

150742

8 Rosebery Street
Aberdeen
AB15 5LL
3rd June 2015

Aberdeen City Council
Planning & Sustainable Development
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sirs,

**Proposed application for change of use from residential property
to an HMO – 32 Rosebery Street, Aberdeen**

I wish to express my concern about the proposal to make 32
Rosebery Street an HMO.

While I live at the other end of the street and will not be affected
by noise, my main worry is parking. Already in this street parking can often be
a problem. I am surrounded by families who, understandably, often have two
cars, many of them large 4x4 vehicles which take up more room than the average
car. If 6 individuals living at 32 Rosebery Street, each have a car, the situation
will be impossible. We pay dearly for our parking permits with no guarantee
that there will be a space. If permission for one HMO is granted, what
assurance is there that this will not be a precedent for further applications?

I would urge you to give very careful consideration to this problem
and respect the concerns of current residents.

Yours faithfully,


Frances E G Carey

150742

55 Rosebery Street
Aberdeen
AB155LN

Aberdeen City Council
Planning Reception
Planning and Sustainable Development
Hub 4 Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sirs,

Re: PROPOSED APPLICATION FOR CHANGE OF USE FROM
RESIDENTIAL PROPERTY TO AN HMO LICENCE AT 32 ROSEBERY
STREET

I wish to lodge an objection to the change of use application at 32 Rosebery Street on the following grounds:

1. There is limited parking available in Rosebery Street at present so the proposed multiple let will only exacerbate the situation.
2. Rosebery Street is a residential area and therefore a multiple let is an unsuitable proposal for such a location. This could be the commencement of other multiple let applications which would remove the residential status of the street.
3. The property has now been modified towards the requirements of an HMO. Furnishings have been delivered to the property. The agents have taken these steps because it appears they have the belief that their proposals will be accepted.

I trust my objection will be given serious consideration.

Yours faithfully,



Douglas Broadfoot

PI

From: webmaster@aberdeencity.gov.uk
Sent: 06 June 2015 20:17
To: PI
Subject: Planning Comment for 150742

Comment for Planning Application 150742

Name : mrs vivien kelly
Address : 59 rosebery st
ABERDEEN
AB155LN

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I have the following concerns and objections to the granting of a HMO to no.34.
Having a property with persons will bring additional parking issues to the st which is already stretched due to the st mostly being made up of terraced housing, 6 more cars and there visitors will cause more problems.
Additional waste will be generated and additional wheelie bins will clog the st and cause an eyesore.
There is known issues as to noise and anti social behaviour associated with this type of property, it will unfortunately bring down the status of the neighbourhood and if one property is granted this application then what will stop property letting companies and owners doing the same for purely financial gains to the detriment of the neighbourhood.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 04 June 2015 20:02
To: PI
Subject: Planning Comment for 150742

Comment for Planning Application 150742

Name : Susan Shand
Address : 36 Rosebery Street
Aberdeen
AB15 5LL

Telephone : [REDACTED]

Email : [REDACTED]

type :

Comment : I am writing to object to the proposed application for change of use from residential property to a HMO - 72 Rosebery Street, Aberdeen. As an immediate neighbour to the property I object for the following reasons: I would be concerned regarding the additional parking that this increased number of residents would bring, as parking is currently an issue on the street.

I would also be concerned about school places as schools within the catchment area are very popular.

The proposed use of the property is not in keeping with the local area.

I would be concerned about increased noise levels, anti social behaviour and poor upkeep of the building and garden.

Yours sincerely
Susan Shand

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52. ROSEBERY STREET
ABERDEEN
AB15 5LL

31.5.15.

LETTER OF OBJECTION TO APPLICATION NO: 15074Z

To Whom it may concern,

We wish to strongly object to the proposed application for change of use from residential property to an H.M.O at 32, Rosebery Street, Aberdeen.

There is already a problem with parking in the street. Like ourselves and many others in the street no; 32 does not have a garage, nor is it possible to park at the rear of the house. There is in fact only enough space for one car outside no; 32 and the property below it. To think that there could be 6 more cars, plus those of visitors competing for space would be a nightmare, and this is particularly galling, considering how much we have to pay for parking permits.

Furthermore Rosebery Street is very much a family orientated street in the West End. Not only do people move here because of good schools in the catchment area, but also because it is peaceful and a relatively safe area to bring up children. Granting an H.M.O. licence would undoubtedly threaten this. No; 32, Rosebery Street was built to be a family home, has always been a family home and should remain so.

yours.

Hazel H. Wightman

and



From: [REDACTED]
Sent: 29 May 2015 13:41
To: PI
Subject: Objection to Planning Application -32 Rosebery Street Aberdeen

I refer to the APPLICATION FOR CHANGE OF USE FROM RESIDENTIAL PROPERTY TO HMO AT 34 Rosebery Street Aberdeen

I wish to submit my objection to this proposal

Any agreement to this application would be detrimental to not only Rosebery Street but also to the surrounding streets.

An agreement to this proposal would set a precedent for conversion of similar properties in the future. This would change forever the ability for those wishing to purchase a family home in Aberdeen's west end.

The potential impact to residents in this quiet residential street is immense

Parking is already an issue in Rosebery Street and the surrounding streets, with more and more households having more than one vehicle.

The potential of another six cars vying for a parking space in the street could lead to existing residents having to park in nearby streets with the potential of complaints from our neighbours in Camperdown Road, Mile End Avenue etc.

Refuse – Are the six residents within no. 34 to be given their own wheelie bins – is one black bin, one brown bin and one re-cycling bag/bin sufficient for six residents? – unlikely – are 12 bins to be located either in front of or at the rear of this property or are black bags once again about to litter our street giving us a gull and vermin problem?

Broadband/Telephone Lines - we all now require the internet for our day to day lives. Studies have concluded that people now feel that having a broadband connection is more important than any other utility.

The area's telephone lines are all overhead, if the six residents all require a fixed Broadband connection rather than a mobile Broadband connection, are six new overhead telephone lines about to be fed to the property?

Maintenance of Garden – The established garden for this property has become overgrown with no attempt by the agent to maintain this - are potential tenants to be advised that maintenance of the garden is their responsibility? Again very unlikely

Noise – Existing residents value the peace and quiet living in Rosebery Street brings, this is what attracted us to this street initially. The comings and goings of six residents at different times of the days and night will change the way we all live in the street

Properties in Rosebery Street are not new builds with added soundproofing, the electronic noises of today were not foreseen 100 or so years ago!

Property Prices – The west end of Aberdeen has always been a sought after location to live. Property prices have remained constant throughout the recent recession. Surely future generations should be given the opportunity to live as we are today in a quite family orientated street in the city centre

Community – The long term impact on schools/ nurseries within the area with acceptance of this planning application is immense

I urge you to consider this application carefully, the whole of the Mid Stocket/Rosemount area will be impacted with the profit of landlords being more important than retaining our existing communities

Sheona McGregor
37 Rosebery Street

Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street, Aberdeen AB10 1AB

Dear Sir/Madam

Re: Application No 150742 for change of use at 32 Rosebery Street

We have the privilege of living in Rosebery Street since 1980 and got to know most of the residents in the street, many of whom have lived there even before our arrival.

There have been, and still are, a few professional people and families who come and go as their postings within the oil and gas industries take them.

There are always several young families living happily in the street and their children can be seen playing delightfully outside along the pavements.

Rosebery Street is a quiet residential street providing a safe and peaceful environment for the people who are living there and enjoying the peace and security that is a hallmark of the area. It is a street well served by schools, surgeries, the hospital and corner shops, etc.


We wish to make a representation regarding the above application by Grant Property of Dundee.

We are somewhat concerned about the integrity of this company, because as soon as they acquired the 4-bedroom/2-public room apartment at 32 Rosebery Street, they immediately advertised it on several websites as ABERDEEN 6 BEDROOM PROPERTY TO RENT - STUNNING MID TERRACE PROPERTY IN CITY CENTRE - NON HMO.

They then modified the property into a 6-bedroom apartment and subsequently posted their Notice of HMO Licence Application dated 26-March-2015, which has been refused by the Council.

Whilst the present residents cannot as yet complain about community-related issues such as noise, anti-social behaviour, loss of parking space, unsightly garden and rubbish bins, etc ... we fear strongly it is only a matter of time, if this retrospective application for change of use (and another HMO application to follow) is granted, before a small number of potentially unruly HMO residents impact substantially on our community, not to mention the possible waste of the Council's resources to front dedicated police officers and out of hours Environmental Health Office Support.

Yours faithfully



Steve Lai
24 Rosebery Street
Aberdeen
AB15 5LL

25-May-2015

30 Rosebery Street
ABERDEEN
AB15 5LL
21 May 2015

150742

Aberdeen City Council
Planning Reception
Planning and Sustainable Development
Hub 4, Marischal College
Broad Street
ABERDEEN AB10 1AB

Dear Sir/Madam

**PROPOSED APPLICATION FOR CHANGE OF USE FROM RESIDENTIAL
PROPERTY TO AN HMO - 32 ROSEBERY STREET, ABERDEEN**

I wish to object to planning permission being granted for the above property in respect of change of use from a residential property to an HMO to accommodate six unrelated persons on the undernoted grounds.

Firstly, I would draw your attention to the fact that the necessary work and renovations, along with furnishings, have already been carried out at this property in readiness for accommodating HMO tenants. It would appear that the agents expect to be awarded planning permission as they have proceeded with the work and related expense. Notwithstanding this, I have a number of key concerns with regard to granting planning permission for change of use at this property.

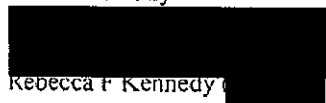
1. Parking in Rosebery Street is already extremely difficult. As you may be aware, restricted parking was implemented in the area a number of years ago in recognition of the volume of traffic. If permission is granted to accommodate six unrelated individuals it can only exacerbate this problem (potentially six additional cars plus visitors etc.). Perhaps a member of the Licensing Board could inspect the street one evening to see first hand the existing problems relating to parking. Presently we have to pay an annual charge for parking permits in this street.
2. HMOs are out of keeping with the area and the community. This is an attractive and residential area situated in the west end of Aberdeen accommodating many families with children. It is very popular because of the close proximity to good high achieving schools. The west end is a desirable place to live with high property prices, rightly or wrongly making it out of reach of many people. As you are again aware, Council Tax is accordingly higher in the area than in other parts of the city centre. If this sort of arrangement is permitted and is economically effective for landlords/management companies, whose only objective is to make money, the character and the surroundings of the area will likely change considerably and irretrievably. The impact on property prices may be considerable and to the detriment of the present owners. The granting of an HMO Licence may also impact on the community, schools and be a strain on services generally.
3. We have lived here for 26 peaceful years and the granting of an HMO Licence

threatens our family orientated community as HMO properties are often associated with increased levels of noise and anti social behaviour.

4. As my property is directly attached, another factor which concerns me greatly is soundproofing, or the lack of it. These old houses are not particularly soundproof and again 6 unrelated tenants may constitute a problem with increased noise. In all likelihood, each tenant will have his/her own television and music centre, etc. I would be interested to know whether any measures have been carried out to alleviate this. I know that the attic walls are particularly flimsy and poorly soundproofed to the point where music and even conversation in neighbouring properties is clearly audible.
5. There is also the added problem of a potential fire hazard. We live in a terraced block and although fire doors have been installed in the affected property, fire doors have not to my knowledge been installed in any of the surrounding properties. Further, these old houses were built at a time when much more inflammable materials were used in construction. Clearly, there is also a much higher risk of fire due to the fact that 6 unrelated people will be using a very small kitchen.
6. There is a large garden to the rear of the property which has always been well maintained. HMO properties, in general, tend to have very neglected gardens, with short-term tenants understandably being less likely to take responsibility for maintenance and upkeep. It is also highly questionable whether the management company's duties will extend to the garden. Since Grants have taken over the property the garden has sadly deteriorated and is not in keeping with the other gardens in this area, reaffirming my concerns.
7. There will obviously be considerably more refuse generated than from a normal family home. Steps will need to be taken to ensure this will be addressed.
8. I believe that an attic room was subdivided to create an additional bedroom. In addition to the soundproofing concerns in the attic in particular, a rather flimsy pipe (presumably a water or waste pipe from the newly installed bathroom) has been installed from the roof space and apart from not being in keeping with the rest of the pipes, it does not look particularly sound.

Finally, as a long standing resident of Aberdeen, who has a vested interest in the well being of this community, unlike agents/landlords, whose only interest is in maximising profits and do not have any interest in the community, I would request that this planning application be declined on the aforementioned grounds.

Yours faithfully


Rebecca F Kennedy

38 Rosebery Street
Aberdeen
AB15 5LL
29/05/15

Aberdeen City Council
Planning & Sustainable Development
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Sir or Madam

Re: Planning Application 150742

With regard to the above application please see my concerns and questions below.

1. Location of the accommodation

I believe a HMO property in this location will endanger the lives and health of my family and the residents who adjoin. You will see my concerns below regarding number of occupants, fire spread and dealing with undue public nuisance.

2. Type and number of persons likely to occupy the property

I note the HMO application is for 6 persons. Taking into account the location and the type of existing residents occupying Rosebery Street, i.e. families and couples, is the officer considering any restrictions on the number of occupants to 3 persons given the limitations of the property discussed in items 7-10 below.

3. Condition of the accommodation

I believe that renovation of this particular house type to provide HMO accommodation does not meet the requirements of document 'STATUTORY GUIDANCE FOR SCOTTISH LOCAL AUTHORITIES' when compared to, say, a custom built HMO property. The property is constrained by the existing layout and construction type and I would suggest could not provide the level of accommodation to suit HMO requirements, without substantial financial commitment from the owner.

Buildings from this era:

- Do not have modern fire construction to protect adjoining properties.
- Do not have sound insulation installed between internal rooms or floors and more importantly between adjoining properties.
- Do not have thermal insulation installed in the walls or roof.

Does the officer consider this type of building to be suitable for a HMO property?

4. Fire safety

Installation of fire doors will go some way but the door is only a small element in a larger wall, constructed in an era where modern fire protection techniques did not exist i.e. fire walls, intumescent materials. What additional measures have been installed to mitigate the spread of fire to adjoining properties (such as my own)?

5. Sound insulation

Older properties carry sound extremely well. What additional measures have been installed to mitigate the transmission of sound to adjoining properties?

6. Thermal insulation & space heating

In the winter I doubt the upper rooms will maintain a temperature of 18 degrees without the heating on 24/7. This is certainly a fact in my house. What additional measures have been installed to protect residents whom will occupy the upper rooms of the HMO?

7. Lighting & ventilation

The building warrant plans indicate a new velux window to be installed in the roof of bedroom no. 4. I note from the work already completed on site that this was not provided. This will therefore not provide the required glazed and openable areas (1/15th & 1/30th respectively). Therefore, bedroom no. 4 is not suitable.

8. Facilities

With regard to provision of facilities in the property please see my queries below:

- The building warrant plans indicate 1 off sink in the kitchen, this is only suitable for a maximum of 5 persons. The application is for 6 persons.
- Does the application meet the requirements of kitchen storage for 6 persons?
- Does the application provide a 3.8m length of worktop for 6 persons?
- Does the application provide an additional fridge, freezer & cooker as the application is for 6 persons?
- Does the kitchen provide the required activity space for 2 cookers?

9. Space & layout

It is clear from the building warrant plans that bedrooms no. 4 to 6 cannot provide the required furniture activity spaces due to the roof lie-ins. All the furniture, except the bed, is generally located in the lie-ins, which will not provide adequate headroom.

10. The safety & security of my family

Multiple unrelated persons living together will likely mean each resident's social group visiting the property. This substantially increases the number of persons passing through the property. This could lead to strangers hanging around the property and leads on to item 13 below. Does the officer consider this suitable; in an environment regarded as safe by families?

11. Parking & refuge

In a street with already limited parking spaces please confirm the strategy for parking permits associated with the HMO property. Also, please confirm what provision will be made for the additional refuge likely to be generated by the HMO property.

12. The possibility of undue public nuisance

There is no doubt that we will be subject to unacceptable levels of noise and disruption when multiple persons occupy the property. As mentioned previously these buildings were not designed for this type of use. All adjoining properties are family homes and I myself have a 12-month-old son, whose room along with my own is back-to-back with the said property.

I am extremely concerned about the levels of undue noise caused by the following:

- Multiple persons all with TV's.
- Multiple persons all with music systems.
- Multiple persons all with their own social groups.

Whilst the officer will probably consider this to be the least important of my issues, as it cannot be determined at this point in time, it is *actually* the most important and likely to be the source of much contention.

I would not have purchased my property if I had known that a HMO property was adjoining. Yet, if approved, my family are likely to be subject to the issues discussed above.

In conclusion, I would urge you to refuse this application or restrict it to a 3-person occupancy.

I look forward to your response to my concerns and questions.

Yours faithfully

Craig McArthur

Cc

Councillor Bill Cormie, [REDACTED]

Councillor Jenny Laing, [REDACTED]

Councillor Fraser Forsyth, [REDACTED]

20 Hosefield Avenue
Aberdeen
AB15 5NN

26th May 2015

Aberdeen City Council
Housing & Environment
DATE RECEIVED
28 MAY 2015
Private Sector Housing Unit

HMO Unit
Housing & Environment
Business Hub 11
Second Floor West
Marischal College
Broad Street
Aberdeen
AB10 1AB

Re: HMO licence application at 32 Rosebery Street Aberdeen

Dear Sir/Madam

Thank you for the Neighbour Notification Notice dated 18th May 2015 regarding the proposed application for the change of use of existing residential property at 32 Rosebery Street Aberdeen, to form a House of Multiple Occupancy to accommodate 6 unrelated persons.

As I said in my previous letter of 2nd April 2015, I write on behalf of my mother, Mrs Edith Mowat, the owner occupier of no 20 Hosefield Avenue Aberdeen. My mother is 96 years old and registered blind. I am her daughter, Miss Lesley Mowat and her main carer, with Power of Attorney. I wrote the letter with reference to the above application on her behalf.

Since that date our views have not changed and we remain firmly against this application for a HMO Licence being granted by Aberdeen City Council.

My letter of 2nd April 2015 is detailed below.

We both have grave concerns with the proposal to change this property into a house capable of being marketed as a 6-bedroom house and most probably being let to 6 unrelated individuals. Already the home owners on Rosebery Street are parking their cars on Hosefield Avenue on a regular basis when there are no available spaces in front of their own homes. Car owners from Bonnymuir Place also add to the problem by parking in Hosefield Avenue. A house of 6 tenants, who most probably will have cars, will just add to the already extremely difficult problem with parking. Only if I take my car out of the garage first thing in the morning do I have a real chance of parking outside our door if I need to take my mother out for appointments during that day.

As the refuse bins from the even numbers on Rosebery Street are already left on Hosefield Avenue, a house of this type will most certainly generate a larger amount of refuse necessitating even more bins to be on the street.

The back entrance to this property is along a narrow lane so with the traffic along this lane generated from 6 tenants there would certainly be increased noise and nuisance and the possible risk of anti-social behaviour in what is at present a quite residential street.

We therefore have grave reservations regarding this application and wish to lodge an objection to the application for a House of Multiple Occupancy (HMO) licence from Aberdeen City Council.

Yours sincerely



Edith M Mowat.



Lesley P Mowat