

Comments for Planning Application 161152/DPP

Application Summary

Application Number: 161152/DPP

Address: 14 The Chanonry Aberdeen AB24 1RP

Proposal: Part change of use from class 9 (residential) to mixed use, associated to the Diocese of Aberdeen, incorporating: class 10 (activities associated to a religious body) at part of ground floor, and Class 4 (offices) at 2nd floor.

Case Officer: Alex Ferguson

Customer Details

Name: Mrs Susan Spence

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Dear Sirs.

Application Ref: 161152/DPP

14 The Chanonry Aberdeen AB24 1RP

Change of Use from Class 4 (residential) to Class 8 (business)

I refer to the above application.

I am supportive of the idea of a limited change of use of No 14 with the provisos below: -

- That the grant makes it clear that the property is principally for residential use with the change to business use being limited to around 63m² of the uppermost floor and one room on the ground floor of the property .I believe that the Council has the authority to impose this conditionality; and

- that the Council makes it clear that any additional parking later applied for should be limited to 2

spaces and any changes required to accommodate the additional vehicles are in keeping with the appearance of the property.

I appreciate that changes to parking do not form part of this application but there is obviously an intention to apply for additional parking at a later stage. It would have been helpful to understand what is planned for the property before being asked to make representations .I am very concerned about unintended consequences of accepting what appears on first reading to be a limited change of use of part of the property.

My reservations about a blanket change of use of the building are as follow :-

Affect on the Conservation Area - If the change is not limited to part of the house then I believe it would have a detrimental affect on the Conservation Area.

Business use of the whole of No 14 would be inappropriate within area B, the heart of Old Aberdeen Conservation area, and in particular the Chanonry as characterized in the Aberdeen City Conservation Area Character Appraisals and Management Plan. :-

" The Chanonry Development - residential properties set in spacious walled grounds ...
St. Machars Cathedral and its setting ...
Distinguished gateways ..."

It would also be out of step with the " H1 - Residential " use prescribed for the building within the Local Development Plan.

That plan allows other use which is complementary to the residential use of the property .A limited change to allow some Church Offices to sit alongside the Bishop's home fits these criteria but these limited changes would need to be embedded in conditions of grant.

Precedent - If the change of use is granted without restriction then the Precedent is set for more of the residential heart of the Old Aberdeen conservation area to become businesses or offices bearing in mind the requirement within the planning framework to treat citizens fairly.
I think that would be an unfortunate consequence where sufficient conditionality embedded in the grant would protect the nature of the area.

Procedural flaws - some of the detail of the application and the documents attached to it appear inconsistent and I am not convinced that the planning process has been fully complied with as a result.

1. The notice posted on the lamppost outside number 14 on 24th August refers to change of Use to Class 2 rather than Class 4 and has no date entered by which comments are to be submitted. I do not believe that this constitutes competent notice

2. Reference in all the notices is made to a change of use from Class 8. I would have thought that should be class 9?

3. One room on the Existing Ground Floor Plan is labelled as a " Parish Office". I believe this has for the past 12 years at least been a bedroom. This is consequently a change which is not being properly described or made clear to anyone commenting who has not been in the house .

4. Under the heading "Access and Parking" on the Application it is stated that there is no parking on the property. This is incorrect. There is space for 3/4 cars in the driveway of No 14 with 2 residents parking permits available for on street parking.

If this grant is made under the appropriate conditions as outlined then I believe that this would allow good use of No 14 The Chanonry without an adverse effect on its nature within the conservation area.

Yours faithfully,

Susan A. Spence