

**LRB-2024-06 - 23/01106/FLL - Change of use of flat to form short-term let accommodation unit (in retrospect), 62 Monart Road, Perth, PH1 5UQ**

**PLANNING DECISION NOTICE**

**REPORT OF HANDLING**

**REFERENCE DOCUMENTS**





Mr John Thornton Smith  
62 Monart Road  
Perth  
PH1 5UQ

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date of Notice: **29th November 2023**

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

Application Reference: **23/01106/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 6th October 2023 for Planning Permission for **Change of use of flat to form a short-term let accommodation unit (in retrospect) at 62 Monart Road Perth PH1 5UQ**

**David Littlejohn**  
**Strategic Lead (Economy, Development and Planning)**

### **Reasons for Refusal**

- 1 By virtue of the potential for an increase in noise nuisance both when using the property, and arriving/leaving the property, the proposal would impact adversely on the character and amenity of the local area which is predominately residential in character, particularly the residential amenity of those living permanently in the block and close by. Accordingly, the proposal is contrary to Policy 30(e) (Tourism) of the National Planning Framework 4 (2023) which states that new proposal for short term holiday letting will not be supported where the proposal will result in an unacceptable impact on local amenity and character of the area.
- 2 By virtue of the shared entry arrangements, the flatted nature of the property and the predominately residential character of the existing area, the proposal would result in an increased potential for noise nuisance and general disturbance to occur and affect other existing residents in the block, and those living close by. It would also introduce a land use which is not compatible with the surrounding predominately residential properties. The proposal is therefore contrary to Policy 17 (Residential Areas) of the adopted Perth and Kinross Local Development Plan 2 (2019) and the Council's non-statutory Planning Guidance on Short Term Lets which both seeks to protect existing residential amenity, and Policy 1A of the adopted Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that all new proposals contribute positively to the surrounding environment.
- 3 By virtue of the potential for an increase in noise nuisance both when using the property and arriving/leaving the property the proposal is contrary to Policy 56 of the adopted Perth

and Kinross Local Development Plan 2 (2019) which looks to protect sensitive receptors from noise generating sources.

- 4 It has not been demonstrated that there is a sufficient level of either designated or available parking to service the use of the property as a short term let. The proposal is therefore contrary to the principles of the National Roads Development Guide 2015 which requires all new developments to have suitable parking provisions.

### **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**

- 1 The applicant(s) should be fully aware that the continued use of the property as a short-term let is unauthorised. The use of the property as a short term let should therefore cease immediately. If the property continues to be used as a short term let, then the Council will consider formal enforcement action without further discussions.

**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	23/01106/FLL	
Ward No	P12- Perth City Centre	
Due Determination Date	5th December 2023	
Draft Report Date	28 November 2023	
Report Issued by	AMB	Date 28 November 2023

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

**LOCATION:** 62 Monart Road, Perth, PH1 5UQ

### SUMMARY

This report recommends **refusal** of a detailed planning application for retrospective planning permission for the change of use of a residential flat within Monart Road to a short term let 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 planning application seeks to obtain retrospective detailed planning permission for the change the use of a residential flat on Monart Road, Perth to a STL - for the use of both holiday and work/business purposes.

The flat is two bedroomed and is located on the ground floor of a large, four storey fairly modern residential complex which has communal stairs and landing areas that are shared with other flats within the block.

Principal entry is via a security door, then the flat is immediately to the left. To the right is the internal door to another flat, and straight ahead is the internal door to the communal stair well.

In terms of the LDP2, Monart Road is located outwith the City Centre area of Perth for the purposes of STLs and is therefore within an area which is considered to be residential, with compatible uses.

### SITE HISTORY

None specifically related to this flat, however there have been a number of recent applications for STLs within the Monart Road area which have been refused by the Council.

### PRE-APPLICATION CONSULTATION

None undertaken.

## **DEVELOPMENT PLAN**

The Development Plan for the area comprises National Planning Framework 4 (NPF4), the Perth and Kinross Local Development Plan 2 (2019) (LDP2) and statutory supplementary planning guidance (SPG).

### **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 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.

Within the LDP2, the site is located outwith the city centre area for the purposes of STLs, and within an area of residential and compatible uses where the following policies are applicable,

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- Policy 5: Infrastructure Contributions
- Policy 17: Residential Areas
- Policy 56: Noise pollution

### **Statutory Supplementary Planning Guidance**

The following statutory SPG are applicable to this proposal,

- Developer Contributions & Affordable Housing (adopted in 2020)
- Placemaking (adopted in 2020)

## **OTHER PKC POLICIES**

### **Non-statutory Planning Guidance**

The following non-statutory PG is applicable,

- Change of use of residential property to STL (2023)

## NATIONAL PLANNING GUIDANCE

The Scottish Government expresses its planning policies through 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 68 Design Statements

### 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.

## EXTERNAL CONSULTATIONS RESPONSES

None undertaken.

## INTERNAL COUNCIL RESPONSES

**Environmental Health** have commented on the proposal and have no objections, subject to a STL licence being applied for and granted.

**Communities Housing Strategy** has indicated that the level of STL within the local postcode area is not the at level where a STL control area would be considered.

**Developer Contributions Officer** has indicated that there is no requirement for any developer contributions or affordable housing provision.

## REPRESENTATIONS

Eighteen letters of representations have been received, all of which are objecting to the proposal. The main issues raised within the letters of representation relate to the impact on residential amenity, and also parking concerns.

## ADDITIONAL STATEMENTS RECEIVED

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	AA Not Required

Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact	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, the LDP2 and statutory SPGs. The relevant policy considerations are outlined in the policy section above and are considered in more detail below.

In terms of other material considerations, this involves acknowledgment of the other similar applications which have been made and determined within the same area.

The Council has also published non-statutory planning guidance on STLs, and whilst this document does not have the same weighting as the Development Plan, its content and intent are considered to be a material consideration on the determination of STL applications.

### Policy Appraisal

There are relevant policies contained in all parts of the Development Plan.

Within the NPF4, *Policy 30 Tourism*) is supportive of STLs, providing that the development would not impact on the local amenity of the area or would result in a loss of residential accommodation where such a loss is not outweighed by demonstrative benefits.

In terms of the LDP2, *Policy 1 (Placemaking)* looks to ensure that all new developments do not have an adverse impact on the areas in which they are located, whilst *Policy 17 (Residential areas)* looks to protect residential areas from inappropriate new uses and development. *Policy 56 (noise)* of the LDP2 also looks to control noise nuisance.

In terms of statutory SPG, the Council's policies on Developer Contributions and Placemaking are applicable.

### Land Use Acceptability

Monart Road is a predominantly residential area comprising approx. 200 flatted apartments in various large blocks. Across the Monart Road wider complex (including this block) there will be mainstream residential properties which will be privately owned for permanent residency, some will be rented, some will be student accommodation, and some will most likely already in a STL use already.

Some of these STLs may now be immune from planning enforcement, others not so.

62 Monart is accessed via a shared communal access with a secure entry system, which then leads to communal hallway area. As well as the properties internal front



door, the hallway area has a doorway to a flight of stairs, and the internal front door to only one other residential property.

There will therefore be *some* potential for disturbance from guests / residents arriving, leaving and using this flat on other resident with this block (albeit limited) – and the Council’s recently published STL guidance recognises this as a potential issue within flats in residential areas.

It does however need to be emphasised that internally, there would be limited impact on other properties, other than one other residential property due to only two properties being served by the principal entrance. This is slightly different from the other previously refused applications on other sites within Monart Road where the potential for internal disturbance for higher.

The area is however identified within the LDP2 as a residential area, with compatible uses. There is therefore a strong need to protect existing residents’ amenity through both the implementation of the new STL guidance, and also various parts of both *Policies 1 and 17* of the LDP2.

There are two significant considerations to consider in this regard.

The first is that the occupation of the STL for either holiday or work/business use, may not actually generate additional footfall movements above that of a typical flat. A STL does not automatically increase footfall, and whilst there might be an increase, there is as much of a chance that the level of movements will either remain the same or be less than a typical residential flat – depending on the circumstances of the guest / occupier. It is very much a case by case matter, depending on the nature of the occupiers - which makes the assessment of STL’s challenging – especially within areas that are outwith (but close to) the city centre area of Perth – such as Monart Road.

Secondly, the location of the property is a significant consideration.

The property is located within the city boundary of Perth, but outwith the city centre area. This area is defined for the purposes of STL assessment as being the City, Town and Neighbourhood areas and the City Centre Secondary Uses area. The Monart Road area is residential in character with no commercial uses on the ground floors. The only non-residential uses that *may* be existing within the area would inevitably be existing STLs, which might be historic and as stated previously may be immune from enforcement due to the 10-year rule.

In this case, the applicant has not suggested that this property has been used for 10 years continuous, so it is assumed that it hasn’t.

In light of this, the proposal is therefore considered to be inconsistent with the relevant LDP2 polices and the STL guidance simply because it is within a residential area and involves a flat, and there are not any obvious existing uses within the area which would already impact on residential amenity.

In terms of the NPF4, as well as protecting the character and amenity of areas (discussed above), *Policy 30* also looks to ensure that the loss of residential

accommodation to STL is outweighed by demonstrative evidence of impact on local economy. This property is a 2 bed property, so it would not be of the scale which the Council is perhaps concerned about losing from the permanent housing stock in the area. Accommodation which has 4 or more beds is more of a concern, and this is set out in the STL guidance.

Ultimately, this proposal could potentially impact adversely on the local area, and it would result in a loss of a residential accommodation but not of a type / scale which is of huge concern to the Council.

In light of this, on balance this proposal is considered to be incompatible with the policy intent of *Policy 30* of the NPF4 principally because the area is largely residential, with little other uses.

### **Visual Amenity, Design and Layout**

In terms of the appearance of the property, the proposed change of use will have no impact, and there are no additional issues in terms of design or layout to consider.

### **Residential Amenity**

Environmental Health have commented on the proposal and have raised no objections to the proposal.

In terms of noise matters, whilst the required STL licence will have set conditions over noise nuisance, and how the property is operated, the planning system does have some remit to ensure that new uses are compatible with existing uses, especially when those existing uses are residential ones.

As mentioned above, the site is in residential area which does raise some policy implications in the context of *Policy 56* of the LDP2.

In this location, whilst there would be some degree of existing background noise from existing residents' movements, there would equally be the potential for some extra noise disruption to occur if the flat was to be used as a STL and some of the letters of representation suggest this also. This relates to when the property is being used, and also during access and exiting of the property - within the shared areas. The level of impact internally within the confines of shared hallways would however be limited to impacting principally on one other resident.

As discussed previously though, if managed appropriately (which will be key element of the licence requirements), there should be no reason why the residential amenity enjoyed by other residents of the block should be adversely affected by a potential STL use – as its impact could easily be the same, or less than a typical house – if the proposal was to be used for work, or business uses.

There would be a higher chance that nuisance and disruption would occur if the use was for holiday purposes, with a mix of occupants (as opposed to a single occupier) – and for this property, that appears to be the business model.

There is also the potential for new 'faces' to be a regular occurrence, and that not knowing who your neighbours are could cause a degree of anxiety and concern for permanent resident (in particularly the resident on the ground floor opposite), especially those who may live alone, are elderly or may have additional support needs.

Anxiety is a planning consideration to some degree, however it is very much subjective, and someone's anxiety over a certain matter may not result in the same feelings for another person. In this case, it will be fact that if the STL operates successfully (in terms of a high occupancy rate) then there will changes in users. However, there is no guarantee that the users of this STL will a) meet other permanent residents within shared areas and b) will cause nuisance.

STL are now covered by a separate licence, so in the event that this STL was resulting in regular and constant issues it could potentially be addressed via the licence, which could result in the operation being instructed to cease.

Nevertheless, in this case there is more a balance of probability that some adverse impact start to occur (and perhaps has been), so a precautionary approach is therefore considered appropriate here – which ultimately means a refusal – and which aligns with the guidance of the STL guidance in relation to areas which are predominantly residential.

### **Roads and Access**

There is parking provision within the area, and it is understood the property will have its own allocated space. However, the property could generate the need for two or more car parking spaces, and it has not been fully demonstrated that there is sufficient parking provision to accommodate this. It is noted that a significant number of the representations have raised this as an issue.

### **Drainage and Flooding**

The proposal raises no issues in terms of drainage or flooding matters, which remain unaltered.

### **Conservation Considerations**

The proposal does not affect any Conservation Area, Listed Building or local archaeology.

### **Natural Heritage and Biodiversity**

The proposal raises no issues in terms of bio-diversity matters.

### **Developer Contributions**

The proposal does not require any Developer Contributions or Affordable Housing provision.

## **Economic Impact**

The decision to refuse could have a negative impact on the local economy.

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

The application has not been varied.

## **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.

- 1 By virtue of the potential for an increase in noise nuisance both when using the property, and arriving/leaving the property, the proposal would impact adversely on the character and amenity of the local area which is predominately residential in character, particularly the residential amenity of those living permanently in the block and close by. Accordingly, the proposal is contrary to Policy 30(e) (Tourism) of the National Planning Framework 4 (2023) which states that new proposal for short term holiday letting will not be supported where the proposal will result in an unacceptable impact on local amenity and character of the area.
- 2 By virtue of the shared entry arrangements, the flatted nature of the property and the predominately residential character of the existing area, the proposal would result in an increased potential for noise nuisance and general disturbance to occur and affect other existing residents in the block, and those living close by. It would also introduce a land use which is not compatible with the surrounding predominately residential properties. The proposal is therefore contrary to Policy 17 (Residential Areas) of the adopted Perth and Kinross Local Development Plan 2 (2019) and the Council's non-statutory Planning Guidance on Short Term Lets which both seeks to protect existing residential amenity, and Policy 1A of the adopted Perth and Kinross Local Development Plan 2 (2019) which seeks to ensure that all new proposals contribute positively to the surrounding environment.
- 3 By virtue of the potential for an increase in noise nuisance both when using the property and arriving/leaving the property the proposal is contrary to

Policy 56 of the adopted Perth and Kinross Local Development Plan 2 (2019) which looks to protect sensitive receptors from noise generating sources.

- 4 It has not been demonstrated that there is a sufficient level of either designated or available parking to service the use of the property as a short term let. The proposal is therefore contrary to the principles of the National Roads Development Guide 2015 which requires all new developments to have suitable parking provisions.

### **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**

The applicant(s) should be fully aware that the continued use of the property as a short-term let is unauthorised. The use of the property as a short term let should therefore cease immediately. If the property continues to be used as a short term let, then the Council will consider formal enforcement action without further discussions.

### **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 100633866-001

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 from residential to short term let

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

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): \*

Please explain why work has taken place in advance of making this application: \* (Max 500 characters)

62 Monart road has been used as a short term let from 2016

## 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

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	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="John Thornton"/>	Building Number: <input type="text" value="62"/>
Last Name: *	<input type="text" value="Smith"/>	Address 1 (Street): * <input type="text" value="Monart Road"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Perth"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="PH1 5UQ"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

## Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="62 MONART ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PERTH"/>
Post Code:	<input type="text" value="PH1 5UQ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="723926"/>	Easting	<input type="text" value="311241"/>
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## Pre-Application Discussion

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

Yes  No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

FS-Case-464074532 – 62 Monart Road, Perth, PH1 5UQ An application for a license to operate a short-term let from the above property has been received. From assessing the licensing application, it has been found that planning permission is also required to operate the property under question as a short-term let.

Title:

Mrs

Other title:

Planning support officer

First Name:

Kirsty

Last Name:

Strong

Correspondence Reference Number:

23/00073/LIC

Date (dd/mm/yyyy):

01/05/2023

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

71.51

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)

short term let

## 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?

1

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)? \*

1

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)

refuse/recycling provision already exists

## 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 C - Revised Certificate to Follow

## 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: Mr John Thornton Smith

On behalf of:

Date: 28/06/2023

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. \*

Yes  N/A

A Design Statement or Design and Access Statement. \*

Yes  N/A

A Flood Risk Assessment. \*

Yes  N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*

Yes  N/A

Drainage/SUDS layout. \*

Yes  N/A

A Transport Assessment or Travel Plan

Yes  N/A

Contaminated Land Assessment. \*

Yes  N/A

Habitat Survey. \*

Yes  N/A

A Processing Agreement. \*

Yes  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 John Thornton Smith

Declaration Date: 28/06/2023

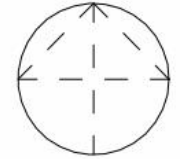
## Payment Details

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IF IN DOUBT... ASK!

— Site Boundary



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CLIENT

Mrs S Munro

DRAWING NUMBER:

S-01

PROJECT

Change of Use / Short Term Let  
62 Monart Road, Perth, PH1 5UQ

SHEET

LOCATION PLAN

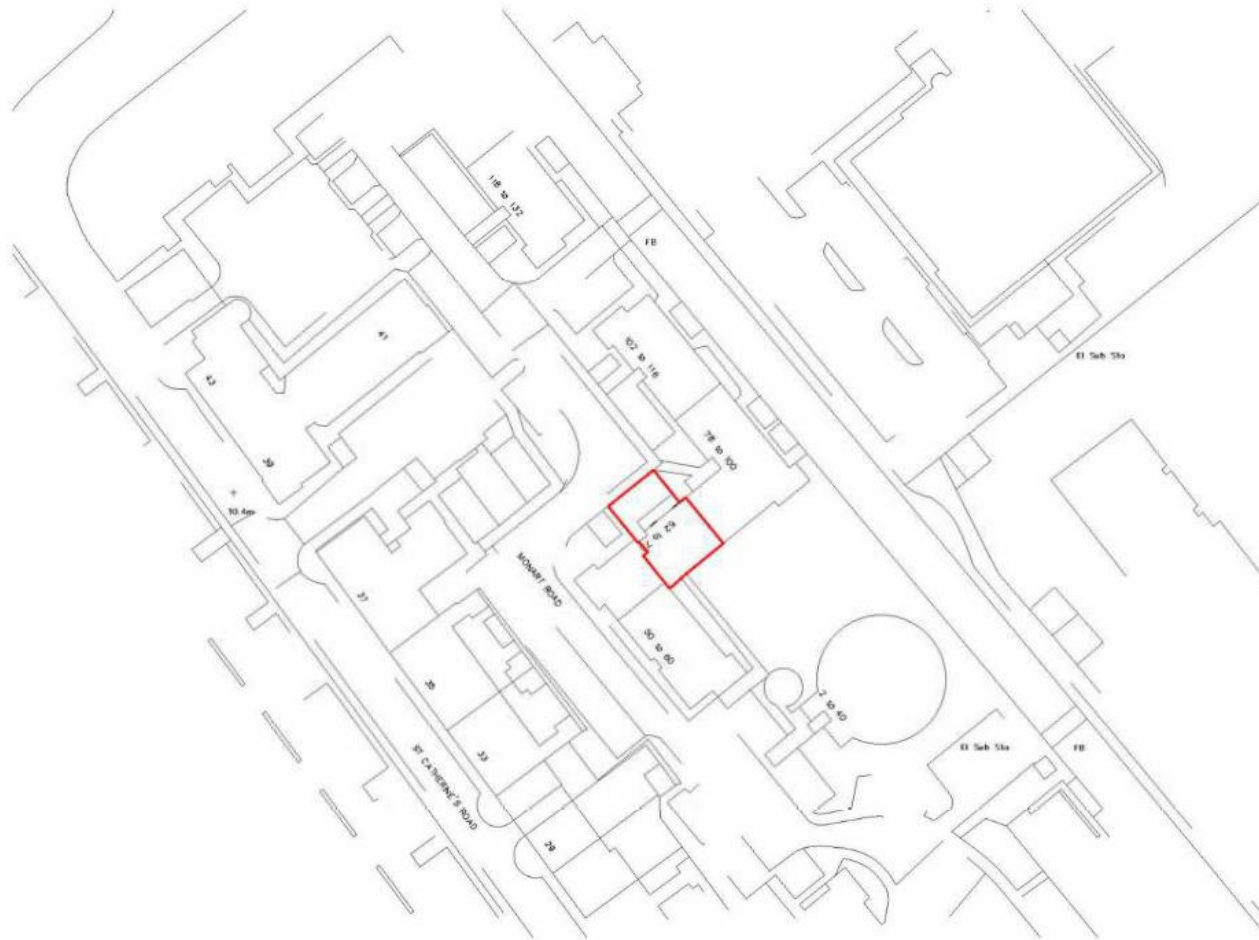
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Project Number 23081

Date October 2023

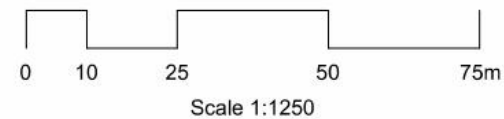
PURPOSE OF ISSUE PL

King James VI Business Centre,  
Friarton Rd, Perth, PH2 8DY  
t: 01738 472090  
e: hello@studio-east.co.uk



# Location Plan

1 : 1250

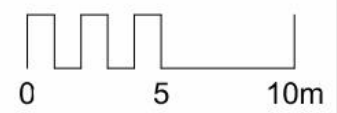




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— Site Boundary



Scale 1:200



**Block Plan**  
1 : 200

No.	Description	Date
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Client	Mrs S Munro
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S-02	
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Project	Change of Use / Short Term Let 62 Monart Road, Perth, PH1 5UQ
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Sheet	BLOCK PLAN
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Scale (@ A3)	1 : 200
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Project number	23081
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Date	October 2023
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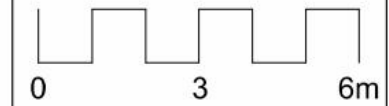
Purpose of Issue	PL
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Drawn by	CG
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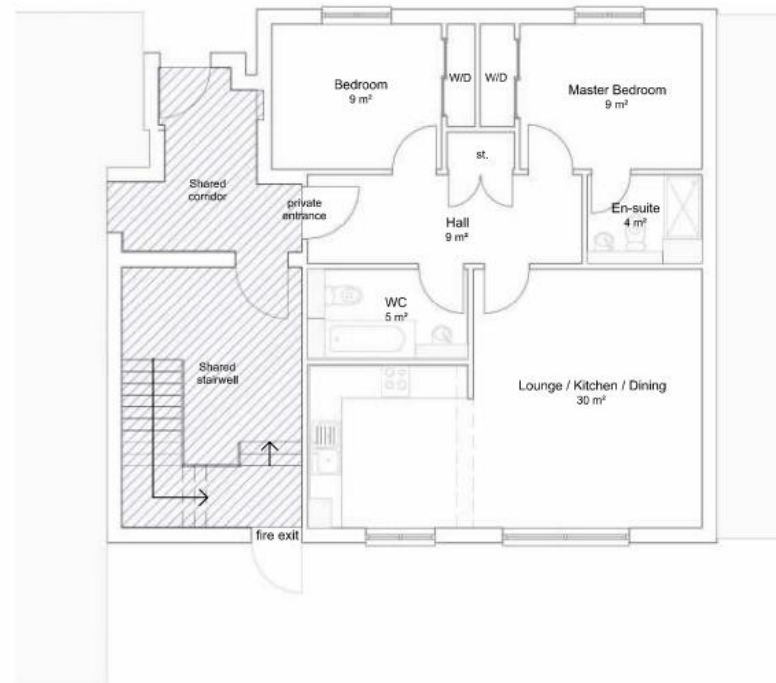


Scale 1:100



### Existing Floor Plan

1 : 100



### Proposed Floor Plan

1 : 100

No.	Description	Date
-----	-------------	------

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Client	Mrs S Munro
--------	-------------

S-03
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Project	Change of Use / Short Term Let 62 Monart Road, Perth, PH1 5UQ
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Sheet	FLOOR PLANS
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Scale (@ A3)	1 : 100
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Project number	23081
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Date	October 2023
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Purpose of Issue	PL
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Drawn by	CG
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