

Statement of Appeal: Application Reference Number 241057/DPP

Introduction

I am submitting this appeal in response to Aberdeen City Council's decision to refuse planning permission for the change of use of Flat 5, 17 Northfield Place, Aberdeen, to short-term let (STL) accommodation. I am seeking a review of this decision, focusing on the reduced proposed occupancy and the likely impacts of alternative residential uses.

2. Grounds for Appeal

A. Reduced Maximum Occupancy

The initial application proposed a maximum occupancy of six persons. To address the council's concerns, I have reduced the maximum occupancy to three, significantly limiting the potential for noise and disruption.

This change ensures that the property will generate less activity than initially anticipated and, in my view, less impact on residents compared to long-term residential use as it is likely that long-term residential use could involve a higher number of occupants and more regular visitors, given the property's central location and appeal to families or groups of students with local connections.

B. Comparative Impacts of Alternative Uses

If the property is not approved for STL, it is likely to be rented out for residential purposes, which could potentially have a greater impact on neighbouring residents:

- **Family Occupancy:** A family with children would likely generate more noise, frequent movement, and greater use of shared spaces, such as gardens and hallways, than a small group of transient guests.
- **Student Occupancy:** A group of students might lead to frequent visitors or social gatherings, causing more disruption than a tightly managed short-term let.

C. Amenity and Noise Mitigation

Concerns about noise, movement, and impacts on neighbouring residents' amenity can be effectively addressed through strict guest policies, including quiet hours, limits on visitors, and professional management oversight of the property.

D. Alignment with Policy Objectives

The reduced STL occupancy aligns with Policy 30 (Tourism) of National Planning Framework 4, which supports diverse accommodation options to encourage tourism while respecting local amenity. With proper controls in place, this STL can coexist harmoniously within the residential character of the building.

E. Economic and Urban Context Benefits

This proposal would provide high-quality, regulated accommodation in a central urban location, supporting local businesses and contributing to Aberdeen's tourism economy. Notably, this property had been empty for an extended period before being purchased and refurbished to a high standard, meaning it could be used as an STL without reducing the amount of rental units available.

Conclusion

I respectfully ask the council to reconsider its decision, taking into account the reduced occupancy and the additional measures I am proposing to minimise any potential disruption. These changes make the short-term let a low-impact and manageable use of the property, particularly when compared to the likely impacts of long-term residential use by a family or group of students, which could place greater strain on neighbouring residents.

**Best regards,
Mitchell Clark**