

**LRB-2023-30 - 23/00755/FLL – Change of use of flat to form a short-term let accommodation unit (in retrospect), 131 Atholl Road, Pitlochry, PH16 5AG**

**PLANNING DECISION NOTICE**

**REPORT OF HANDLING**

**REFERENCE DOCUMENTS**





Mrs Ronelle Preston  
c/o Jon Law Architectural Technician Ltd  
Jon Law  
68 Cooper Drive  
Perth  
PH1 3GN

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date of Notice: **27th July 2023**

## **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT**

Application Reference: **23/00755/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 29th May 2023 for Planning Permission for **Change of use of flat to form a short-term let accommodation unit (in retrospect) 131 Atholl Road Pitlochry PH16 5AG**

**David Littlejohn**  
**Head of Planning and Development**

### **Reasons for Refusal**

- 1 The proposed retrospective change of use is contrary to Policy 30: Tourism (part e) of National Planning Framework 4 (2022) as the proposal involves the loss of a residential unit to short term let accommodation within an area which is subject to a high saturation of holiday accommodation, relative to the potential total housing stock. The loss of such a mainstream housing unit has a negative impact on the amenity of the area and the loss of the accommodation has not been outweighed by any demonstrable local economic benefit.
2. The proposed retrospective change of use by reason of its location fails to contribute positively to the area in which it is located. The proposal is therefore contrary to Policy 14: Design, quality and place (part c), and Policies 1A: Placemaking & 10: City, Town and Neighbourhood Centres of Perth & Kinross Local Development Plan 2 (2019) as well as the associated draft Perth and Kinross Planning Guidance on Short Term Lets (2023).

### **Justification**

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

## Notes

The plans and documents relating to this decision are listed below and are displayed on Perth and Kinross Council's website at [www.pkc.gov.uk](http://www.pkc.gov.uk) "Online Planning Applications" page.

Plan Reference

01

02

03

# REPORT OF HANDLING

## DELEGATED REPORT

Ref No	23/00755/FLL	
Ward No	P4- Highland	
Due Determination Date	28th July 2023	
Draft Report Date	26th July 2023	
Report Issued by	JC	Date 26th July 2023

**PROPOSAL:** Change of use of flat to form a short-term let accommodation unit (in retrospect)

**LOCATION:** 131 Atholl Road Pitlochry PH16 5AG

### SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

### BACKGROUND AND DESCRIPTION OF PROPOSAL

This application is for the retrospective change of use of a first floor flat dwelling at 131 Atholl Road, Pitlochry to a short term let accommodation unit. The flat benefits from a dedicated street entrance door on Rie-Achan Road to the west, and has been offered as short term let accommodation since 2021.

The property is located in Pitlochry Town Centre and Conservation Area, and in an area subject to high river flooding risk.

### SITE HISTORY

*Adjacent property at 127 Atholl Road*

23/00754/LAW Use of flat as short-term let accommodation unit (existing)  
Pending Consideration

### PRE-APPLICATION CONSULTATION

Pre application Reference: None

### DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

### National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

The Council's assessment of this application has considered the following policies of NPF4:

Policy 7: Historic Assets and Places  
Policy 13: Sustainable Transport  
Policy 14: Design, Quality and Place  
Policy 22: Flood Risk and Water Management  
Policy 27: City, Town, Local And Commercial Centres  
Policy 30: Tourism

### **Perth and Kinross Local Development Plan 2 – Adopted November 2019**

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking  
Policy 1B: Placemaking  
Policy 10: City, Town and Neighbourhood Centres  
Policy 28A: Conservation Areas: New Development  
Policy 52: New Development and Flooding  
Policy 56: Noise Pollution  
Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

### **Statutory Supplementary Guidance**

- [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

### **OTHER POLICIES**

#### **Non Statutory Guidance**

- [Conservation areas](#)
- [Planning Guidance – Short Term Lets](#) (draft – public consultation under way)

### **NATIONAL GUIDANCE**

The Scottish Government expresses its planning policies through The National Planning Framework, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

## **Planning Advice Notes**

The following Scottish Government Planning Advice Notes (PANs) and Guidance Documents are of relevance to the proposal:

- PAN 40 Development Management
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

## **Creating Places 2013**

Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

## **Designing Streets 2010**

Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

## **National Roads Development Guide 2014**

This document supports Designing Streets and expands on its principles and is considered to be the technical advice that should be followed in designing and approving of all streets including parking provision.

## **CONSULTATION RESPONSES**

### Internal Consultees

*Communities Housing Strategy* - NPF4 Policy 30: states that Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits

The Local Housing Strategy 2022-27 includes an action to develop planning policy through the Local Development Plan 3 where appropriate for STL Control Areas.

The postcode district level of saturation of potential short-term lets for PH16 is 12.0% and above the level at which it may be considered appropriate to introduce a control area in order to help manage high concentrations of Short-Term Lets where it affects the availability of residential housing or the character of a neighbourhood.

*Environmental Health (Noise Odour)* – No objection, subject to informative regarding short term let licensing.

*Transportation And Development* – No objection.

## REPRESENTATIONS

0 representations were received.

### Additional Statements Received:

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	Habitats Regulations AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

## APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is relevant and requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated conservation area.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

### Policy Appraisal

The proposal seeks to retrospectively change the use of a first floor flat in Pitlochry Town Centre and Conservation Area to a short term let. The primary policy in this instance is NPF4 Policy 30(e): Tourism, as there is no specific LDP2 policies relating



to Short-Term Let accommodation, particularly where changes of use of existing properties are concerned.

As such, LDP2 Placemaking Policies 1A and 1B have relevance for a proposal of this nature, as does Policy 10: City, Town and Neighbourhood Centres which promotes the retention and development of housing and other uses which are compatible with the existing city or town centre uses.

NPF4 Policy 27: City, Town, Local and Commercial Centres also promotes proposals which improve the vitality and viability of such centres.

Specifically, NPF4 Policy 30(e): Tourism states that Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

The postcode district level of saturation of potential short-term lets (STLs) for PH16 is 12.0% and above the level at which it may be considered appropriate to introduce a control area in order to help manage high concentrations of STLs where it affects the availability of residential housing or the character of a neighbourhood.

In respect of criterion (i) of NPF4 Policy 30(e), the proposed use of the property as a short term let is not significantly different from a flat in terms of its physical appearance, the extent of guest footfall or noise emanating from the property, so long as good management practices are in place.

However, the proposal contributes to a cumulative adverse impact on the mixed-use character of Pitlochry town centre by further eroding the residential component of that mix of uses which is crucial for the viability and vitality of the centre.

In respect of criterion (ii) of NPF4 Policy 30(e), the proposal results in the loss of a flat to short term let accommodation in the PH16 postcode area which is already subject to a proliferation of holiday accommodation. This in turn adversely impacts the availability of residential accommodation locally. There are undoubtedly economic benefits associated with the proposal, not least to the applicants themselves and to local businesses who benefit from the custom of guests, but these do not necessarily outweigh the loss of residential accommodation in this instance.

The proposal therefore conflicts with NPF4 Policy 30(e) Tourism, and the intent of LDP2 Policy 1A: Placemaking. The principle is therefore unacceptable.

### **Residential Amenity**

NPF4 Policy 14: Design, Quality and Place and LDP2 Policies 1A: Placemaking, and 10: City, Town & neighbourhood Centres support proposals and the retention of housing or other uses on upper floors which contribute positively to the quality of their surroundings and which are compatible with the amenity and character of the surrounding area. It is acknowledged that short term lets can result in additional

levels of disturbance and noise concerns. Environmental Health officers note however that the main avenue to regulate such matters is via the separate licensing regime.

In this instance, the modest two bedroom size of the property is such that the levels of comings and goings from a proposed short-term let accommodation is unlikely to be significantly different from its lawful residential use.

However, the resulting change in character of the property, in terms of the lack of permanent residents, is incompatible with the intent of the above policies.

### **Roads and Access**

The proposals raise no access or parking concerns in light of the town centre location and associated access to public transport options in the form of bus stops and the railway station. Car parking is also available nearby. In these respects the proposal accords with NPF4 Policy 13 and LDP2 Policy 60B.

### **Drainage and Flooding**

The proposal site is subject to a high probability of flooding which could impair access or egress during a flood event. However, the proposed change of use of an existing first floor flat has not increased vulnerability to flood risk on this site. As such, the proposal is acceptable in terms of NPF4 Policy 22 and LDP2 Policy 52.

### **Conservation Considerations and Visual Amenity**

As no external works are proposed, the change of use has had no direct impact on the physical appearance of the property. However, it could be argued that the cumulative impact of short term let accommodation has an adverse impact on the established character of the Conservation Area.

### **Other Material Considerations**

Draft planning guidance on short term lets (STLs) has recently been produced due to concerns expressed over the impact of STLs on services, local business staffing and expansion, as well as housing affordability. The consultative draft acknowledges that while short-term lets can bring economic benefits to the host and local areas, this must be balanced against the impact the loss of that residential property has on the availability of housing for local people, and in particular access to affordable housing.

The draft guidance further states that planning permission will **not be** granted unless the following criteria are met:

1. The proposal is for the extensive refurbishment of a long-term empty residential property which will bring the building back into active use;
2. The proposal relates to a residential property with four or more bedrooms as this stock is considered less significant in terms of housing needs assessments;

3. It can be demonstrated that the residential property has been operating as a short-term let for more than 10 years and is therefore exempt from planning enforcement action;
4. It can be demonstrated that the proposal for the change of use to short-term let is part of a diversification scheme to support an existing Perth and Kinross business within the same landholding.

Additionally, that – ***in all cases***, properties **must have their own door to the street** to reduce the risk of adverse impact on the amenity of neighbouring residents. Proposals must also comply with all relevant LDP2 policies, in particular Policy 1A: Placemaking, which requires that Development must contribute positively to the quality of the surrounding built and natural environment.

While this non-statutory guidance is currently open to comment and not yet adopted (anticipated by September 2023), it forms the most up-to-date indication of Council policy intent on the matter, and as such, is a material consideration in addition to other policy factors and supplementary guidance in the assessment of the proposals.

It is evident in this instance that the proposed change of use does not accord with the draft guidance specifically in terms of the key criteria. This conflict with draft guidance aligns with the officer assessment of the proposal against adopted policy including NPF4 Policy 30 and LDP2 Policy 1A as discussed earlier in this report.

### **Developer Contributions**

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

### **Economic Impact**

The economic impact of the proposal is likely to be limited to guest expenditure in the local economy.

### **VARIATION OF APPLICATION UNDER SECTION 32A**

This application was not varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as amended.

### **PLANNING OBLIGATIONS AND LEGAL AGREEMENTS**

None required.

### **DIRECTION BY SCOTTISH MINISTERS**

None applicable to this proposal.

### **CONCLUSION AND REASONS FOR DECISION**

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has

been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly the proposal is refused on the grounds identified below.

### **Conditions and Reasons**

1. The proposed retrospective change of use is contrary to Policy 30: Tourism (part e) of National Planning Framework 4 (2022) as the proposal involves the loss of a residential unit to short term let accommodation within an area which is subject to a high saturation of holiday accommodation, relative to the potential total housing stock. The loss of such a mainstream housing unit has a negative impact on the amenity of the area and the loss of the accommodation has not been outweighed by any demonstrable local economic benefit.
2. The proposed retrospective change of use by reason of its location fails to contribute positively to the area in which it is located. The proposal is therefore contrary to Policy 14: Design, quality and place (part c), and Policies 1A: Placemaking & 10: City, Town and Neighbourhood Centres of Perth & Kinross Local Development Plan 2 (2019) as well as the associated draft Perth and Kinross Planning Guidance on Short Term Lets (2023).

### **Justification**

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

### **Informatives**

None relevant.

### **Procedural Notes**

Not Applicable.

### **PLANS AND DOCUMENTS RELATING TO THIS DECISION**

01  
02  
03



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: [onlineapps@pkc.gov.uk](mailto:onlineapps@pkc.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100627349-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Change of use of existing flat property to a short term let flat property

Is this a temporary permission? \*  Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*  Yes  No

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="Jon Law Architectural Technician Ltd"/>	
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *
First Name: *	<input type="text" value="Jon"/>	Building Name: <input type="text"/>
Last Name: *	<input type="text" value="Law"/>	Building Number: <input type="text" value="68"/>
Telephone Number: *	<input type="text"/>	Address 1 (Street): * <input type="text" value="Cooper Drive"/>
Extension Number:	<input type="text"/>	Address 2: <input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: * <input type="text" value="Perth"/>
Fax Number:	<input type="text"/>	Country: * <input type="text" value="United Kingdom"/>
		Postcode: * <input type="text" value="PH1 3GN"/>
Email Address: *	<input type="text"/>	

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Ronelle"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Preston"/>	Address 1 (Street): * <input type="text"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text"/>
Extension Number:	<input type="text"/>	Country: * <input type="text"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

## Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:

131 ATHOLL ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PITLOCHRY

Post Code:

PH16 5AG

Please identify/describe the location of the site or sites

Northing

758272

Easting

293691

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Site Area

Please state the site area:

72.00

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Flatted dwelling - used as a short term let since 2021

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*  Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*  Yes  No

Do your proposals make provision for sustainable drainage of surface water?? \* (e.g. SUDS arrangements) \*  Yes  No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*  Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*  Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*  Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*  Yes  No



If Yes or No, please provide further details: \* (Max 500 characters)

Bin storage is in place already

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Jon Law

On behalf of: Mrs Ronelle Preston

Date: 08/05/2023

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- |  |                              |   |
|--|------------------------------|---|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

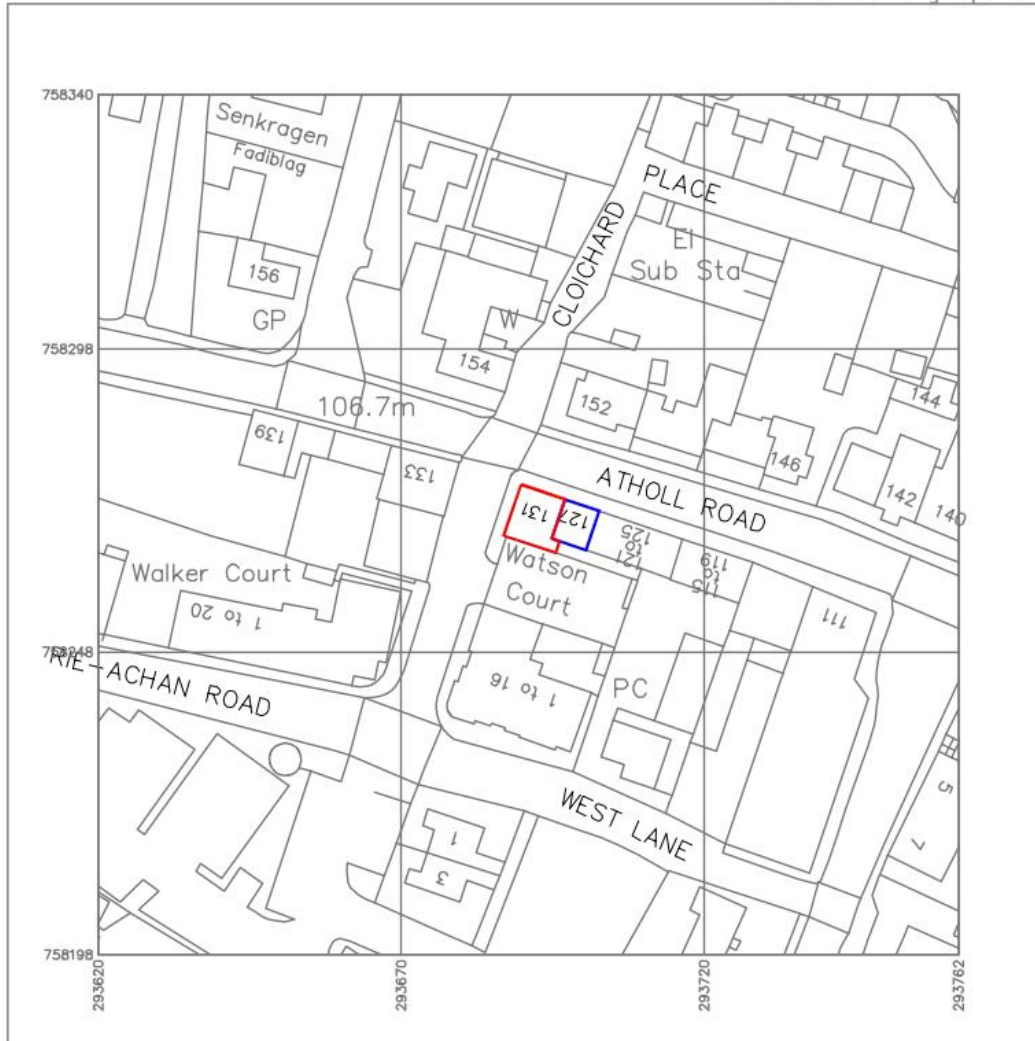
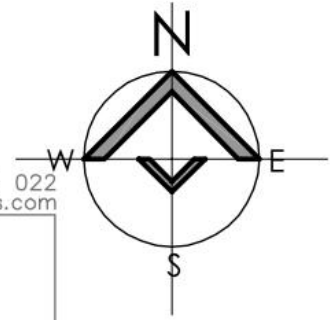
Declaration Name: Mr Jon Law

Declaration Date: 08/05/2023

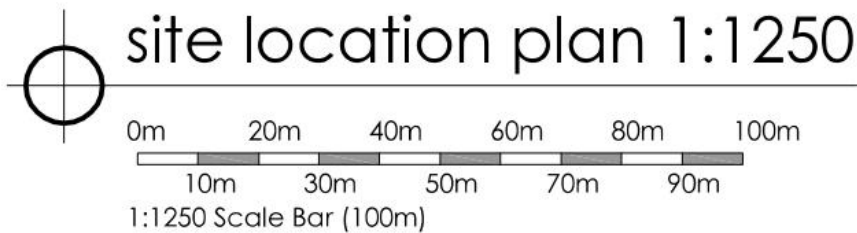
## Payment Details

Pay Direct

Created: 08/05/2023 09:45



Produced on 01 February 2023 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.  
This map shows the area bounded by 293620 758198,293762 758198,293762 758340,293620 758340,293620 758198  
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rev	drn	date	description

**Jon Law Architectural Technician**  
Architectural Design Services

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WE CERTIFY THAT THIS IS A TRUE COPY OF THE PLAN(S) REFERRED TO IN THE PLANNING/WARRANT APPLICATION

SIGNED: Jon Law  
DATED: 08/05/23

NOTE: All proprietary goods and materials are to be fitted in accordance with manufacturers instructions, relevant Codes of Practice and British Standards.  
All dimensions to be verified by the Contractor on site.

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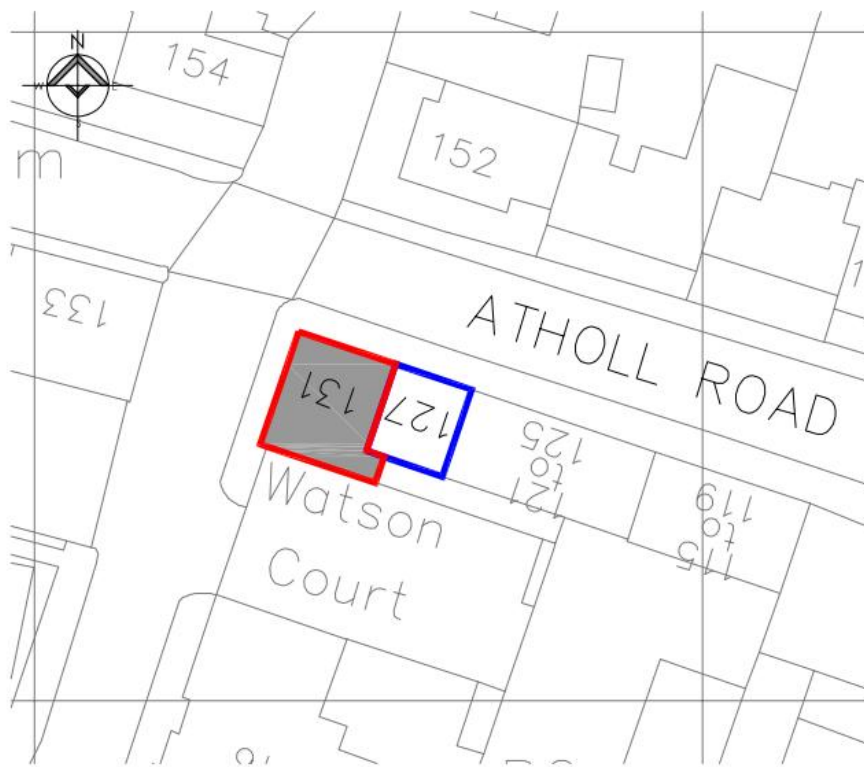
client: Mrs Ronelle Preston

project: Short Term Let Application -  
131 Atholl Road,  
Pitlochry,  
PH16 5AG

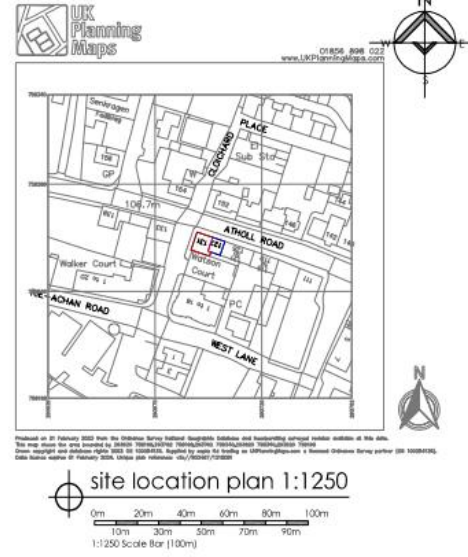
drawing name:  
Planning Drawings -  
Site Location Plan

scale: as noted date: 05/04/23 drawn: jl

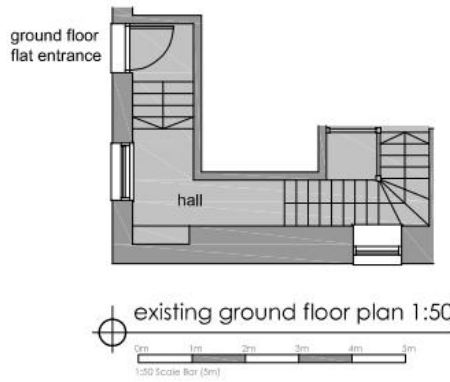
drawing no: 2307/PL/004 rev:



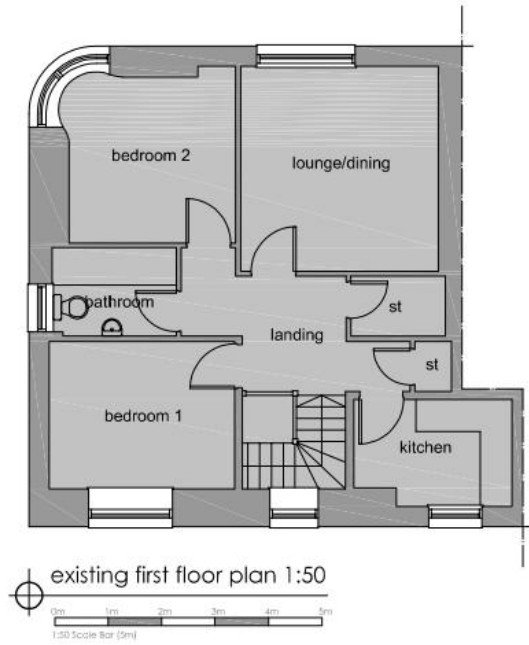
existing site plan 1:200  
 0m 2m 4m 6m 8m 10m  
 1:200 Scale Bar (10m)



site location plan 1:1250  
 0m 20m 40m 60m 80m 100m  
 1:1250 Scale Bar (100m)



existing ground floor plan 1:50  
 0m 1m 2m 3m 4m 5m  
 1:50 Scale Bar (5m)



existing first floor plan 1:50  
 0m 1m 2m 3m 4m 5m  
 1:50 Scale Bar (5m)

for planning - 131 atholl road, pitlochry

WE CERTIFY THAT THIS IS A TRUE COPY OF THE PLANS REFERRED TO IN THE PLANNING WARRANT APPLICATION  
 SIGNED: J.L. [Signature] DATE: 05/04/20  
 NOTE: All documents given are intended to be for the use of the applicant and are not to be used for any other purpose. All drawings are the property of the architect and are not to be used for any other purpose without prior written permission.

boundary schedule:  
 red line denotes application site  
 blue line (if shown) denotes land in applicant's ownership  
 if required refer to site location plan for full extent of the red and blue line boundaries

Jon Low Architectural Technician Architectural Design Services	
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e: jon@jonlowarchitecturaltechnician.co.uk web: www.jonlowarchitecturaltechnician.co.uk	
client:	Mrs Ranelle Preston
project:	Short Term Let Application - 131 Atholl Road, Pitlochry, PH16 5AG
drawing name:	Planning Drawings - Garden Cottage Floor Plan and Site Layout Plan
scale:	as noted
date:	05/04/20
drawn by:	j
drawing no:	2307/PL/003
rev:	



Our Ref: 2307/PL002

8<sup>th</sup> May 2023

The Environment Service  
Perth and Kinross Council  
Pullar House  
35 Kinnoull Street  
Perth  
PH1 5GD

Dear Sir/Madam

**PROPOSED CHANGE OF USE OF EXISTING FLAT INTO A SHORT TERM LET PROPERTY AT 131  
ATHOLL ROAD, PITLOCHRY, PH16 5AG**

Please find enclosed a planning application for the above project, comprising the following in support of the application:-

- All forms duly completed and signed online through e-planning website (including land ownership certificate).
- PDF of the required drawings.
- Lodging fee cheque, £600.00 to be paid over the phone or online by the applicant.

**Supporting Statement:**

The proposal is to change the use of an existing flat to a short term let property. This particular property has been used as a short term let since 2021, this application seeks to make that use formal.

The building and flats (127 and 131) are situated within the commercial centre of Pitlochry, within the same building. On the ground floor of the building there are two shops and on the first floor are the two flats. The flat at 131 has its own private entrance at ground floor level and there is no shared access associated with the flat. Both 127 and 131 are within the same ownership and run as one letting business, the applicant is therefore the same for both of these separate applications.

I trust the above reaches you in good order and look forward to receiving your confirmation of registration, if there are any queries please do not hesitate to contact me.

Yours faithfully



**Jon Law**  
Director  
Jon Law Architectural Technician Ltd