

PLANNING APPLICATION REF. 18/00524/FULL

**DESCRIPTION OF DEVELOPMENT:
CHANGE OF USE FROM RESIDENTIAL DWELLING HOUSE TO GUEST
HOUSE COMPRISING THE FORMATION OF 11 EN-SUITE BEDROOMS
AND THE ERECTION OF A TWO-STOREY EXTENSION TO BUILDING**

AT

13 MAULE STREET ARBROATH DD11 1JJ

REPRESENTATIONS

Comments for Planning Application 18/00524/FULL

Application Summary

Application Number: 18/00524/FULL

Address: 13 Maule Street Arbroath DD11 1JJ

Proposal: Change of Use from Residential Dwelling House to Guest House comprising the formation of 11 En-Suite Bedrooms and the Erection of a Two-Storey Extension to Building

Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Ronald Walker

Address: Apartment 5 Quayside Marina 4 Marketkate Arbroath

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The extension plans for inappropriate materials for the building typology. This being out of character with the Abbey to Harbour Conservation area, the resiting of the second floor window may even constitute overlooking of property at No 11 Church St. (the area might properly be used for waste storage).

Waste storage on the site does not appear to be addressed in view of the potential 33 bins. From where will these be collected - Church Street? Presumably the potential 500% increased sewage outfall has been addressed for additional 22 residents.

Won't the six parking spaces to the south need space for opening car doors? When the large property access gate is opened, there will be little room for manoeuvre.

Will the pedestrian gate from Maule Street be secure, or result in a pedestrian access to Church St, James Street and Lordburn?

Since the only vehicular access to the development for plant and materials, besides waste removal, is through Church Street, a narrow cul de sac with a number of aging residents, will time access control and speed limits be addressed while work is in progress?

Future services to the properties will generate significant numbers of additional vehicles, besides residents, for cleaning, laundering and maintenance totally changing the character of the quiet cul de sac.

A commendable effort for what was destined to be another abandoned eyesore. As usual, however, the developer wants his quart in a pint pot, though you will probably find Plan B (9 rooms, without extension) already available with the architect.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Aileen Walker

Address: 11 Church Street Arbroath Angus

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My reservations regarding the ambitious proposed development, are as follows.

1. Vehicular access to 13 Maule St. i.e. entrance and egress can only be made via one-way part of High St into Church St, which is in fact a cul de sac. All vehicles including contractors, service and delivery, as well as residential would be using this access causing an overload of traffic in the area.
2. Being the resident nearest to 13 Maule Street grounds, the proposed erection of a 2 storey building, and refurbishment of 2 outhouses for storing heating plant, would be too close to residential building for safety. There is a risk of vibration and noise from heating plant. I see no provision on plan for laundry facilities for 22 residents. The question of sewage would also be a matter for concern.
3. Positioning of bins is another issue, should there be 11 purple 11 grey and 11 food waste bins (total 33 bins) for 11 ensuite bedrooms. Even the placing of communal bins would have to be carefully considered. Would I be assured that bins would not be placed against wall of Church St. and that collection of bins would not be made from Church Street.
4. The possibility of 11 ensuite bedrooms sounds very attractive, but should this ambitious business plan fail to attain the required occupancy at any time of year, what would then happen to this development. ???

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mrs Ann Rase

Address: 11 Maule Street Cafe Arbroath

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area will be over populated and there is lack of parking in the back of my premises because there are double yellow lines starting at my gate. The two houses next to my premises in Church no longer have parking because of the same set of lines. There seems to have been a mix up when the flats in Church Street were built because the original plans were passed on the basis that the garden of 13 Maule Street was made into a turning point for coming up the dead end that is Church Street to avoid congestion. Between all of that the previous owner of number 13 sold the ground on and the new owners when they re-applied did not own the ground which to originally be the turning point the flats now have parking while two homes who did have parking have had it taken away, although the address is 13 Maule Street there is no traffic access this was always gained via Church Street because Maule Street becomes a dead end at my gate and there is only pedestrian access from Maule Street.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Neil Kirkland

Address: 8 Viewfield Arbroath

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As the owners of 18 Church street where our parents lived for 60 years we feel the increase in traffic and noise early in the morning and late in the evening will have a detrimental effect on the existing residents who have lived in this quiet cul-de-sac for many years. Services to the property throughout the day will be disruptive to the normally quiet environment and will probably cause congestion. Visitors returning late at night are likely to be noisy and may cause alarm to residents.

Considering that we are no longer allowed to park at our own door and the insufficient parking proposed with 9 spaces for 11 rooms plus staff etc. where are they going to go?

It would be of interest to know who gave permission to knock down the wall at the top of Church Street in the beginning.

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr David Adam

Address: 60 Kinghorne St Arbroath

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections to the proposed development are as follows

Potential of noise, nuisance and smell from the heating plant for the development which appears to be immediately adjacent to 22-28 James St.

Overdevelopment of the site with insufficient parking provided for the 11 bedrooms and members of staff. There may also be challenges with vehicles gaining access down Church St.

The proposed extension is out of keeping with the rest of the property, a timber frame construction in place of red sandstone, is not in keeping or sympathetic to the original building

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Case Officer: Fraser MacKenzie

Customer Details

Name: Mr Steve Adam

Address: 22 James St Arbroath

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I stay at 22 James St and my objections to this development are

The proposed extension to the back of the house is going to affect the access and use of the back yard at the property as I'm sure they will be needing to use scaffolding, etc, for an extended period of time. This is also the only private outside space myself and the other residents of the block have to enjoy

I feel the extension will look out of place with the rest of building

Potential noise, nuisance and smell, from the new boiler that will be fitted directly out the back of my house. This could be noisy and let off harmful fumes

There could also be issues with all the vehicles needed to get access down church street, as this is a tight street as it is.

Since it's going to be a guest house rather than a family home, this could increase the amount of people walking through our yard and disturbing our privacy