

LRB-2024-01

23/01433/FLL – Change of use of flat to form short-term let accommodation unit (in retrospect), Park Gardens, 26 Well Brae, Pitlochry, PH16 5HH

REPRESENTATIONS

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 23/01433/FLL

Our ref DAT

Date 04 October 2023

Tel No 01738 476481

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission 23/01433/FLL RE: Change of use of flat to form short-term let accommodation unit (in retrospect) Park Gardens 26 Well Brae Pitlochry PH16 5HH

I refer to your letter dated 20 September 2023 in connection with the above application and have the following comments to make.

Environmental Health Recommendation

I have no objections to the application but recommend the undernoted informative be included in any given consent.

Comments

This application is for the change of use of a flatted dwelling at Park Gardens, 26 Well Brae, Pitlochry to a short term let accommodation unit (in-retrospect). It is my understanding that the property has been utilised as holiday accommodation by the current owners since May 2022.

Holiday Accommodation

As the development is for a holiday accommodation unit, there is the potential for noise from the users of the properties to affect neighbouring residential properties, however due to the introduction of Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, these will be required to be licensed and noise conditions will form part of the licence.

Therefore, whilst I have no objections to the application, I would recommend the following informative be attached to any given consent.

Informative

Short Term Let

The applicant is advised that under The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, a licence is required to operate a short-term let. More information can be found at <https://www.pkc.gov.uk/shorttermlets>

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/01433/FLL	Comments provided by	Stephanie Durning
Service/Section	Housing Strategy	Contact Details	Planning and Policy Officer
Description of Proposal	Change of use of flat to form short-term let accommodation unit (in retrospect)		
Address of site	Park Gardens, 26 Well Brae, Pitlochry, PH16 5HH		
Comments on the proposal	<p>The proposal is a change of use of a flatted dwelling into a short-term let in a mainly residential area of Pitlochry.</p> <p>NPF4 Policy 30: states that <i>Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:</i></p> <ul style="list-style-type: none"> <i>i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or</i> <i>ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits</i> <p>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.</p> <p>The postcode district level of saturation of potential short-term lets for PH16 is 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.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	04.10.2023		