

Address of Development: Flat B, 103 Menzies Road, AB11 9AN

Planning Permission Application Reference Number: 100720480

Date of application submitted: 07/08/2025

Decision application Reference Number: 250842/DPP

Date of Decision: 06 October 2025

To whom it may concern,

Thank you for considering my application. While I understand the implications considered which led to the planning authority refusing my application, these do not apply on this particular case, as I describe below.

Since taking ownership of the property, I have made every effort to improve the current living conditions of all residents. I have organized and paid for the front door to be repainted, the communal hallway to be cleaned on a monthly basis and for the back garden to be tidied and grass cut regularly. Most of the rubbish and hazardous items that were left in the back garden by previous tenants in the building have also been removed and discarded with owners approval.

I have also organized and arranged for the communal front door lock to be repaired, to which all owners happily contributed, thus increasing the security of all residents. The other owners have confirmed that while previously, there had been cases of rough sleepers being ejected from the building and others being caught urinating in the rear garden, these are now things of the past and "we are where we are, which is a better place than before due to your excellent management", as the [REDACTED] owner of [REDACTED] flat put it.

All of the other owners and residents in the block are happy for me to register my flat as a short term let and conduct business as such. Particularly, the owner of the [REDACTED] flat, which is thought to bear the most impact of this decision, supports my application to be approved and can be contacted to confirm this via telephone or email at details below. Details of the other owners can be provided upon request so they too can confirm their support.

[REDACTED]  
[REDACTED] owns the opposite flat [REDACTED] and resides here whenever his work keeps him in Aberdeen, as his main residence is [REDACTED]. He has been affected by long term tenants' negative behaviour in the past from the neighbouring flats and admits it was very challenging to accept that the permanent tenants are there to stay and will continue to cause issues indefinitely. He is comforted by the thought of short term residents and feels this is the safer option.

I would also like to add that myself and my family have lived in Torry for over ten years and while we are aware of the bad fame the neighbourhood has, I do not find this to be true and have always been an ambassador of the area and worked towards making it a better place. While it may sound cliché, sometimes all it needs is a woman's touch, and while I may not be

able to have a positive impact on the whole area, I can at least make some positive changes in this block of flats.

My flat in question, which I intend to rent as a short term let, is a small one bedroom flat. Typically, the people who would be renting would either be individuals or at most couples, hence the traffic would be as low as possible. Guests would also enter and exit from the front door which is next to the flat and would not cause any disturbance to upper floor residents. I would also manage the property myself so would have a very close contact with guests and arrange everything before, during and after each stay. This allows a great deal of control over which booking is accepted and ensuring no anti-social behaviours are being conducted. Guests are also met in person at check out and all steps will be taken to maintain the security of the residents and building.

I hope the review team will take all this information into consideration and make a decision based on the actual circumstances and not the “what ifs” of the situation. I am fortunate to have the support of my neighbours and we all kindly ask that you rule in our favour.

Kind regards,

CAMELIA IPIMAHU

103B Walker Road, AB11 9AN

