

## **APPENDIX 2**

### **COPY OF OBJECTION**

- 1. Diane Mulholland**

Ms D Mulholland



14<sup>th</sup> September 2023

Head of Planning & Economy (Environmental Health)  
Aberdeenshire Council  
Gordon House  
Blackhall Road  
Inverurie  
AB513 WA

Dear Madam/Sir

Site Notice – Short-Term Let Licence

Premises: "Darroch View", 18 Braemar Road, Ballater AB35 5RL

Name: Anne Petersen

Reason for objections to application:

1. I have never received notification of any building warrants for the two additional ensuite shower rooms for the bedrooms on the top floor
2. The flat now is open plan kitchen, dining room and lounge as walls have been taken down and therefore this has led to increased noise level and eco effect in the flat
3. The floors in these rooms are all wooden which also adds to the noise level in my flat
4. No notification of change of use from Residential home to rental business
5. Anne Petersen does not live locally and will not respond when I have already had to complain about noise from occupants of the flat over the last 18 months. This includes her own daughter who partied to 3am on one occasion and 1am on another. There have also been golfers who partied to 4am one day and 3am on another. On contacting Anne Petersen regarding noise was told her monitor for noise level did not activate but did at 7pm. Seems to be unavailable after 11pm. There was also an issue with boiler/air lock twice. One of these occasions she advised that the flat was occupied and could not contact the occupants so could not do anything. Only when I advised the occupants had left someone did appear. I have never been advised what the issue was or had an apology for the inconvenience nor for her daughter's partying
6. The last six weeks occupants of the flat have woken myself and my 88-year-old mother on several occasions between 6am and 7:30 AM
7. The property is over 100 years old and was covert to two flats more than 40 years ago and has no sound proofing or sustain the volume of traffic in the flat

8. There is no doorbell so cannot contact occupants if there was an emergency as Anne Petersen does not want me to communicate with the occupants.
9. Safety issue with front windows with children hanging out of them
10. Anne Petersen has CCTV but has no signage
11. Anne Petersen uses "Small Cottages" company to advertise the Flat and states parking for two vehicles; however, the slatted area used to be a grassed garden and there is no hard core to take the weight of the vehicles especially large vehicle i.e. two Range Rovers causing issues with access to lane
12. Anne Petersen is using a photo of my front garden and front door on website instead of photo of her entrance into flat which has caused issues with people thinking they have access to my front garden
13. There is a total lack of consideration and respect shown to myself and my mother as the occupants are on holiday and do not care this is our residential home for the last 20 years

I do not get any relief when on holiday from the occupants. Anne Petersen does not give any consideration to me when I take holidays as I am still working 34 hours a week and full-time career for my mother who has Dementia

I hope you will take seriously my objections and the impact of both me and mother's mental health for what we have already endured since Anne Petersen purchased the property

Your faithfully

A large black rectangular redaction box covering the signature area.

Ms Diane Mulholland