

Subject: Planning Appeal for Change of Use at [Property Address]

To whom it may concern,

I am writing to appeal the decision of the planning department regarding the change of use application for [Property Address]. The property has been operating as a Short-Term Let (STL) for over a year without any objections from neighbours, and both the planning and license applications were submitted, neither of which received any objections to my knowledge.

I respectfully disagree with the reasons provided for the denial of the planning application, which stated:

"The change of use of the property from a residential flat to short-term let accommodation would have a significant adverse impact on the amenity of the occupants of the neighboring residential flat which shares an access and entrance vestibule. This is because the occupants of the neighboring flat would have to share the communal entrance and vestibule solely with frequently changing transient guests and cleaners of the short-term let accommodation unit, who would be unknown to them. Taking into account the small size of the vestibule and close proximity of the private entrances of each property to each other, this would result in a significant adverse impact on the privacy and sense of security, whether actual or perceived, on the occupants of the neighboring flat, as well as result in likely general noise disturbance compared to if the application property was in mainstream residential use. The proposal would therefore adversely affect the residential amenity of the surrounding area, contrary to the aims of Policy 14 (Design, Quality and Place) of National Planning Framework 4 (NPF4), and Policies H1 (Residential Areas), D1 (Quality Placemaking) and D2 (Amenity) of the Aberdeen Local Development Plan 2023."

I would like to address the concerns raised:

Shared Access and Entrance Vestibule: While it is acknowledged that the property shares an access and entrance vestibule with a neighbouring residential flat, it's important to note that the property has been operating as an STL for over a year without any issue. As far as I'm aware there has been no objections from neighbouring occupants regarding shared access or any disturbances caused by transient guests. Its also worth noting that the apartment door is clearly signposted, and guests receive a check in video which walks them from the street right to the apartment entrance which helps to limit time guests are spending in communal areas.

Regarding privacy and security concerns, it's important to note that there have been no reported incidents indicating a decline in privacy or security for neighboring occupants. The property has been managed responsibly, with measures in place to ensure the safety and security of all occupants. Lockbox combinations are regularly changed, and neighbors have access to my personal number, with the assurance that they can call anytime if there are any issues.

Noise Disturbance: Contrary to the assertion made, the operation of the property as an STL, Mainly catering to contractors has not resulted in any significant noise disturbances.

In conclusion, the operation of the property as an STL has been conducted responsibly and without any adverse effects on the surrounding area. The concerns raised by the planning department are speculative and do not reflect the actual situation on the ground.

I kindly request that you reconsider the planning application for the change of use at 22 Allan Street. I am willing to provide any additional information or address any concerns raised to ensure that the operation of the property as an STL continues to be in compliance with regulations and does not adversely affect the surrounding community.

Thank you for your time and attention to this matter. I look forward to a fair and thorough review of my appeal.

Sincerely,
Mitchell