

LRB-2023-60

23/01079/FLL – Change of use of flat to form short term let accommodation (in retrospect), 4 Monart Road, Perth, PH1 5UQ

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(part included in applicant's submission, pages 127-128)*



Mrs Margo Deans
Archwell
Templehall
DD2 5HS

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

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

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/01079/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 13th July 2023 for Planning Permission for **Change of use of flat to form short-term let accommodation unit (in retrospect) 4 Monart Road Perth PH1 5UQ.**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

1. By virtue of the potential for increase 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, particularly the residential amenity of those living permanently in the block. 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,
 - i) An unacceptable impact on local amenity and character of the area; and;
 - ii) The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.
2. By virtue of the shared entry arrangements and the flatted nature of the property, the proposal would result in an increased potential for noise nuisance and general disturbance to occur and affect other existing residents in the block. The proposal is therefore contrary to Policy 17 (Residential Areas) of the adopted Perth and Kinross Local Development Plan 2 (2019) which 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. 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 is advised that the use of the property as a short term let should cease immediately to avoid formal enforcement being considered.

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 "Online Planning Applications" page

Plan Reference

01

02

03

04

REPORT OF HANDLING

DELEGATED REPORT

Ref No	23/01079/FLL	
Ward No	P12- Perth City Centre	
Due Determination Date	12th September 2023	
Draft Report Date	21st September 2023	
Report Issued by	AMB	Date 26 September 2023

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

LOCATION: 4 Monart Road, Perth, PH1 5UQ

SUMMARY:

This report recommends **refusal** of a retrospective planning application for the change of use of a residential flat to a short term let (STL) on Monart Road, Perth 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 detailed planning permission retrospectively 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 double/ twin bedroomed with the option an additional sofa bed within the living room. It is located on the ground floor of a large, six storey fairly modern residential complex which has communal stairs, lift and landing areas that are shared with another 15 flats within the block.

Principal entry is via a security door.

The internal door to the flat is very close to the principal outside entrance.

In terms of the LDP2, the Monart Road is identified as being an area of residential and compatible uses – which is outside both the commercial centre, and the secondary uses areas.

The property has been visited by the case officer, and it was noted that there was probably least 3 other STL within the block at the time of the site visit via secure boxes outside the main door. One of these (No14) is subject to separate pending planning application, however the others appear to be unauthorised.

SITE HISTORY

An earlier planning application for the change of use of ground floor flat on a neighbouring block within the street at 1 Monart Road (23/01064/FLL) has been refused due to the shared access arrangements, the potential for existing residential amenity to be adversely affected and the impact on the character of the area (which is typically residential).

In addition to this, the applicant has a further planning application pending for No 14 Monart Road, which is located within the same block the current planning application.

PRE-APPLICATION CONSULTATION

The applicant has indicated that pre-application discussions did take place with the Council, and that it was suggested that this (and other) applications should be advanced.

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.

The site is located within an area which is identified as being residential with compatible uses, where the following policies are applicable,

- Policy 1A: Placemaking
- Policy 1B: Placemaking
- 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

None applicable.

NATIONAL PLANNING GUIDANCE

The Scottish Government expresses its planning policies through 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 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.

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.

REPRESENTATIONS

Nine letters of representations have been received, eight of which are objecting to the proposal. The main issues raised by the objectors are noise issues arising from the use of the property as a STL, and also parking considerations.

These issues are addressed in the main section below.

In terms of the letters of support, one letter of support has been received from a resident of the block.

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	Management Plan Submitted

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 SPG. The relevant policy considerations are outlined in the policy section above and are considered in more detail below.

In terms of other material considerations, the Council's approved SPG on Placemaking and Developer Contributions are applicable to this proposal. In addition to this, the Council has published a draft consultative policy on STLs, however whilst its content and intent are noted, very limited weighting is given to this document.

Policy Appraisal

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

Within the NPF4, *Policy 30 Tourism*) is supportive of STL, 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, the site is located within an area which has been identified as being residential, with compatible uses where *Policies 1 (Placemaking)* and *17 (residential areas)* are applicable.

Policy 1 looks to ensure that all new developments do not have an adverse impact on the areas in which they are located. *Policy 17* looks to ensure that new developments in identified areas are compatible with and protect existing residential amenity. The policy does however state that if residential amenity can be protected, then tourism uses and activities will be supported – and this would typically include STLs.

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 also Placemaking are applicable.

Land Use Acceptability

Monart Road is a pre-dominantly residential area comprising approx. 200 flatted apartments in various large blocks. The block where the property subject of this application is located in contains 16 flats. 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. It is highly likely that at least 3 other properties out of the other 15 contained within this particular block are being used for STL purposes – without the necessary planning permissions.

The property is accessed via a shared communal access with a secure entry system, which then leads to communal areas comprising hallways, stairs, a lift and landings.

There will therefore be *some* potential for disturbance from guests / residents arriving, leaving and using this STL flat on other residents of the flats in this block – and the Council's recently published consultation on its draft STL guidance recognised this as a potential issue.

However, notwithstanding the limited weighing that can be attributed to the draft guidance, the need to protect existing residents' amenity is a significant consideration and *Policies 1* and *17* of the LDP2 offer policy intent in this regard.

There are however two significant considerations to consider.

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 (most likely when used for holiday purposes), there is as much of a chance that the level of movements will either remain the same or less than a typical residential flat (if used for work). It is dependent on the circumstances of the guest / occupier, and how well the STL is managed, and to this end it is very much a case-by-case matter.

Secondly, the locational position of the property is a significant consideration.

Whilst flanked by some non-residential uses and a busy road to the south, Monart Road is nevertheless entirely residential in character, and it is not within the Commercial Centre of Perth, or the area of Secondary Uses or within any local neighbourhood centre – all of which would have some degree of mixed uses.

It is located within an area identified as being residential, with compatible uses – which is materially different from a city centre area and this does raise some issues in terms of the impact on the character of the area, as well as the immediate impact on other residents within the block.

The support for new tourism uses within residential areas through *Policy 17* of the LDP2 is conditional on the fact that there would not be any adverse impact on existing residential amenity – and in this case, there is a *chance* of that occurring, which therefore raises some conflict with *Policy 17* of the LDP2.

The impact on residential amenity is discussed separately below.

In terms of the NPF4, *Policy 30* also looks to protect the character and amenity of areas and requires any loss of residential accommodation to STL to be outweighed by demonstrative evidence. This property is a 2 bed property, so it would be of the scale which the Council is concerned about losing from the permanent housing stock in the area– and again, this is emphasised within the consultation on draft STL guidance which raises concerns over the loss of properties with 1-3 bedrooms.

It would result in a loss of residential accommodation of a level which is of interest to the Council – and apart from an aspirational statement concerning 60% occupancy there is little demonstrable evidence to back up the economic benefit.

The proposal is therefore considered to be contrary to both the LDP2, and also the NFP4.

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 this location, whilst there would be some degree of existing background noise from various sources, 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.

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 residents, 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 these would 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.

Roads and Access

A number of the letters of representation raise concerns over parking provision and suggest that only one parking space is allocated to this property.

From the details submitted, it appears that potentially up to 6 people could potentially use the flat – all with their own cars. No details of the availability of parking has been provided, or evidence that. Not all guests will travel by car, and some will use public transport however as indicated previously this location is not within the commercial centre, but outwith so car movements is more of a consideration and it has not been demonstrated that parking is not 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 impact on any Conservation Area, listed building or local archaeology.

Natural Heritage and Biodiversity

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

Waste Collections

Concerns over the collection of waste and recycling have been raised within some of the letters of representations, however this would be an issue for the terms of the STL licence in terms of commercial waste bins and additional collection requirements and is not a matter for planning to control.

Developer Contributions

The proposed use would not significantly increase the level of traffic on local roads, and as such it is not considered necessary to obtain any Transport related Developer Contributions. In terms of both Affordable Housing and Primary Education, due to the nature of the development there is no requirement developer contributions in relation to either.

Economic Impact

The refusal recommendation could result in a negative impact on the local economy, albeit a localised one.

VARIATION OF APPLICATION UNDER SECTION 32A

The application has not been 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.

- 1 By virtue of the potential for increase 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, particularly the residential amenity of those living permanently in the block. 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,
 - i) An unacceptable impact on local amenity and character of the area; and;
 - ii) The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.
- 2 By virtue of the shared entry arrangements and the flatted nature of the property, the proposal would result in an increased potential for noise nuisance and general disturbance to occur and affect other existing residents

in the block. The proposal is therefore contrary to Policy 17 (Residential Areas) of the adopted Perth and Kinross Local Development Plan 2 (2019) which 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 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 is advised that the use of the property as a short term let should cease immediately to avoid formal enforcement being considered.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01-04 (*inclusive*)



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: 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 100633363-001

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)

Proposal to change use from residential property to short term let. This is a ground floor apartment of a 6 storey building. It is the first apartment directly in front of you as you enter the building.

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): *

01/06/2020

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

I was unaware that planning permission must be applied for in this instance. PKC Planning department advised this was a relatively new regulation.

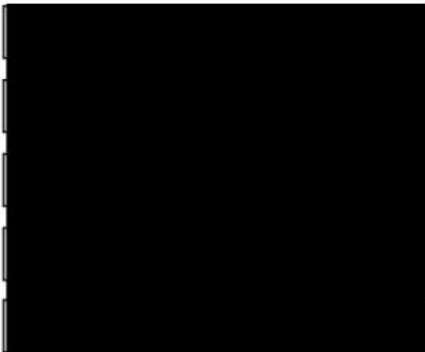
Applicant or Agent Details

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="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Archwell"/>
First Name: *	<input type="text" value="Margo"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Deans"/>	Address 1 (Street): *	<input type="text" value="Archwell"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *		Town/City: *	<input type="text" value="Templehall"/>
Extension Number:		Country: *	<input type="text" value="Perth and Kinross"/>
Mobile Number:		Postcode: *	<input type="text" value="DD2 5HS"/>
Fax Number:			
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="4 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="723906"/>	Easting	<input type="text" value="311278"/>
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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)

I had enquired regarding the requirement of planning permission due to the new Short Term Let licence announcement. Initial communication was with Diane Barbary via e-mail. After reading the Short Term Let policy on Perth and Kinross Council website I was unsure if planning permission required due to Perth and Kinross currently having no Control Areas in place. Diane instructed that as the property was a flat, it constitutes a material change of use and planning permission must be sought.

Title:

Miss

Other title:

First Name:

Diane

Last Name:

Barbary

Correspondence Reference Number:

Date (dd/mm/yyyy):

24/08/2022

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:

80.00

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)

The property was used as a residential flat. This building is a 6 storey block of 16 flatted properties. Number 4 is on the ground floor and first property directly ahead as you enter the building.

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?

16

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)? *

16

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)

We use Perth and Kinross for our non domestic waste collection. This includes uplifts of general (green bin), mixed recyclables (blue bin) and glass (red bin). As residential properties currently in Perth and Kinross only have localised glass recycling points, we have convened with neighbouring properties to allow use of our glass recycling bin to encourage increased recycling practices.

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: Mrs Margo Deans

On behalf of:

Date: 23/06/2023

Please tick here to certify this Certificate. *

Name	Address	Date of Service of Notice

U ki p g f <!!

Qp!dgj cr!qh!

F cvg!

CERTIFICATE C

E g t v k h e c v g ! E ! k u ! h q ! t h w u g ! y j g t g v j g l c r r n k e c p v ! k u ! p q v l v j g l q y p g t l q ! t u q n g l q y p g t l q h l v j g ! n c p f ! v q ! y j k e j ! v j g ! c r r n k e c v k q p ! t g n c v g u ! c p f ! o q ! t ! y j g t g ! v j g ! n c p f ! k u ! c i t k e w n w t c n l n c p f ! c p f ! y j g t g ! k v ! j c u l p q v l d g g p ! r q u u k d n g ! v q ! k f g p v k h ! C N N ! q t ! C P [! q y p g t u O c i t k e w n w t c n h v g p c p v u ! / !

)2*! **Kjcx** dggp!wpcdr!v!ugtxg!!pqvleg!qp!**every**!r gtuqp!qj gtl!y cp!
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 tgr!vgu!!!

or

)3*! **Kjcx** dggp!wpcdr!v!ugtxg!pqvleg!qp!**any**! r gtuqp! qj gtl! y cp!
 o{ug f !y j q-lcvlj g!d gi kppkpi !qhlvj g!r g!kqf !qh!32!f c{u!gpf kpi !y kj !vj g!
 f cvg!q hlvj g!c ee qo r cp{ kpi !c r r n k e c v k q p -!y c u l q y p g t l q h ! c p { ! r c t v ! q h l v j g ! n c p f ! v q ! y j k e j ! v j g !
 c r r n k e c v k q p ! t g n c v g u ! / !

)4*! Pqpg! qh !y g! r!p f ! vq! y j k e j ! v j g! cr r n!ecvqp! tgr!vgu! eqpukwgu! qtl !qto u! r ctv qh cp!
 ci tke w n w t c h j q r i k p i ! / !

or

)5*! Vj g!r!p f !qtl r ctv!qhlj g!r!p f !vq! y j k e j ! v j g! cr r n!ecvqp! tgr!vgu! eqpukwgu! qtl !qto u! r ctv!qhl
 cp!ci tke w n w t c h j q r i k p i ! c p f ! **Kjcx** !dggp!wpcdr!v!ugtxg!pqvleg!qp!
 cp{!r gtuqp!qj gtl!y cp! o{ug f !y j q-lcvlj g!d gi kppkpi !qhlvj g!r g!kqf !qh!32!
 f c{u!gpf kpi !y kj !vj g! f cvg!qhlj g!c ee qo r cp{!kpi !c r r n!ecvqp! y cu!cp!ci tke w n w t c h j g p c p v !

or

)6*! Vj g!r!p f !qtl r ctv!qhlj g!r!p f !vq! y j k e j ! v j g! cr r n!ecvqp! tgr!vgu! eqpukwgu! qtl !qto u! r ctv!qhl
 cp! ci tke w n w t c h j q r i k p i ! **Kjcx** !ugtxgf!pqvleg!qp!gcej!qhlvj g!
 tgr!vgu! r!gtuqpulqj gtl!y cp! o{ug f !y j q-lcvlj g!d gi kppkpi !qhlvj g!r g!kqf !
 qh!32!f c{u!gpf kpi !y kj !vj g! f cvg!qhlj g! cr r n!ecvqp! y cu!cp!ci tke w n w t c h j g p c p v ! ! Vj g u g !
 r gtuqpulctg!

Name	Address	Date of Service of Notice

)7*! KJ cxg vc mg p ! tg c uq p c d ng! uvgr u-l c ul nkuvf ! d g nqy -! vq! c ue g tvckp! vj g! p c o g ul
cpf lcf f tguugulqHcm!qj gt!qy pgtu!qt!ci tkeww!trhgpcp!ulcpf !j cxg dggp!wpcdmg!vq!f q!uq!

Uvgr ulvcmgp<

With the building there are many rental properties, short term rentals and holiday homes so do not personally know all within the building nor are the names online

Uk pgf <!

Qp!dgj crttqH!

Lee Deans

F cvg<!

8/7/2023

CERTIFICATE D

E g t vkhke c vg !F !ku!hq!lw ug ly j g tg vj g lc r r nke c vq p !ku!hq!lo kpg lc nlf g x g nqr o g p v!

)2*! Pq!r gtuq!qy gt!y cp! o {ugr y culcp!qy pgt!qHcp!{!r ctvqHvj g!rpf !vq!
y j lej !vj g!cr r necvqp!tgrcvgu!cvj g!dgi kpp!pi !qHvj g!r g!kqf !qH32!f c!u!gpf !pi !y kj !vj g!
f cvg!qHvj g!ceeqo r cp!{!pi !cr r necvqp!/

or

)3*! KJ cxg ugtxgf !pqvleg!qp!gcej !qHvj g!{!qHvj g!r g!kqf !qH32!f c!u!gpf !pi !y kj !vj g!
o {ugr y j q-lcvj g!dgi kpp!pi !qHvj g!r g!kqf !qH32!f c!u!gpf !pi !y kj !vj g!
f cvg qHvj g ceeqo r cp!{!pi cr r necvqp- y cu vq vj g cr r necpvu mpqy rpf / g- vj g qy pgt- qH
cp!{!r ctvqHvj g!rpf !vq!y j lej !vj g!cr r necvqp!tgrcvgu!Vj gug!r gtuqpu!ctg<

Name	Address	Date of Service of Notice

)4*! Pqpg! qH vj g! rpf ! vq! y j lej ! vj g! cr r necvqp! tgrcvgu! eqpukwgu! qt! hqto ul r ctv qH cp!
ci tkeww!trhj qri !pi !/

or

)5*! Vj g!rpf !qt!r ctvqHvj g!rpf !vq!y j lej !vj g!cr r necvqp!tgrcvgu!eqpukwgu!qt!hqto ul r ctvqH
cp!ci tkeww!trhj qri !pi !cpf !KJ cxg ugtxgf !pqvleg!qp!gcej !qHvj g!
{!qHvj g!r g!kqf !qH32!f c!u!gpf !pi !y kj !vj g!f cvg!qHvj g!cr r necvqp-ly culcp!ci tkeww!trhgpcp!
{!qHvj g!r g!kqf !qH32!f c!u!gpf !pi !y kj !vj g!f cvg!qHvj g!cr r necvqp-ly culcp!ci tkeww!trhgpcp!

)6*! Pq!vleg!qHvj g!cr r necvqp!cu!ugv!qHvdgray !j cu!dggp!r wdrkuj gf !cpf !f kur r{gf !d!{!r wdr!e!
pqvleg! ! ! ! ! ! !

Uk pgf <!

Qp!dgj crttqH!

F cvg<!

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)

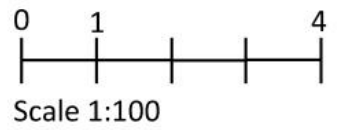
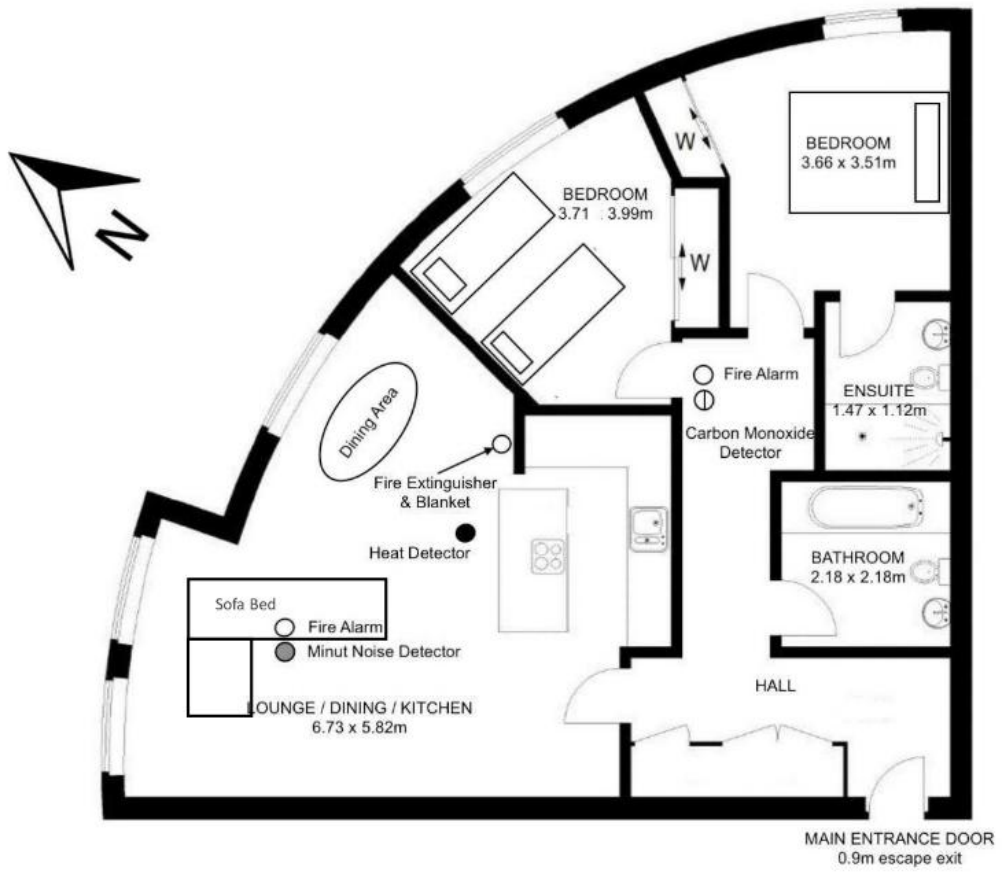
Declare – For Application to Planning Authority

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 Lee Deans

Declaration Date: 24/06/2023

Payment Details



Floor Plan	4 Monart Road, Perth, PH1 5UQ
Date:	23/06/2023
Drawn By:	Lee Deans
Drawing No.	0031
Paper	A4

