

In reference to SMDC letter dated 18/8/22, we would like to make the following comments and objections to the proposed amendments, relating principally to Plots 66 and associated detached garage which directly impact on our property at 100 Froghall Road.

Ref Section CD. (18/08/22)

The drawing from Section CD is taken from the left hand side (non living side) of our property to Plot 67, which is 25m away. Our concern is not Plot 67 but Plot 66 which is only nine metres away from our kitchen/dining area. This therefore has a 2.4m height difference in ground floor levels compared to our property and when this is calculated from our kitchen /dining window the 25 degree angle intersects Plot 66 two metres above their floor level. Therefore there is a further five metre minimum building height above the 25 degree intersection. This additional height impacts hugely on our privacy, as Plot 66's upstairs window is directly visible and looks onto our private garden area and the rear of our property. This Plot is too close and too high to our property.

Not only is our privacy effected but also our access to daylight has been negatively impacted. Furthermore there has been a noticeable increase in noise levels which the new development's height advantage has allowed.

A further concern is that of the ground level being elevated to such a degree, our concern is that no provision to our knowledge has been made for drainage on our side of the boundary. We are concerned that surface water will form and flood as the retaining wall is acting like a 'dam' as it is so high.

The proposed amendments of reducing boundary walls and ground levels would accentuate further the difference between height levels and will have a detrimental effect. Our main objection of the proximity and height of Plot 66 has NOT been addressed in any way. This remains unacceptable to us as existing property owners.

The fundamentals of our original objection, which were initially raised in October 21, have not been addressed in any way :-

Height differential of 2.4m floor level between our property and Plot 66.

The reality of living in close proximity to what is a three storey development and the negative impact this has on our privacy, access to sunlight, raised noise levels and our well being.

The fact that our property is now dominated by a new house will impact negatively on its value and resale desirability.

Tracy and Adrian Milward
100 Froghall Road