

CDS STL

From: Charles Porter <[REDACTED]>
Sent: 28 November 2023 15:18
To: CDS STL
Subject: RE: Objection to short-term let licence application for premises located at Cottown House, PH2 7NL

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To Karen Engelberts, Licensing Enforcement Officer.

Dear Madam,

Many thanks for your email.

I wish to make a belated objection to the application for a short-term let application in respect of the above properties.

It was only recently I became aware that an application had been made for this licence.

You advise that a signed declaration was made by the applicant to the effect that a Public Notice was posted on the main gate leading to the property. However, the neighbour notification requirement states: ' You must notify your neighbours about your application for a new licence, and again when you apply to renew a licence. In order to comply with this requirement you will need to display a site notice at or near your premises, so it can be conveniently read by the public.'

The property in question is situated at the end of the road. As there is no pathway beyond the entrance most of the neighbours affected by this activity would not have seen any notice, if indeed it was posted. The residents in the nearest house to the property in question are the only ones likely to have seen a notice and they advise they are unaware of its presence. Accordingly, I would ask that my belated objection be considered.

Surely the place to have displayed the notice would have been at the top of the road where it would have been seen by all the residents.

We are situated on a private road that is in a very poor state of repair. The additional traffic generated by these lets causes excess wear and tear to the road. This has been a source of concern to the residents for many years but it is only now that the licencing has come into effect that I am able to object. The people who reside here are aware of the road conditions and drive accordingly; many of the people letting these properties drive at excessive speeds which increases the damage to the road, particularly when it is wet and the potholes which are regularly filled in just get washed out.

Two of the lets and converted outbuildings. I have been unable to find anything on the Council website to show that permission was sought before the conversions were undertaken. Certainly no notification of the works was made to any neighbours. If no permission was obtained then no inspection of the work will have been undertaken by the Council. Accordingly, it will not be known if the work was in accordance with the relevant regulations, of a proper standard or, indeed, if the lets are safe for habitation. If permission is granted for these lets then the Council will be condoning these actions.

Several years ago Mr Khazaka obtained permission to build 4 houses within the grounds of his house. A number of objections were made particularly in respect of the adverse effect the addition traffic would have on our road. Mr Khazaka 'bought off' the objections by undertaking to surface the road. The objections were withdrawn providing that

was made a condition of the consent. Initially he was required to bring the road up to an adoptable standard before he started building. Following submissions by him this was reduced to an acceptable condition. Building work started in the Spring of 2022 at which time I approached to Council as the road had not been completed. I was told the condition had been changed and that he was not required to surface the road until the last house had been completed. This came as quite a surprise to me and my neighbours as we were not advised of the request to have the condition changed nor given the opportunity to object. None of the houses have got beyond the foundation stage and it must be doubtful if they will ever reach fruition.

I look forward to hearing that this objection will be considered and, in due course, the outcome.

Yours faithfully

Charles Porter

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