



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

Mrs Camelia Ipimahi
41 Covenanters Drive
Aberdeen
AB125AA

Aberdeen City Council in exercise of its powers under the above mentioned Act hereby **refuses planning permission** for the development specified below and shown in the plans and drawings listed.

Application Reference Number	250842/DPP
Address of Development	Flat B 103 Menzies Road Aberdeen AB11 9AN
Description of Development	Change of use of flat to short-term let accommodation with maximum occupancy of 2 people
Date of Decision	6 October 2025

DETAILS OF ANY VARIATION MADE TO THE APPLICATION

None.

REASON FOR DECISION

The reasons on which the Council has based this decision are as follows –

The change of use to short term let accommodation with a maximum occupancy of two people, when combined with the existing house in multiple occupation (HMO) property that accommodates five people, would have a significant cumulative adverse impact on the amenity

afforded to the neighbouring residential flats in the building in terms of noise, disturbance, as well as adversely affecting actual or perceived safety and sense of security, with consideration for the prioritisation of protecting women's safety. These impacts would cumulatively be exacerbated because Flat C, 103 Menzies Road, which spans the first floor, is already in use as a HMO property, the addition of two further transient people would exacerbate this in terms of the total number of unrelated, non-permanent/transient persons in the building. This would be particularly impactful on the flat on the ground floor, Flat A, 103 Menzies Road, which would have a short term let unit across from it and a HMO property directly above it. The proposal therefore conflicts with Policies 14 (Design, Quality and Place) and Policy 30 (Tourism) of National Planning Framework 4, H1 (Residential Areas) and D1 (Quality Placemaking) of the Aberdeen Local Development Plan 2023, and the Short-Term Lets Aberdeen Planning Guidance. There are no material considerations that would justify approval.



A full evaluation and account of the processing of the application is contained in the report of handling, which is available by entering the application reference number at <https://publicaccess.aberdeencity.gov.uk/>.

PLANS AND DRAWINGS

2383-MRT-01-XX-LD-A-06001
250842DPP - 103

Location Plan
Floor Plan
STL Checklist

Signed on behalf of the planning authority

A handwritten signature in cursive script that reads "Daniel Lewis".

Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

RIGHT OF APPEAL

If the applicant is aggrieved by the decision of the planning authority –

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A review request must be made using the 'Notice of Review' form available from <https://www.eplanning.scot/>.

SERVICE OF PURCHASE NOTICE

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development that would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.