

SUBJECT: Planning Appeal for Change of Use at 24 Picardy Court, Rose St., Aberdeen

To whom it may concern,

I am writing to appeal the decision of the planning for the above property and address the points on which this has been based.

Reason for refusal:

*The proposal would introduce a second short term let (STL) in a block of three flats. This would result in a harmful cumulative amenity impact for the remaining property in mainstream residential use from the loss of residential character of the internal communal area and cumulative level of activity from comings and goings of multiple STLs as well as a high concentration of guests within the blocks. The proposed use is therefore contrary to policy H1(Residential Areas) of the Aberdeen Local Development Plan 2023 (ALDP) and Policy 30 (Tourism), paragraph (e) par i of National Planning Framework 4 (NPF4)*

The impact on the top floor residential flat would be minimal given that the proposed STL is on the ground floor with its internal entry very close to the external security door. This in itself would minimise disruption and in addition being on the ground floor the impact of noise would be considerably less than if it would be on a higher floor.

The nature of the proposed STL, with short term stays with a maximum of two occupants, targeted at Performing Arts personnel during events running within venues in the city, would minimise entry and exit and make it less likely to be used for parties which could disrupt others. My commitment as the property owner would have to have considerable measures in place to ensure the suitability of tenants and make clear the conditions of let and consideration of others within the development.

If the flat was occupied long term with two people it would produce the same if not more noise impact from these permanent residents. Those who would be leasing the property short term would be most likely be out for most of the day, compared to a family or students leasing long term who would spend a greater portion of their time within the property creating far more noise impact.

I, as the owner (who lives 10 minutes away) would be personally responsible for turning over the flat and ensuring its maintenance and pristine condition. This possibly would not be the case with longer term occupants.

Regarding security, I plan to meet the people who are renting the flat on arrival as often as possible and the lockbox combination would be changed regularly.

I have spoken to the owner of the top floor flat on several occasions and he has assured me there have been no noise problems with the other short term let and he has in fact issued an email of support which is attached. (He also has my mobile number and would be able to contact me anytime.)

I kindly request that you reconsider the planning application. If you need any more information please let me know. (The owner of the flat on the top floor is willing to speak to you)

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

Alison McLeod