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Tel: [REDACTED]

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To whom it may concern:

Ref: Planning Application No:231206/DPP Refusal of Planning Permission
5 Westfield Terrace, Aberdeen AB25 2RU

My wife and I live at 3 Westfield Terrace, Aberdeen, next door to Malcolm Duckworth, who has submitted a formal Planning Application to Aberdeen City Council, to regularise the bottom floor of 5 Westfield Terrace for part time Air Band B use, on behalf of his [REDACTED] mother, the owner of the house at No 5. His mother, [REDACTED] [REDACTED] has recently had to go into a care home.

We are writing to support his application, which we were extremely surprised to find out, has been rejected by the Planning Department, which we both find to be quite an extraordinary decision by the Planning official involved.

As an Architect, having practiced now for many years, I am writing to urge that this Planning Application is approved by your Committee. The ground floor belonging to No5, like our own and most of our other neighbours in Westfield Terrace, has previously been let out for many years on a variable tenancy basis. It has been managed by Mr. Duckworth, who lives there, on behalf of his mother, for all these years.

For the Planning Officer to suggest that the house could be divided is simplistic, to put it mildly. In order to create two occupancies in this house would be hugely expensive and complicated, due to onerous requirements in the Building Regulations relating to Fire and Soundproofing Regulations. I am puzzled as to why he would suggest this, since I know that Mr. Duckworth has no intentions of carrying out such an operation!

Over the past four years, since Malcolm started letting two bedrooms on the ground floor of the house on a short term basis, we, along with all of the neighbours with whom we have spoken, can honestly say that there has been absolutely no impact in Westfield Terrace from tenants of the Air B and B being carried out next door. We do not know when the flat is occupied, and when it is not.

[REDACTED]

[REDACTED]

[REDACTED]. For several years, Malcolm served as a carer for his mother, [REDACTED].
[REDACTED] Unfortunately, [REDACTED], his

mother had to be admitted to the nursing home. It will be appreciated that nursing home care is extremely expensive. To underwrite the care costs, the ground floor rooms of the house, which had been let out for many years on a monthly basis, was let out at that time as an Air B and B.

It is essential that the maximum be earned, for the benefit of her property [REDACTED]. Long term lets simply would not provide enough funds to accommodate her financial needs.

Malcolm, willingly, has gone to the trouble of managing the Air B and B, with the blessing of his two sisters. He alone has taken on this responsibility of the Air B and B, as one of his sisters lives in London, and the other lives near Banchory, [REDACTED].

Malcolm [REDACTED], who has successfully modified his own working time to give him sufficient time to operate the Air B&B for his mother's welfare. He gains no personal financial benefit for this, carefully scanning each prospective tenant prior to any letting agreement.

The Air B and B, which has operated without any problems for the past few years, provides a much needed service to provide accommodation for visitors in Aberdeen's recent declining popularity.

Putting on my Architect's hat, I have reviewed the Planning Department's document "Report of Handling by Development Management Manager". I am extremely unhappy with the way that the application has been processed on this occasion by the Planning Department. I enclose a copy of the document, with my comments relating to many aspects of the Planning Officer's statements.

We trust that these comments will help to enable the Planning Refusal to be reversed.

Thank you,

James and Janice Anderson