

CDS STL

From: Archie Marshall [REDACTED]
Sent: 31 January 2023 11:57
To: CDS STL
Subject: 75 Muirton place, Perth, PH1

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My name is Archie Marshall and I am the owner at 18 Muirton Place, Perth, PH1 5DL.
I am responding to the proposed change of use to Airbnb at 75 Muirton Place, directly opposite my property.
There are a number of concerns I have about the change of purpose of the property:

I noticed that the property was being used by companies to accommodate employees which resulted in vans being parked late in the evening and leaving early in the morning. In wintertime, this led to engines running as windows were being defrosted. This noise would not be noticed by the business owners, as they are not on-site and it occurs intermittently. Some of the contractors using the Airbnb had large vans which were being manoeuvred into relatively small spaces, leading to an increased risk to residents' vehicles.

The property is a top-floor floor flat which overlooks my lounge. On some occasions I have noticed occupants standing at the windows, which is a bit unsettling, given that they are anonymous and there is a clear view into my lounge. This has resulted in having to adjust my blinds to try and gain more privacy, and the resultant reduction in light has affected the amount of lighting I have to switch on. It also means that my view is impaired (I would imagine that the two ground floor properties under, and adjacent to the entrance door at number 75 would have a similar issue with clients walking close to their lounge windows).

I am not against people operating the flat as a business, as there have been some excellent tenants in that flat under the previous-but-one ownership, what I think will be an issue in the future is a stream of clients who make no contribution to the amenity of the neighbourhood. Introducing a commercial operation of this type into a neighbourhood will adversely affect the nature of the street, particularly if other flats become available for further Airbnb businesses. During lockdown the sense of community was evident and the neighbourhood needs residents who are long-term and not just there for a few nights.

A significant number of the residents in this part of the street are due to retire, myself included, in the near future and there is enough of an issue with daytime parking as it is without users of the Airbnb contributing and having no thought to the routines of the residents.

Please advise me if this is not the appropriate channel to lodge my objection.

Yours sincerely

Archie Marshall