

OLD ABERDEEN COMMUNITY COUNCIL

George A. Wood
Planning Co-Ordinator

ABERDEEN

Tel:

M:

23rd June 2013

**Application Support Team
Enterprise, Planning & Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
ABERDEEN
AB10 1AB**

Dear Team,

Application No. P130849.

Application for Change of Use to a House in Multiple Occupation

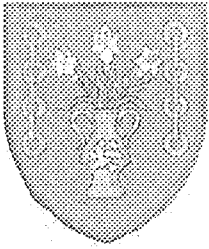
The Old Aberdeen Community Council has resolved to object to this application for the following reasons: -

There is too high a provision of Houses in Multiple Occupation in the area of this property and this detracts from the amenity of the area.

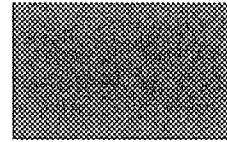
There is an insufficient provision of toilet/shower facilities, as one of the two shower/toilet rooms is en-suite and four bedrooms have to share one room. This is not clear on the application, as no doors have been shown on the drawings.

Yours faithfully,

George A. Wood



Planning Department,
Aberdeen City Council,
Business Hub 4,
Marischal College
Aberdeen



1st July 2013

Dear Sirs,

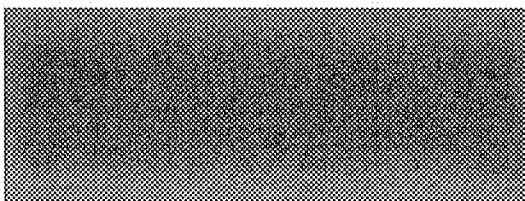
26 Spital, Old Aberdeen: - Application (ref.130849) for Change of Use from residential dwelling house to house in Multiple Occupation

The Society wishes to register its objection to the above application on the following grounds:-

- 1) This house was built as a family home, and does not have the facilities required for occupation by multiple unrelated tenants. In particular, there is not enough amenity space outdoors, and there is no parking provision whatsoever. As a result, there is the potential for worsening the already serious parking problems in the area. This change of use would have "a significantly adverse impact upon residential amenity", as defined in the Supplementary Guidance "Householder Development Guide" (p.26).
- 2) It is clear that this particular area already has a substantial overprovision of Houses in Multiple Occupation, to the extent that it is having a detrimental effect on the character of the area. Such a very high concentration of houses occupied by temporary residents, who may only stay for 9 months or so in the year, has a demonstrable impact on the life of the community, as there are fewer and fewer residents who have put down roots in the area, and are likely to have concern for, and work for, its long-term well-being. This cumulatively results in a "material change in the character of the area" as defined in the Supplementary Guidance. Furthermore, an overprovision of HMOs in such an area simply prevents it from being a balanced and sustainable community. This part of the Spital and surrounding area has reached saturation point, and in line with Aberdeen City Council Local Plan policies on Sustainable Communities [Local Plan 3:39], this application should be refused.

Accordingly, we request that the City Council refuses this application.

Yours sincerely,



Graeme Stephen
on behalf of Old Aberdeen Heritage Society

24 Spital
Old Aberdeen
AB24 3HS

27 June 2013

Planning & Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
ABERDEEN
AB10 1AB

Dear Sir/Madam

Application No: 130849. Change of use from residential dwelling house to House in Multiple Occupation. 26 Spital, Old Aberdeen, AB24 3HS


We wish to object to the above application as we consider this change of use to be over development of the property, location and neighbourhood.

Whilst this house has only operated fairly recently as an HMO it has not been satisfactory given its location and proximity to neighbouring properties. The house was built in the early 1990's as a four bed family home with study in the vernacular style which it still retains. The subdivision of the living room to give an extra 6th bedroom has forced the occupants to socialise outside our bathroom and corridor window with consequence loss of privacy (and noise at night). There is no parking provision with the house.

Latterly there has been a proliferation of houses in multiple occupation in the area with resulting tensions and adverse impact to the few permanent citizens remaining in the area. What housing stock that was available is now buy-to-let and this small area has become an HMO cluster.

Aberdeen City Council has just conducted a consultation on HMO's at it is aware of the impact such residences are having on the settled, non transitory population. The Council has powers to prevent *studentification* of areas and it should consider exercising them by refusing this application for high density living. The land lord would not be stopped from using the dwelling for a more suitable number of tenants. This would have less impact not only on the neighbouring residents but the residents within the dwelling.

Yours sincerely



Patrick and Jacinta Birchley