

To whomever it may concern,

I am writing to formally appeal the decision to refuse planning permission for the change of use of my property at 155 Bon Accord Street to a short-term let (STL). I have carefully reviewed the reasons for refusal cited in the decision notice dated 14/05/24, and I would like to address these concerns in detail.

1. Privacy and Security Concerns:

The Council's decision references the location of the access door on the rear of the building, suggesting that it would result in groups of transient guests passing through a private area, potentially impacting the privacy and security of the neighbouring ground-floor flat. However, it is important to note that:

- The main door for the neighbouring flat is located on the opposite side of the building, meaning the primary access and egress for the residents is unaffected by the STL property access.

2. Impact on External Amenity Areas:

The decision mentions that guests would need to pass through the neighbouring rear garden, affecting the enjoyment of this private external amenity area. In response to this concern:

- The frequency and nature of the guest stays will be managed responsibly. Measures such as guest vetting and clear house rules with regards to the garden will be implemented to ensure minimal disruption.
- Its also important to consider the neighbour which shares this garden with this property has expressed no concerns at all with regards to this.
- We would also be willing to install appropriate screening and landscaping measures to ensure the privacy of the neighbouring property is maintained if they would like us to do so. This can include fencing or shrubbery that would prevent any overlooking or intrusion, thus mitigating any potential negative impact.

3. Compliance with Local and National Policies:

The decision cites non-compliance with Policy H1 (Residential Areas) of the Aberdeen Local Development Plan 2023 (ALDP) and Policy 30 (Tourism), paragraph (e) part i) of National Planning Framework 4 (NPF4). I would like to highlight that:

- The proposed STL use aligns with the broader objectives of Policy 30, which supports tourism and the local economy. By providing additional accommodation options, the STL would contribute positively to the local tourism infrastructure.
- With the mitigation measures, the impact on residential amenity will be negligible. The property will be maintained to high standards, and the STL operation will be closely monitored to ensure it does not negatively affect the neighbourhood.

Conclusion:

In light of the above points, I respectfully request the Council to reconsider its decision, taking into account the lack of objection from the immediate neighbours and the proposed measures to address privacy and security concerns. The STL use of the property will be managed in a manner that supports local tourism while preserving the residential amenity of the area.

Thank you for your consideration of this appeal. I am available for any further discussions or meetings required to resolve this matter amicably.

Best Regards,
Mitchell