

LRB-2023-55**23/01028/FLL – Change of use of flat to short-term let, unit
5B South Inch Court, Perth, PH2 8BG**

FURTHER INFORMATION

- Further Information from Planning Officer, as requested by the LRB Members on 112 February 2024
- Comments by the applicant on the further information received

CDS Planning Local Review Body

From: Claire Myles
Sent: 28 March 2024 16:28
To: CDS Planning Local Review Body
Cc: Development Management; Christine McLaren
Subject: FW: LRB-2023-55
Attachments: 20240325 Planning (55).pdf

Afternoon

Re the email below and attached correspondence.

Response as follows –

The recently approved non-statutory planning guidance on Short Term lets, would have been unlikely to have had a different bearing on how the application may have been considered given the sites location outwith Perth City Centre, in a 4-storey block of flats with a shared entry in what is a predominantly residential area. There is a desire to discourage STLs where they may impact on areas of established residential amenity.

Kind Regards

Claire

Claire Myles
Planning Officer (Local Developments)
Development Management
Economy, Development and Planning
Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth PH1 5GD

CDS Planning Local Review Body

From: Rafiq Kaskar [REDACTED]
Sent: 12 April 2024 11:21
To: CDS Planning Local Review Body
Subject: RE: LRB-2023-55

CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

The comments received from planning appear to have taken no notice of the Notice of Review Supporting Statement that I had submitted.

The planning officer states "There is a desire to discourage STLs where they may impact on areas of established residential amenity."

However, in my Notice of Review Supporting Statement I have given an example where the planning application for STL has been granted even when the flat is within an established residential area, e.g. 23/00251/FLL for a flat on Needless Road Perth. You appear to be inconsistent in your assessments/appraisals/decision making.

For 23/00251/FLL the planning stated

"The short term let would provide 2 bedrooms and will accommodate a similar number of guests to the existing use as a flat. The proposed use of the property as a short term let would result in footfall associated with guests staying at the property and using the parking and outdoor space. However, the footfall would not be significantly different from the footfall associated with the existing use as a residential flat. The flat is accessed through a communal entrance and flight of stairs and noise from the use of the property as a short term let is not considered to be significantly different from its use as a residential flat. The use of the parking and outdoor space would be in keeping with the existing use. The proposal will not have a significant impact on the amenity of existing residents. The proposal would retain the residential nature of the property and would not negatively affect the character and amenity of the residential area."

The planning also appears to have taken no notice of actual numbers of guests who have stayed at the flat and as evidenced in the Notice of Review Supporting Statement submitted and the consideration that it is are no different to residential normal tenancy lettings. Additionally, for the year from Sep-22 to Aug-23 there were 18 bookings in total of which 6 were for 6 days or less and 12 were for 7 days or more.

Please refer to the complete Notice of Review Supporting Statement that I have previously submitted for full details.

Rafiq Kaskar

