

Development Management
Planning and Sustainable Development
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7th September, 2016

Dear Ms Mann

Planning application 161003 - 66 Tillydrone Ave; Change of use to 6 bedroom HMO

The Old Aberdeen Community Council wish to OBJECT to this planning application for the following reasons:

- Inadequate parking
- Inappropriate roofing material
- Excessive density of accommodation adjacent to family housing

We would also like to make the Committee aware that the Applicant appears to hold Council's due process in some contempt as they have been progressing steadily with the alterations requested in this planning application. Planning was made aware of significant ongoing alteration works at this property on 22 August, but work has continued unabated and the internal work (room division, plumbing, cabling) appears to be now complete, with just the work required to rebuild the roof yet to be started.

Inadequate parking

We note that the Roads Department have responded to this planning application with the comment 'No observation'. We consider this response to be inadequate as it fails to evaluate the situation on the ground and must therefore make the following observation:

Planning application 150402 for this property sought to increase the property to 9 beds. The Roads officer rejected the application as he considered the available parking as insufficient, particularly with reference to the location alongside a busy road and considered it essential that any parking facilities should enable a car to turn around on-site so as to ensure a driver did not attempt to reverse onto what was going to be a busy road, once the bridge was completed. It should be noted that the inadequate parking was the basis of the second reason identified within the Committee's decision notice for rejection of the application.

Although the bedroom numbers are now reduced to 6, this would still indicate a desirability to offer 3 parking spaces (ref. Supplementary Guidance Transport and Accessibility, March 2012), yet the current layout is only sufficient to provide one space with turning room.

It is also noted that there is no provision for covered bicycle parking - an issue raised by the Roads officer for the earlier application.

Inappropriate roofing material

The kitchen roof extension, currently comprises a slate pitched roof visible from the road, plus a further flat roof on the east side of the property, invisible from the road. – See photo below:



The application proposes to replace these two roof areas with a single pitched roof. Our only objection to this is that the application proposes that the roof; “be clad with lead look single ply roof membrane finish”. This may be an economical, modern material, but it is wholly unsympathetic to the property in question which is located within the Old Aberdeen Conservation Area.

As the west and south elevations of this roof are clearly visible from the public road, we consider that slate roofing should be retained, to match the existing roofing material on this property and all the others in the neighbourhood;- in compliance with the requirements to preserve and enhance the appearance of a property within a conservation area.

Excessive density of accommodation

The previous planning application 150402 was rejected on the basis of "adverse impact on the residential amenity of the area, mainly due to increased level of noise and movements". While this application, compared to the previous, has reduced the number of rooms to 6 (from 9), they are all double bedrooms thus considerably more than 6 tenants could be living here. We therefore contend that the negative impact, identified within the Committee's decision notice for rejection of the earlier application, still stands.

Yours sincerely

Dewi Morgan
Planning Officer and Webadmin
Old Aberdeen Community Council