

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Planning Officer's Report

01 February 2022

Planning Matters

Reference	211773/DPP
Application Received	Wed 15 Dec 2021
Application Validated	Thu 16 Dec 2021
Address	Area F3 Pinewood Site Adjacent To Countesswells Road Aberdeen
Proposal	Erection of 16no houses with associated landscaping, access and infrastructure
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Letter of Objection:

Craigiebuckler and Seafield Community Council

Mr Gavin Evans, Case Officer,
Planning and Sustainable Development,
Aberdeen City Council,
Business Hub 4,
Marischal College,
Broad Street,
Aberdeen, AB10 1AB.

10 Craigiebuckler Drive,
Aberdeen, AB15 8ND.

10th January 2022

Dear Mr Evans,

Reference 211773/DPP: Application by Dandara Homes, Aberdeen. Address: Area F3 Pinewood Site Adjacent to Countesswells Road Aberdeen.

Proposal: Erection of 16 houses with associated landscaping access, and infrastructure. Application Type: Detailed Planning Permission.

We object the above referenced planning application because of the proximity of the proposed houses to the site of the ALDI Store, Countesswells Road, Aberdeen.

There is no screening between the planned houses and the store resulting in a negative visual impact for their occupants which will, in our opinion, have adverse consequences for the

quality of their lives.

All 16 of the proposed houses could be affected, during the hours of darkness, by the intense light emitted by the headlights of cars entering or leaving the carpark. The proposed homes likely to be more severely affected are numbered, 'F3-1, F3-2, F3-3, F3-4, F3-5 and F3-6' on the site plan.

The level of illumination for the carpark (15 – 20 lux) will, in our opinion, tend to intrude on all 16 of these proposed residences. Furthermore, the noise from traffic (including the delivery vehicles) entering and leaving the carpark is also likely, in our opinion, to spoil the ambience which should be enjoyed by the residents of the proposed homes.

Yours sincerely,
William Sell,

Chairperson.

Reference	211802/DPP
Application Received	Wed 22 Dec 2021
Application Validated	Wed 22 Dec 2021
Address	8 Macaulay Grange Aberdeen AB15 8FF
Proposal	Change of use of amenity land to private garden ground, erection of single-storey extension to rear; erection of boundary walls to front, side and rear; formation of decking to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Letter of Objection:

CRAIGIEBUCKLER AND SEAFIELD COMMUNITY COUNCIL

Case Officer
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

10 Craigiebuckler Drive
Aberdeen
AB15 8ND

8th January 2022

Dear Sir/Madam

Reference 211802/DPP

Address 8 Macaulay Grange Aberdeen AB15 8FF

Proposal Change of use of amenity land to private garden ground, erection of single-

storey extension to rear; erection of boundary walls to front, side and rear; formation of decking to rear.

Our objection to the above referenced planning application is directed at the Applicant's intention to erect boundary walls to the front, side, and rear of 8 Macaulay Grange, Aberdeen.

The streetscape architecture of Macaulay Grange is supportive of good placemaking because the relationship between the homes and the open spaces is a visual continuity, which is uninterrupted by boundary walls surrounding the properties in this modern housing estate.

We contend that the construction of boundary walls at the front, rear, and side of the Applicant's property will have an adverse visual impact when viewed in in the context of the open plan setting of the neighbouring homes because it is contrary to the spatial concept of the landscape plan, which is evident throughout Macaulay Grange.

Yours sincerely,

William Sell

Chair.

Planning Application Summary with Decisions

A	B	C	D	E	F	G	H
Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
31/08/2021	211270	25 Hazledene Road Aberdeen AB15 8LB	Formation of porch to front	Detailed Planning Permission	Approved	04/10/2021	Approved Unconditionally
02/09/2021	211291	21 Kepplestone Avenue Aberdeen AB15 7XF	Straightening of roof hip to side and installation of rooflight to rear	Detailed Planning Permission	Approved	26/10/2021	Approved Unconditionally
10/09/2021	211332	Rubislaw Park Care Home Rubislaw Park Road Aberdeen AB15 8DA	Works to 2 Protected Trees; T1 & T2 - Beech - Remove due to health & safety reasons	Works to Tree Preservation Order	Approved		Approved Conditionally
16/09/2021	211364	3 Pinewood Terrace Aberdeen AB15 8LS	Replacement of an existing garage roof to pitched roof to side	Detailed Planning Permission	Approved	14/10/2021	Approved Unconditionally
21/09/2021	211386	Jason White Pavilion Hazlehead Park Goats Road Aberdeen	Siting of 3 containers to be used as changing/shower rooms and installation of 4 containers for equipment storage with associated works (part retrospective)	Detailed Planning Permission	Approved	08/11/2021	Approved Conditionally
21/09/2021	211379	The Park Cafe Hazlehead Park Hazlehead Aberdeen AB15 8BJ	Erection of store to rear with associated works	Detailed Planning Permission	Approved	24/11/2021	Approved Unconditionally
22/09/2021	211391	Macaulay Drive/Countesswells Road Aberdeen	Works to Various Protected Trees as per schedule of works	Works to Tree Preservation Order	Approved	07/10/2021	Approved Conditionally
04/10/2021	211446	5 Macaulay Walk Aberdeen AB15 8FQ	Erection of single storey extension to rear	Detailed Planning Permission	Approved	01/12/2021	Approved Unconditionally
26/10/2021	211528	Site Of Former Treetops Hotel 161 Springfield Road Aberdeen AB15 7SA	Residential development of 89 units (including 25% affordable) comprising 54 houses and 35 flats over 3, 4 and 6 storey blocks, and associated roads and parking, drainage infrastructure, open space and landscaping	Detailed Planning Permission	Pending		
04/11/2021	211569	35 Springfield Avenue Aberdeen AB15 8JJ	Erection of single storey extension, extension of an existing raised decking and formation of external steps to rear	Detailed Planning Permission	Approved	16/12/2021	Approved Conditionally
04/11/2021	211576	19 Seafield Drive West Aberdeen AB15 7XA	Erection of single storey extension and extension of an existing garage to rear	Detailed Planning Permission	Approved	16/12/2021	Approved Unconditionally
19/11/2021	211632	8 Macaulay Grange Aberdeen AB15 8FF	Erection of single-storey extension to rear; erection of boundary walls to front, side and rear; formation of decking to rear	Detailed Planning Permission	Withdrawn	10/12/2021	Withdrawn by Applicant
30/11/2021	211708	12 Macaulay Drive Aberdeen AB15 8FL	Works to 2 Protected Trees; T1 - Beech; T2 - Pine; - Cut back as damaged during storm & rotten / dead inside	Works to Tree Preservation Order	Approved	06/12/2021	Approved Unconditionally
01/12/2021	211628	25 Viewfield Avenue Aberdeen AB15 7XJ	Formation of dormer to rear	Detailed Planning Permission	Pending		
02/12/2021	211697	18 Seafield Road Aberdeen AB15 7YT	Extension of an existing garage to rear	Detailed Planning Permission	Approved	28/01/2022	Approved Unconditionally
16/12/2021	211773	Area F3 Pinewood Site Adjacent To Countesswells Road Aberdeen	Erection of 16no houses with associated landscaping, access and infrastructure	Detailed Planning Permission	Pending		
22/12/2021	211802	8 Macaulay Grange Aberdeen AB15 8FF	Change of use of amenity land to private garden ground, erection of single-storey extension to rear; erection of boundary walls to front, side and rear; formation of decking to rear	Detailed Planning Permission	Pending		
05/01/2022	220013	16 Woodburn Avenue Aberdeen AB15 8JQ	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
05/01/2022	220004	1 Rubislaw Square Aberdeen AB15 4DG	Works to Group of Protected Trees; G1 - Line of 3 cherry & 3 Whitebeam - Crown reduce by around 25%	Works to Tree Preservation Order	Approved	20/01/2022	Approved Conditionally
10/01/2022	211815	19 Springfield Gardens Aberdeen AB15 7RX	Erection of single storey extension to rear and side	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list January 2022:

Reference	211815/DPP
Application Received	Fri 24 Dec 2021
Application Validated	Wed 05 Jan 2022
Address	19 Springfield Gardens Aberdeen AB15 7RX
Proposal	Erection of single storey extension to rear and side
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Ross McMahon
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr And Mrs C Adam
Agent Name	Aleksandra Fidos
Agent Company Name	THE Architecture + Planning
Agent Address	24 North Silver Street Aberdeen AB10 1RL
Environmental Assessment Requested	No

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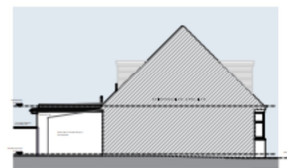
PROPOSED NORTH ELEVATION 1:100



PROPOSED WEST ELEVATION 1:100



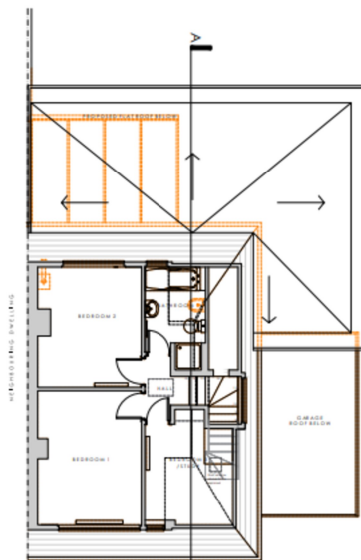
PROPOSED SOUTH ELEVATION 1:100



PROPOSED EAST ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED SECTION A-A 1:100

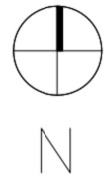


EXTERNAL FINISHES:
 WALLS: TIMBER CLADDING
 ROOF: SINGLE PLY MEMBRANE
 WINDOWS / DOORS: CHARCOAL TIMBER
 RAIN WATER GOODS: CHARCOAL PVC

NOTE:
 DEMOLITIONS SHOWN WITH HATCHED ORANGE LINE

Project No:	21-024
Client:	MR & MRS C ADAM
Address:	19 SPRINGFIELD GARDENS
Date:	AS SHOWN (B1)
Scale:	AS SHOWN (B1)
Issue:	NOV 2021
Author:	...
Checker:	...
Approver:	...





Rev. Date: Details:
 Issued for: **APPROVAL**

Project/Client:
 19 SPRINGFIELD
 GARDENS, ABERDEEN

Drawing:
 SITE LOCATION MAP

Reference	220004/TPO
Application Received	Wed 05 Jan 2022
Application Validated	Wed 05 Jan 2022
Address	1 Rubislaw Square Aberdeen AB15 4DG
Proposal	Works to Group of Protected Trees; G1 - Line of 3 cherry & 3 Whitebeam - Crown reduce by around 25%
Status	Approved
Decision	Approve Conditionally
Decision Issued Date	Thu 20 Jan 2022
Appeal Status	Unknown
Appeal Decision	Not Available

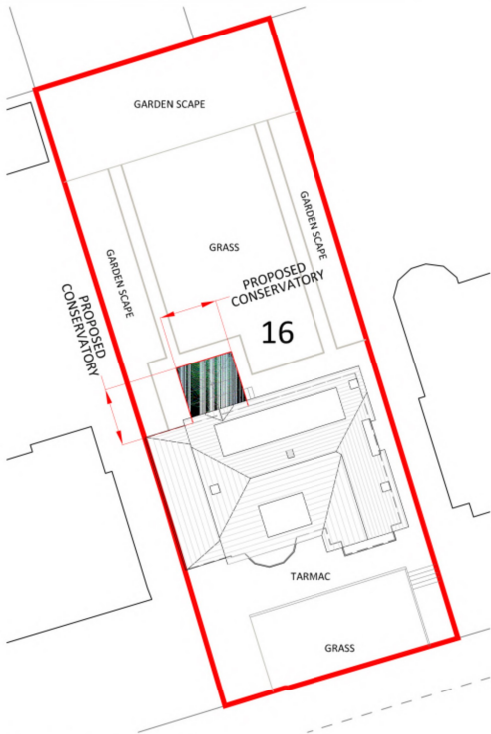
Application Type	Works to Tree Preservation Order
Decision	Approve Conditionally
Actual Decision Level	Delegated Decision
Expected Decision Level	Not Available
Case Officer	Richard Brough
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Property Management Company
Agent Name	Garry Dempster
Agent Company Name	Roy Cowie LBS
Agent Address	Old Station Yard Station Road Banchory Aberdeen AB31 5YJ
Environmental Assessment Requested	No



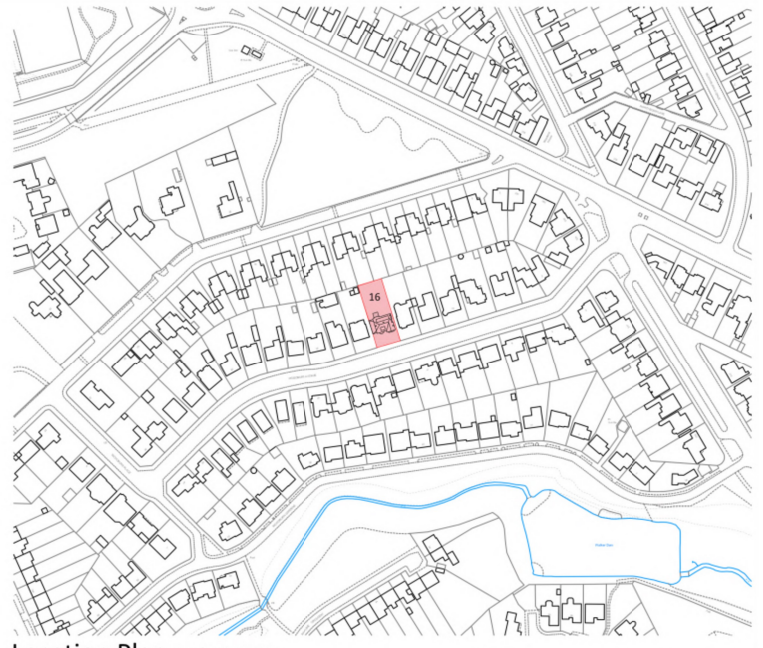
Reference	220013/DPP
Application Received	Mon 10 Jan 2022
Application Validated	Mon 10 Jan 2022
Address	16 Woodburn Avenue Aberdeen AB15 8JQ
Proposal	Erection of single storey extension to rear
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Local Review Body Status	Not Available
Local Review Body Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Jamie Leadbeater
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Queen's Cross/Countesswells
District Reference	Not Available
Applicant Name	Mr & Mrs J Heras
Agent Name	Zoe Urquhart
Agent Company Name	Thistle Windows & Conservatories Ltd
Agent Address	Thistle House Woodside Road Bridge of Don Aberdeen United Kingdom AB23 8EF
Environmental Assessment Requested	No

Application Validated Date **Mon 10 Jan 2022**
 Expiry Date **Tue 01 Feb 2022**
 Standard Consultation Expiry Date **Not Available**
 Determination Deadline **Wed 09 Mar 2022**
 Local Review Body Decision Date **Not Available**

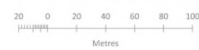


Proposed Site Plan
Scale 1:250



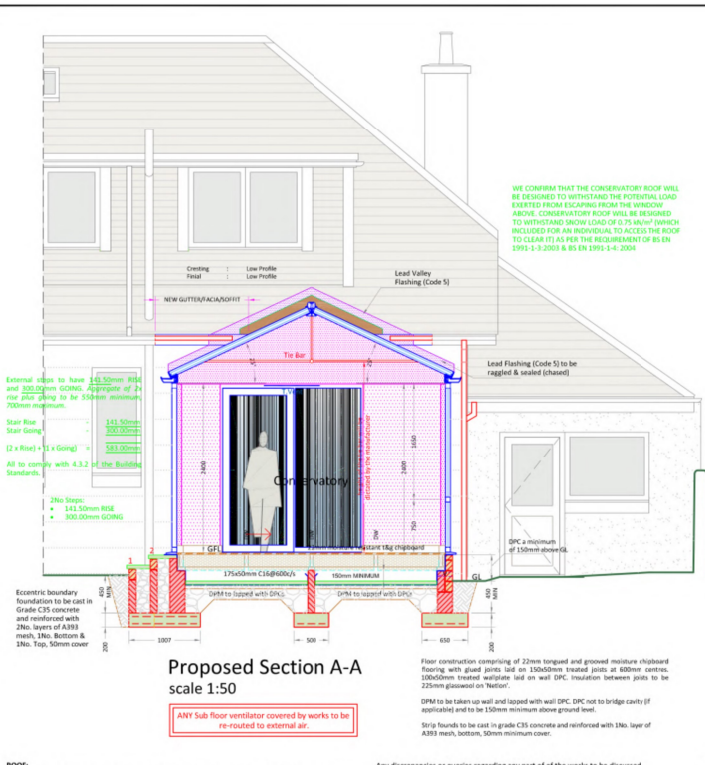
Location Plan Scale 1:2500

GRID REFERENCE: **NJ 90378 05507**



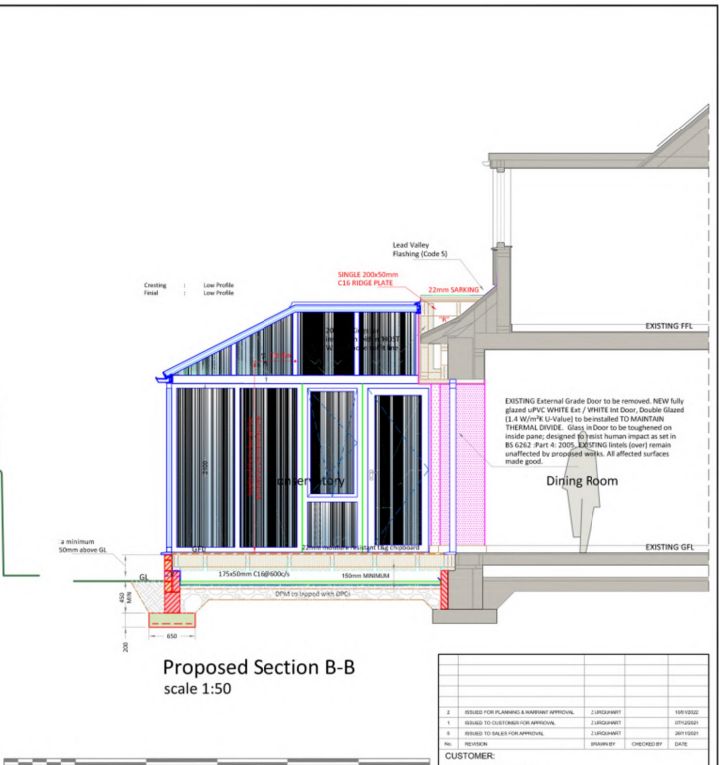
NO.	REVISION	DATE	BY	CHECKED BY
2	ISSUED FOR PLANNING & NEIGHBOUR APPROVAL	15/01/2022	JL/PC/DAW/ST	MR/15022
1	ISSUED TO CUSTOMER FOR APPROVAL	15/01/2022	JL/PC/DAW/ST	MR/15022
1	ISSUED TO SALES FOR APPROVAL	15/01/2022	JL/PC/DAW/ST	MR/15022
1	ISSUED	15/01/2022	JL/PC/DAW/ST	MR/15022

CUSTOMER:
MR & MRS J. HERAS
16 WOODBURN AVENUE



Proposed Section A-A
scale 1:50

ANY Sub floor ventilator covered by works to be re-routed to external air.



Proposed Section B-B
scale 1:50

NO.	REVISION	DATE	BY	CHECKED BY
2	ISSUED FOR PLANNING & NEIGHBOUR APPROVAL	15/01/2022	JL/PC/DAW/ST	MR/15022
1	ISSUED TO CUSTOMER FOR APPROVAL	15/01/2022	JL/PC/DAW/ST	MR/15022
1	ISSUED TO SALES FOR APPROVAL	15/01/2022	JL/PC/DAW/ST	MR/15022
1	ISSUED	15/01/2022	JL/PC/DAW/ST	MR/15022

CUSTOMER:
MR & MRS J. HERAS
16 WOODBURN AVENUE

