

Comments for Planning Application 161317/DPP

Application Summary

Application Number: 161317/DPP

Address: 2 Desswood Place Aberdeen AB25 2DH

Proposal: Change of Use from office (Class 4) to retail (Class 1)

Case Officer: Sepideh Hajisoltani

Customer Details

Name: Mrs Isobel Stephen

Address: 26 Desswood Place Aberdeen

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the above application 161317/DPP on the following grounds:
No 2 Desswood Place sits in a Conservation Area with the building itself being one of 19 Category A buildings in the area with specific interest and distinctive features. It forms part of the Historic Road dating from 1828. As such any development would need to enhance and/or retain its present status. The area is predominantly residential and any change of use should reflect this ie either retain as it is or make it residential. Quote ACC council document: guard against "unsympathetic development that does not reflect the character of the area".

in addition, any business taking place inside should not have a detrimental effect on the internal features of the building. Cooking and preparation of foodstuffs would generate steam, heat and odours that could damage original features.

The planning application states that there is no provision for storing recycling or waste materials at the premises.

There is sufficient provision of retail premises of this type in the locality. In the present economic downturn any business generated by another retailer would have a negative effect on existing establishments in the area perhaps resulting in an empty property. Any person wishing to open a retail establishment should be encouraged to take up one of the existing empty properties in the area that already have a licence. This would be in line with the ACC drive to improve the area.

It would be prudent to encourage any budding entrepreneurs to set up in a location where footfall is much greater. The closure of office premises in the area is not conducive to a successful business whereas the new office developments at the south end of Union Street would mean Rose Street, Thistle Street area is a far better option with ample opportunities for new set up

garage.

o The corner shop at 3 Desswood Place already causes problems with traffic, which would only increase with another shop opposite. Cars are regularly parking on the double yellow lines there, which I see out of my front window. They make it more difficult for me to safely cross the road and I also worry about the hazard to the many grammar school children who pass through the area morning and afternoon.

o The recent development of the café at 1 Desswood, has caused further difficulties in the area for residents. The outside tables look across towards the front of my house and garden. What was quite a modest development, has evolved without permission and causes a considerable nuisance to adjacent residents.

- I am worried that the Class 1 retail permission sought includes a much broader scope of use than the developer has suggested to local residents. The letter from Opaque glass dates 27th September 2016, describes a shop selling "luxury glassware" and states they would operate in "normal business hours". However, I understand that Class 1 retail may include e.g. a laundrette, dry cleaner, hairdresser, and the sale of cold foods, which would be out of character for our residential area. There also appears to be no guidance on the web site on the permitted days and hours of trading. Such an expansion of retail would be a material change to the character of the area and a significant detriment to the residents.

- Our area is notable for the presence of children playing on the street, which I enjoy seeing and reflects the residential nature of the area. But I would be concerned by increased traffic of the general public and the risks this would pose to the children in these modern times.

- In discussion with other residents, I agree that if the development were to be allowed, I would like specific limitations be imposed on the area of use, type of use and hours of trading to minimize the nuisance, and for local consultation with adjacent residents on the extent of such limitations. Also that notification with right to object be required for any alterations, and that these can be enforced in the case of breaches.