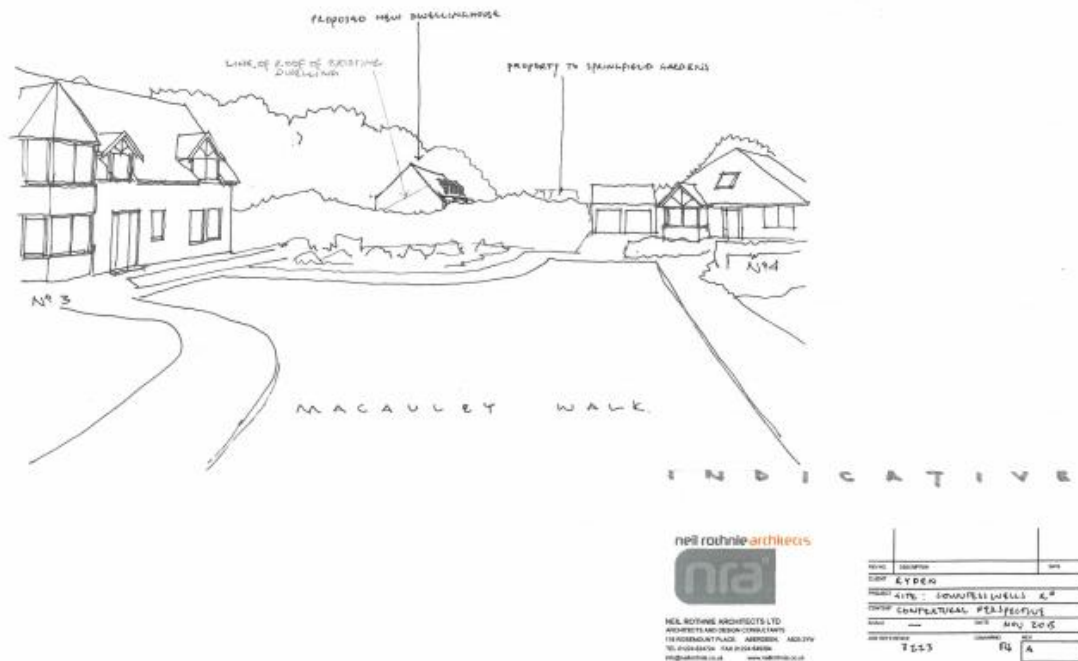
SOUTH WEST

INDICATIVE

neil rothnie architects

NEIL ROTHNIE ARCHITECTS LTD
ARCHITECTS AND DESIGN CONSULTANTS
18 PROSELYT PLACE, ABERDEEN AB9 2HQ
TEL: 01224 507510 FAX: 01224 507511
neilrothnie.co.uk www.neilrothnie.co.uk

DATE	01/10/10	SCALE	1:100
PROJECT	LYDEN		
SITE	SITE, CONCEPTUAL PLANS		
NO.	PROPOSALS		
DATE	1/10/10	BY	NEW ZEAL
PROJECT NO.	5223	SCALE	D2 A



Letter of Objection Submitted Aberdeen City Council on 27/11/2015

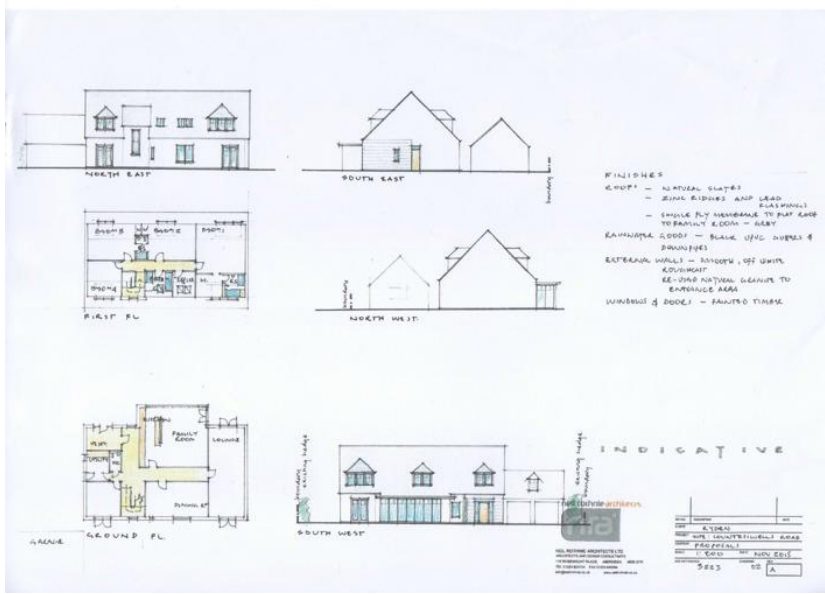
CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

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

26th November 2015

Dear Ms. Readman,
Application Number: P151756 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 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.

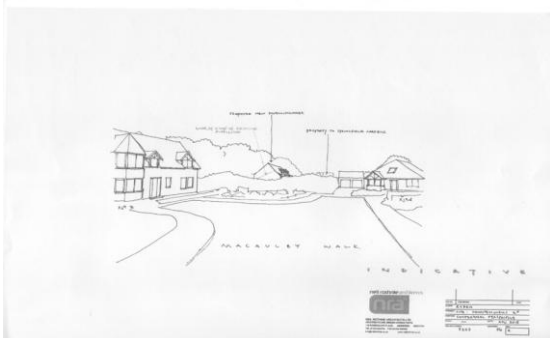


This drawing is an attempt to present the proposed development as being of a similar height to the houses on Macaulay Walk. No 3 is to the left of the drawing. Springfield gardens is represented by the illustration to the right of the proposed development. In our opinion, the drawing is a crude representation which tends to give the impression that the height of the roof line of the proposed development is favourably correlative to the roof lines of No 3 Macaulay Walk and the adjacent properties on Springfield Gardens. Such a representation fails to convince us that the visual impact of the proposed replacement dwelling will not dominate the outlook from those neighbouring established properties.

In reality, the planned development, if allowed to be constructed in accordance with the plans submitted in support of this application, will be of a mass and height which are disproportionate to the neighbouring properties in both Springfield Gardens and Macaulay Walk..

We have sympathetically viewed the revised plan for this proposed building, but remain convinced that it is 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 overshadow 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 overshadowed by the planned new building.



This sketch provided by the Applicant fails, in our opinion, to adequately illustrate the dominant visual impact of the proposed development on No 3 Macaulay Walk.

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 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.



We conclude by contending that this planning application, in its revised form, fails to demonstrate that the applicant has taken into account the character of the area surrounding the site. The scale and quality of the drawings do not, in our view, show a willingness to aspire to produce a building of a modern, but vernacular design which will complement the built and natural environments of 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
Secretary,
Pp Aileen Brown,
Chair

Application details

Application Reference:	151812
Local Authority Reference:	000137055-001
Proposal Description:	Proposed house extension and alterations of an existing Garage/Storage space.
Application type:	Cert of Lawfulness (Proposed)

Location

Ward:	Hazlehead/Ashley/Queens Cross(M Greig/J Stewart/R Thomson/J Corall)
Community Council:	Craigiebuckler and Seafield
Address:	209 Springfield Road Aberdeen Aberdeen City
Post code:	AB15 8JN

Application Status and Key Dates

Application Status:	Pending
Date application received:	18/11/2015
Date application Validated:	18/11/2015
Date of expiry of period allowed for representations:	09/12/2015

Applicant, Agent and Case Officer Details

Applicant:	Mr Derek Watson 209 Springfield Road Aberdeen AB15 8JN
Agent:	McGregor Garrow Architects 25 Orchard Street Aberdeen AB24 3DA
Officer:	Ross McMahon
Officer Telephone Number:	01224 522955
Officer Email:	rmcmahon@aberdeencity.gov.uk
Alternative contacts:	Development Management contacts

The image contains architectural drawings and rendered visualisations. On the left, there are three elevation drawings: a South Elevation showing a side view of the house with a gabled roof and a dormer window; a North Elevation showing a side view with a chimney and a boundary wall; and an East Elevation showing a front view with a gabled roof and a chimney. On the right, there are three rendered visualisations: an exterior view of the house, a close-up of a window, and an interior view of a living area. A technical drawing of a window frame is also present.

FINISHES
WALLS
 Render finish to match existing
RITCHED ROOFS
 Roof slates to match existing
WINDOWS/DOORS
 White UPVC
RAINWATER GOODS
 Grey UPVC to match existing

HOUSE ALTERATIONS
 Location:
 209 SPRINGFIELD ROAD
 Client:
 D. WATSON
 Drawing Title:
 ELEVATIONS & VISUALISATIONS
 Project No.: 19027
 Drawing No.: 005
 Revision: -
 Scale: All 1:100
 Date: NOV. 2015
 Drawn by: MBG

RENDERED VISUALISATIONS
 FOR ILLUSTRATION PURPOSES ONLY