

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

107 High Street
Old Aberdeen
AB24 3EN

31st January 2016

Dear Mr Ferguson

Application 151919 - 635 King St – Change of use to HMO

We wish to OBJECT to this application for an HMO licence for the following reasons:

1. We do not consider that the property is provided with adequate services for a 6 bedroom HMO which may accommodate 6 to 9 persons.
2. We also consider that the locality is overprovided with HMO accommodation, to the detriment of the area.

In reviewing the floor plans included with the application, we note the property comprises:

- 1 living room
- 1 kitchen
- 1 bath and toilet room
- 1 toilet room with WHB
- 3 single bedrooms
- 3 rooms large enough to be double bedrooms. Thus the property is likely to be occupied by between 6 persons minimum and 8 maximum.

With reference to Scottish Government document; 'Licencing of Houses inn Multiple Occupation: Statutory Guidance for Scottish Local Authorities. August 2011, updated January 2012';-

- Paragraph 4.6.6 sets out clear requirements for appropriate kitchen facilities for up to 5 persons with incremental increases required beyond this number. With 6 to 9 persons, we would expect 2 four ring cookers, 2 sinks, 2 refrigerators, 2 freezers, plus 4 metres of work surface plus storage space in proportion. While the drawing does not show the facilities, the kitchen looks too small to be able to include this level of facility.
- Paragraph 4.6.11 would expect there to be "one WC for a maximum of 5 persons" and "one bath or shower for a maximum of 5 persons". The bath or shower clause is not met.

Thus, we do not consider that the property is provided with adequate services for 6 bedrooms and 6 to 9 persons.

We also consider that the locality is overprovided with HMO accommodation, to the detriment of the area. We believe the following map (based on August 2015 data) illustrates this issue only too well.



Yours sincerely

A black rectangular redaction box covering the signature of Dewi Morgan.

Dewi Morgan
Planning and webadmin
For Old Aberdeen Community Council