

LRB-2023-61

23/01091/FLL – Change of use of flat to form short term let accommodation (in retrospect), 14 Monart Road, Perth, PH1 5UQ

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.**

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be
through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority

Planning authority's application reference number

Site address

Description of proposed
development

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Notice of Review Statement provided as an attachment.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Notice of Review Statement
Justification Statement supplied with initial Planning Permission Application
Planning Permission Application
Location Plan
Site Plan
Policies and House Rules

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

21/12/2023

Notice of Review

Subject: Planning Permission Application for 14 Monart Road, Perth, PH1 5UQ

I trust this statement finds you well. In response to the concerns raised by the Perth and Kinross Planning department, I am providing information further to the Justification Statement previously included and addressing points 1(i), 1(ii), and 2

1(i) An unacceptable impact on local amenity and character of the area; OR 1(ii) The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

2. The proposal is contrary to National Planning Framework 4 (2023) Policy 14c): Design, Quality and Place and Perth and Kinross Local Development Plan 2 (2019), policies 1A and 1B: Placemaking and policy 17 d) Residential Areas.

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.

Background: 14 Monart Road, Perth, presently operates as luxury short-term letting accommodation, contributing positively to Perth's Visitor and Tourism sector. It is popular for small family vacations, tourists, work forces on large local building sites (Tay Link Road Bridge, Perth High School, Bertha Park) and rehousing for insurance claims due to flooding for longer periods.

Property Link: <https://deansretreats.co.uk/book-a-retreat>

Local Amenity: As a luxury short term rental, the property and all communal areas must always be kept in pristine condition. During it's tenanted period the flat had been left to deteriorate, with a poor standard of cleanliness, minimal repairs, old décor. This could cause problems due to the deteriorating condition of the property and lessens the appeal of the property and area in general. The property on purchase required a deep clean, full internal redecoration and repairs to communal areas which benefitted the neighbours.

Despite being located in the centre of Perth, it benefits from its own designated parking space. The back of the property backs immediately onto Perth Police Station and late night operators such as KFC and Bannatynes Gym. It is also horseshoed in by St. Catherine's Retail Park which creates a busy, bustling atmosphere throughout the day and evening.

Noise Management and Compliance: To ensure compliance, comprehensive "Policies and House Rules" are provided to guests both prior to and on arrival. A noise management plan along with using Minut Noise monitors ensures adherence to established standards. Both Perth and Kinross Council and Police Scotland have confirmed there have been zero noise-related issues or anti social issues reported in the last 5 years during ownership and previous ownership.

Legal Compliance: Enforceable conditions regarding noise, under the Civic Act 1982 and Antisocial Behaviour Act 2004, will be strictly adhered to, guaranteeing no loss of amenity due to noise or antisocial behavior.

With reference to Housing Strategy's comments on the application, it states that the district level for short term lets for PH1 is at 1%, which is below the national average and is not considered a concern to the availability of residential housing stock or in danger of affecting the character of a neighbourhood.

Economic Contributions: Deans Retreats is one of a small pool of accommodation providers left in Perth City Centre. Short Term Letting is a new accommodation style which has been integrated globally due to its importance to their local economies. It has become the preferred choice to many visitors, workforces and families, allowing them to enjoy home comfort away from home.

Throughout the months of June – September there is no availability across all accommodation providers in Perth. Regular contact is made from tourists or work forces on local projects who must stay in Dundee or surrounding areas as they have no alternative. This underscores a clear underservice in the market, resulting in economic losses for the local community.

Community Engagement: Within our properties, we provide guidebooks that highlight our preferred restaurants, bars, shopping and tourist hotspots, aiming to encourage inward spending. This approach aligns with our commitment to not only showcase our property but also to contribute positively to the broader promotion and economic vitality of the local community aligning with PKC's Non-Statutory Planning Guidance to balance economic benefits with local concerns.

Environmental Considerations: The property provides 1 private parking space and indicates paid for parking across the street if required at Thimble Row Car Park. Located only a 5 minute walk to the city centre, shops and tourist attractions negates the need for vehicle use in the centre. Many of our guests use public transport links due to its short distance from both the train and bus station. This meets LDP2 and NPF4 policies in Sustainable Transport, Urban Planning and Accessibility, Reduction of Traffic Congestion and Pollution.

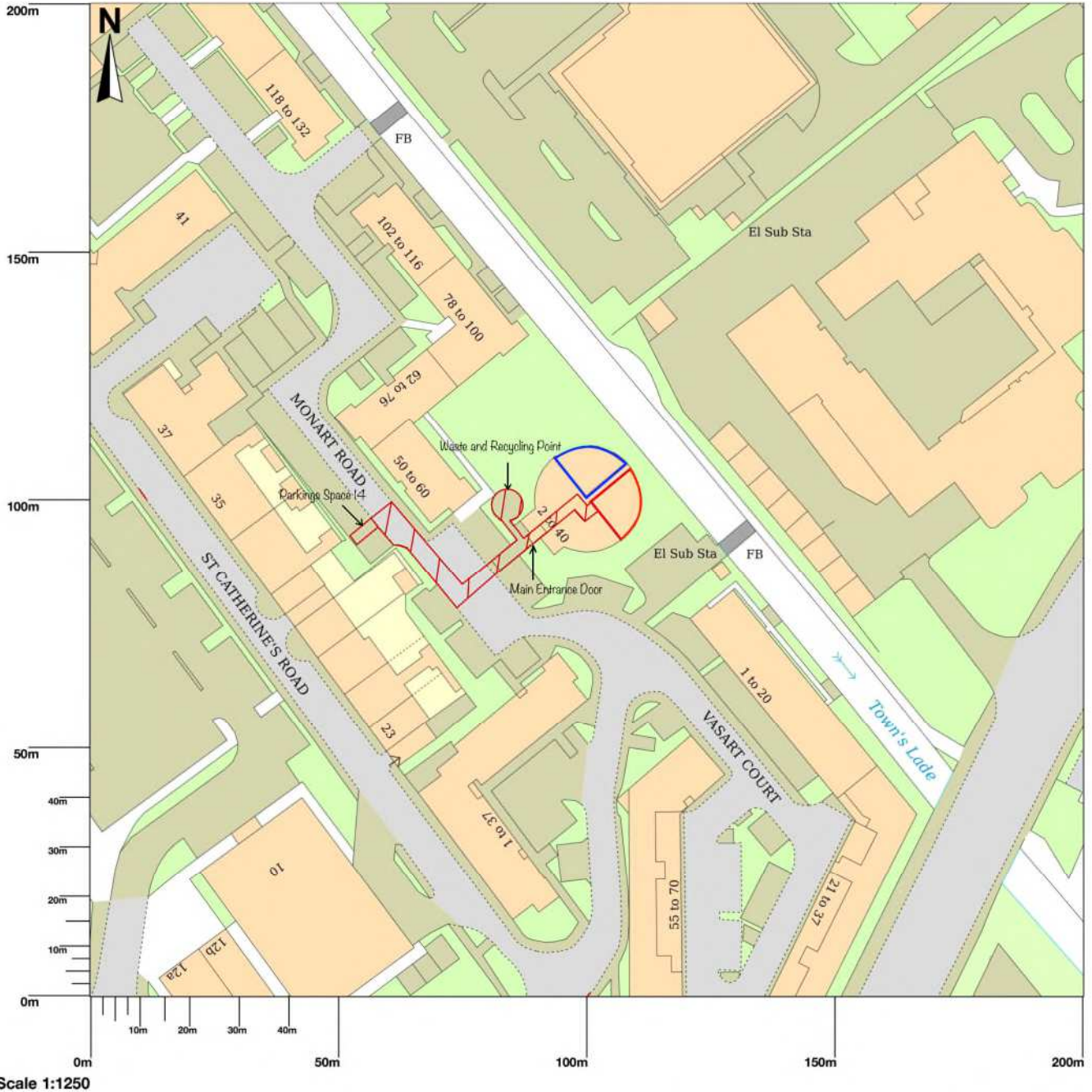
Conclusion: In Summary, 14 Monart Road, Perth, is positioned as an asset to the Tourism and Visitor sector, aligning with local and neighbour amenity. The property's adherence to regulations, community engagement, environmental positioning and economic contributions underscore its positive impact on the area.

We want to express our openness to collaboration and our willingness to work closely with Perth and Kinross. Should there be any conditions such as number of guests or minimum stay deemed necessary for the successful granting of the planning application, we are fully prepared to adapt and comply.

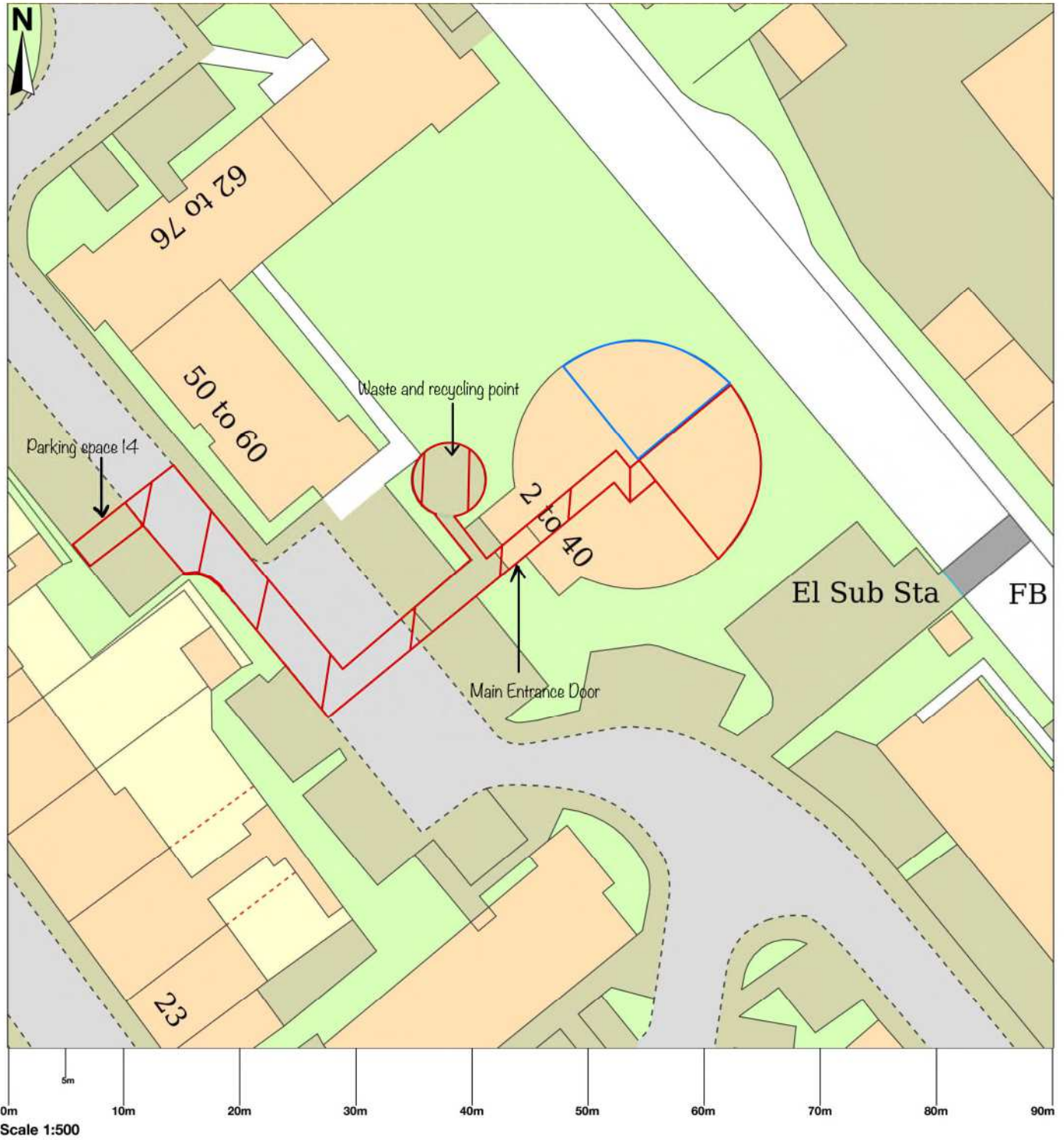
I am available if any further clarification or information that may be required, thank you for your time and consideration.

Sincerely,
Lee Deans

14 Monart Road, Perth, PH1 5UQ



14 Monart Road, Perth, PH1 5UQ



Planning Permission Justification Statement

Development Proposal: Change of Use from Residential to Short Term Visitor Accommodation

Location: 14 Monart Road, Perth, PH1 5US

Applicant: Mrs Margo Deans, Company Deans Retreats

1. Purpose

1.1 Previous Use 14 Monart Road, Perth, PH1 5UQ is one of 16 flatted properties contained within an apartment block. It was previously used as a rental property prior to my ownership. It has been owned by Mrs Margo Deans and managed by business Deans Retreats since June 2019.

1.2 Current Use 14 Monart Road, Perth, PH1 5UQ is used to offer luxury short term accommodation. When applying to the Tayside Valuation Joint Board to convert council taxes from residential rates to business rates we were made aware of Perth and Kinross Council's recent requirement to apply for planning approval in this instance.

1.3 Intended Use The intent is to continue to use 14 Monart Road, Perth, PH1 5UQ as a luxury Short Term Let unit. This is also referred to as Serviced Accommodation or holiday let. Stay durations are constantly varied depending on guest needs and typically range between 2 days to 3 months. On average the occupancy rate for the year is 60% and number of guests that stay in the dwelling averages three.

2. Site Location The site is located in Perth City Centre where guests can access a range of local amenities including shops, cafes, attractions, barbers, pharmacy, newsagents and beauty shops just minutes away. It is approximately 0.5 miles (10 minute walk) from Perth Bus and Train stations. The close proximity of public transport to the site significantly reduces the requirement for guest vehicles and improves the use of public transport, giving benefit to the environment. The property is located 0.1 miles from Morrisons supermarket and petrol station. We supply a guest information book within the property giving direction to our favourite bars, restaurants, shops and tourist attractions to encourage outside spending within Perth by guests and workers. Located in postcode PH1, this district level of saturation of potential short-term lets is currently 0.8% and considered a low level of concentration of STLs to residential housing.

3. Site Characteristics No changes to the site characteristics are proposed in this application for change of use. Please refer to the plan drawing for a diagrammatic representation of the existing site characteristics. The building is a 6 storey block of flats containing 16 flatted properties. Access to property 14 is through the main entrance and into the lift which is immediately on the right as soon as you walk into the building. This allows minimal disturbance to any other residents. The site is located on Monart Road. The area has a mixed use of residential and commercial within the immediate vicinity. The Broch building backs onto Perth Police Station. The development sits in the middle of St. Catherine's Retail Park which surrounds the building with retail, fitness centres, supermarket, takeaway food and coffee shops. The central city location, Police station and surrounding businesses contribute greatly to the overall noise and bustling environment throughout the day and night.

4. Floor Plans No changes are proposed to the floor plan of this property in this application for change of use. Please refer to the floor plan drawing. The floor plan is characterised by an open plan kitchen, living room and dining room, bathroom and there are two bedrooms, both doubles, one with en suite. The electrical and gas components are located in the hallway cupboard.

5. Safety Standards

5.1 Electrical Inspection and Condition Report (EICR) The property has a current EICR which is to be renewed every five years.

5.2 Portable Appliance Testing (PAT) The property has a current PAT which is renewed annually.

5.3 Gas Safety Certificate (GSC) The property has a current GSC which is renewed annually.

5.4 Fire Risk Assessment (FRA) The property has a current FRA which is renewed annually. There is a fire escape plan provided in the welcome information provided to guests at the property along with a fire extinguisher and blanket kit.

5.5 Smoke Alarm Testing Smoke alarm testing is conducted annually.

5.6 Holiday Let Insurance The property has a current holiday let insurance policy covering buildings, contents and public liability.

- **6. Management & Control** The property is managed by family owned, Perth based, business Deans Retreats. I, Mrs Margo Deans, am an owner of the business. I have been managing 8 luxury Short term rental properties within Perth for over 5 years with an exemplary record. We advertise on online platforms Booking.com and AirBNB. With Airbnb we hold Superhost status across all properties where we must meet very strict criteria and must hold a 4.8 / 5 minimum across the board on all aspects of the properties. We have managed to maintain this over 554 reviews and this is reviewed quarterly. I have submitted below an image to support this. On booking.com we hold on average 9/10 across all properties. Both of these websites are very meticulous with their screening of potential guests and help avoid potential problem customers. They assist in putting in ID verification of individuals, minimum age requirements (24 years and

above), taking large damage deposits and issuing our strict terms and conditions policy that they must sign and agree to. Only established Airbnb / Booking.com profiles can book automatically without a further screening process taking place from ourselves. This allows us to further vet potential clients and search for any red flags. These measures greatly reduce the risk of any issues with guests for neighbours and our property.

Our target market is tourists and working guests that have requirements to work away from home. Over the years we have managed to acquire a large number of corporate clients that regularly require short term accommodations. They include insurance clients, trade companies, builders and other service providers. These types of guests are longer term, typically staying for one month to 3 months in duration. All of our properties listed have undergone significant cosmetic renovations including new kitchens, bathrooms, decorating and flooring. New furnishings have also been supplied that meet fire safety requirements.

A link to the Airbnb advertisement:

https://www.airbnb.co.uk/rooms/22934910?preview_for_ml=true&source_impression_id=p3_1687788829_CpZGb1HYqF991byu

6.1 Immediate Neighbors The immediate neighbors within the same block have been provided with my personal contact details so that any issues at the properties can be reported, managed and resolved to an acceptable standard. I am in regular contact with residents to discuss management of the development, any issues or improvements that can be made. We put the happiness, safety and well being of neighbors on a par with guests, understanding that if they are happy it also makes the running of our business a lot easier. Specifically immediate neighbors have been briefed on the following:

6.1.1 Noise Management Plan

Premise	<p>Type: Short Term let</p> <p>Music: Music may be played internally via speaker</p> <p>Noise Source: Television, Music, People arriving or leaving, Cleaning</p>
Objectives	<ul style="list-style-type: none"> • Minimise impact on local residents and prevent public nuisance • Identify noise sources and acceptable noise levels • Steps to manage and control noise • How noise will be monitored • Respond to complaints of unacceptable noise

<p>Noise Sources</p>	<ul style="list-style-type: none"> • Speaker in living rooms: Located away from any windows and doors. Guidance issued to all guests via e-mail and in Guest Information booklet that speakers only to be used between 10am and 10pm. Wired in to prevent moving around premise and set with limiter of 75 Decibels maximum. Bass turned to lowest point. Minut Noise detector used to aid in detection of recording of noise levels. If levels exceeded for more than 10 minutes, guests will be contacted immediately. Lower Threshold of 67 Decibels used from 10pm until 10am. • Television in living room: Located away from any windows and doors. Volume limit set on television. Bass turned to low. Minut Noise detector used to aid in detection of recording of noise levels. If levels exceeded for more than 10 minutes, guests will be contacted immediately. Lower Threshold of 67 Decibels used from 10pm until 10am. • General Waste and Recycling Bins: Cleaners will only be present between the hours of 10am – 3pm. They will fill bins when required between these times only when present at the property. Bin Collection is arranged via Perth and Kinross council non domestic waste team and works within their scheduled hours and done in conjunction with residential collections. • Guests Arriving and Leaving: Arrival times specified as between 3pm and 9.30pm. Departure times specified as between 7am and 11am to ensure minimal early or late disturbances.
<p>Noise Controls</p>	<p>Minut Noise Control: Use of Minut in all of our short term let properties. This allows us to set maximum thresholds for noise level at different times of day. We set a maximum level of 76 decibels during the day and a level of 67 decibels from 10pm until 10am. This device monitors noise takes a record of levels every minute throughout the day. If levels exceeded for more than 10 minutes we are automatically sent an alert where we then contact the guest immediately via phone call. If necessary I would visit the property. Further monitoring of noise level would continue and if resumes we would remove guests from the property.</p> <p>In the event that the guests are not cooperative the police will be engaged. Since inception there have been zero reports to police or council or had to remove any guests due to noise levels. Over the last two years of operation we have had a couple of communications of excess noise from neighbours. Since then we have installed Minut noise sensors which has helped greatly. We had one instance after this regarding noise level later in the evening. To counter this we discovered we can set different noise thresholds at different times of day. Since we tweaked this we have had no further issues regarding noise.</p> <p>All guests are made aware of this procedure in their booking terms and conditions and welcome information message.</p>

Communication of Complaints	All neighbours are informed of contact numbers to reach us on if required in any circumstance at any time. If a complaint occurs, this allows us to take immediate action. Guests will be contacted as soon as any complaint made. A review of our noise management plan will then be taken to see if there is a better solution to aid prevention going forward. Noise complaint will then be logged: Time, date and reason for complaint. Liase with person(s) making complaint and communicate steps taken to neutralise and/or improve going forward.
Management Responsible	I, Margo Deans, am solely responsible for the sources of noise. Guests and neighbours are provided with my contact details. I have set noise level thresholds and times with the aid and recommendations of the council.
Noise Management Plan Evaluation	We will continue to review our noise management plan annually and / or in the event of any complaint.

6.1.2 Antisocial Behavior Zero antisocial behavior complaints have been reported since inception. Immediate neighbors have been advised to report any alleged antisocial behavior from the property. It is important that this is done so that other immediate neighbors are not disturbed. I will assess the complaint and if appropriate we will contact the guests to issue a warning. If alleged antisocial behavior continues I would then visit the property to assess the situation. If it is confirmed that there is antisocial behavior the culpable guests will be asked to leave the property. In the event that the guests are not cooperative the police will be engaged.

6.1.3 Illegal Behavior There have been no reports of illegal behavior since inception. Immediate neighbors have been advised to report any alleged illegal behavior from the property. I would then visit the property to assess the situation. If it is confirmed that there is antisocial behavior the culpable guests will be asked to leave the property. In the event that the guests are not cooperative the police will be engaged. Since inception we have no reports to police or had to remove any guests due to illegal behaviour.

6.2 Maintenance & Site Management: The grounds maintenance is conducted fortnightly via a factor. This includes mowing and edging of lawn, weed killing and hedge trimming. We have a factored communal gardener who looks after all of the properties. The proud presentation of our properties is an advantage to our immediate and adjoining neighbors. Internal maintenance is very minimal given the extensive renovation upgrade works that have been conducted inside. Key collection is from Deans Restaurant, Wednesday – Sunday. When Deans Restaurant is closed, Monday & Tuesday, guests contact one of the team directly on the contact details provided and meet at the property.

6.3 Cleaning and Linen Change overs are handled by myself, we have 1 dedicated cleaner to each property. The lack of third party management means that any issues can be addressed immediately by the applicants. Cleaning takes place at the end of each stay. A very high standard of cleanliness and hygiene is always maintained at this property. All cleaning apparatus, supplies and materials are kept on site in a dedicated housekeeping storage room so as to reduce foot traffic to the main door access.

Cleaning hours of the property are always between the hours of 10am – 3pm. All linen is cleaned and pressed off site and clean linen is stored on site in the dedicated housekeeping storage room. This eliminates the use of washing machines, dryers, and clothes lines at the property.

6.4 Waste & Recycling Control There is a designated bin refuse area in the car park. All bins have been appropriately labeled 'General Waste', 'Paper and Cardboard, Plastic Bottles & Drink Cans' and 'Glass.' As Perth and Kinross do not offer glass recycling as standard, we have installed a glass recycling bin at our expense which we have encouraged all neighbours to make use of in an effort to recycle even further. We have noticed a great uptake on this and almost fill a bin per monthly uplift. We provide a welcome message on the morning of arrival to guests to inform of our recycling practices and have signage above internal and external bins showing our local councils recycling practices, this information is also displayed in the Guest Information guide. After contacting PKC Waste Management Team for any further recommendations, internal glass and mixed recycling bins have also been installed. This enhances recycling efforts and reduces contamination. Any bins that are contaminated are privately uplifted at our personal expense. We train housekeeping to check all bins for any contamination after each stay. Due to our expected occupancy rate throughout the year of 60% with an average of 3 persons we find that there is no increase in waste in comparison to the average household.

6.5 Parking There is one parking space for the property in the main car park area. All spaces are clearly numbered to avoid any confusion. Due to the central location, many guests travel by train and can either walk or take a short taxi to the property.

7 Policy Approach & Guidance to Development

Included are commentaries made upon most recent local and national planning policies which provide relevance to the change of use of residential accommodation to the short term let visitor accommodation. These policies typically deal with tourism as a whole rather than focusing on change of use specifically.

7.1 Perth City Development Plan 2020-2040

Perth City Development Plan published August 2019, presents key objectives and goals to be considered in achieving growth within the city. None of the policies directly deal with the conversion of residential properties to visitor accommodation, although some policies have relevance for this application:

Page 15: By 2025 the new cultural/heritage attractions will be open and attracting 100,000 visitors a year. By 2030 Perth will be Scotland's leading city for active travel. The volume and value of business and leisure tourism in the city will have doubled.

Page 28: Together, the new cultural/heritage attractions and an improved accommodation offer should help to double the volume and value of tourism in Perth by 2029.

Page 38 A lack of ambition has held Perth back, but that is changing fast and Perth is increasingly recognised as a leader in fields ranging from clean energy and active travel, to culture-led regeneration and the smart city.

As Perth plans to grow tourism exponentially over the next 5-10 years, one of the key objectives identified to sustain this is the need for improved accommodation offering. Thus far Deans Retreats property portfolio has grown year on year solely focussing on the operation of high quality luxury accommodation to the centre of Perth. As a relatively new, ambitious business, we hope to grow with Perth and work hand in hand in becoming Scotland's leading city for active travel.

7.2 Perth and Kinross Council Website: Do I need planning permission for a short term let

PKC website directs us toward gov.scot publication, Short Term Lets: planning guidance for hosts and operators. This guidance provides a framework to show requirements needed to be met for a successful change of use planning application for a short term let.

1.4 The Scottish Governments purpose in the regulation of short term lets is to ensure the local authorities have appropriate powers to balance the needs and concerns of their communities with wider economic and tourism interests.

1.5 The Licensing scheme aims to ensure short term lets are safe and address issues face by neighbours as well as assisting in complaints effectively.

1.6 The licensing scheme is complemented by powers^[3] for local authorities to designate control areas. The purpose of control areas is to help manage high concentrations of secondary letting, to restrict or prevent short-term lets in places or types of building where it is not appropriate; and to help local authorities ensure that homes are used to best effect in their areas.

2.19 Guest Arrivals and departures: Safety and noise Impact on neighbours

2.21 Impact of other residents in flatted buildings: Safety of residents, security of the building and guest access to communal areas.

2.22 Likely frequency and intensity of noise or otherwise unsociable behaviour

2.23 Impact on public service and residents amenity: Household waste levels, parking pressures, noise and disturbance levels.

2.25 Cumaltive impact on the character and amenity of a neighbourhood

2.28 Number of people staying

From 1.6 it is assumed that Perth City currently faces no issue with high concentration levels of short term let properties as no control area designated. With local authorities given power of balancing economic growth and expansion of tourism offering, it is a fine balancing act to ensure all parties are content. This framework assists in ensuring both the community and tourism are appeased. The communities and neighbours are kept safe, amenity unchanged, normal disturbance levels and the overall area character undiminished.

7.3. The National Planning Framework for Scotland 3 (NPF3)

NPF3 represents a spatial expression of the Scottish Government's aspirations for sustainable economic growth in Scotland over the next 20-30 years. It sets out at national level, the Scottish Government's strategy for the country's development, in terms of how we are to develop our environment and includes development proposals identified as schemes of national importance. Whilst it is not prescriptive, NPF3 will form a material consideration when determining applications and, as such, will be a consideration in determining the application for any proposed development. Of particular relevance to this proposal therefore is:

paragraph 1.7 This recognises tourism as one of Scotland's key economic sectors.

With the vast majority of guests staying at the property subject to this application staying for tourism and/or work, NPF3 must be considered a material consideration for this application.

7.4. Scottish Planning Policy (SPP)

Scottish Planning Policy (SPP) (2014) is a statement of Scottish Government policy on land use planning. Where relevant to the current proposals, SPP recognises tourism as one of the "key sectors for Scotland with particular opportunities for growth". This is again relative to this application due to the types of visitors staying within the accommodation.

Conclusion

Deans Retreats, our company, was founded 4 years ago and provides luxury visitor accommodation to 1000's of visitors per year to Perth. Having owned Deans Restaurant for the last 17 years, which has a client base travelling from all over Scotland, we found that guests struggled to find high quality housing within the city centre. The lack in luxury accommodation is our unique selling point and how our business was born. We believe the offering across all of our properties provides an incentive and encourages staycations, workers and tourists into Perth city centre. In turn, assisting in driving much needed footfall and spending into the local businesses throughout the week. The successes of our business model has allowed us to reinvest in Perth meaning continued growth of our visitor accommodation offering during a very difficult economic climate. We now operate multiple properties which can be viewed on our website at www.deansretreats.co.uk This is now my main occupation and also allows us to employ 4 others full time with further hires forecast this year.

The move to see the short term let industry better regulated is a move supported by us. Having received encouragement from individuals within Perth and Kinross planning department, we see this as a positive move to improve the overall standard of accommodation provided whilst eliminating mismanaged offerings. It is our contention that the proposed change of use of this property will provide a sustainable function going forward that can contribute to Perth's important tourist economy and reputation as a food, drink, creative and cultural destination. If the application is approved, 14 Monart Road, will continue to be an important asset to the city's wider tourism landscape.

Taking all the aforementioned into account, it is hoped that the officers will be able to support this application, as it is considered to successfully address all aspects guidance 7.2 discusses, whilst meeting local and national (SPP & NPF3) objectives with no material considerations apparent which outweigh these plans. It is hoped this justification statement also provides an insight into the great deal of care and diligence we take and respectfully request recommendation for approval.



[Edit](#)

556 reviews

From guests · 554 From Hosts · 2



Margo

Superhost

554

Reviews

4.75 ★

Rating

6

Years hosting

Speaks English

Lives in Perth, United Kingdom

We have a passion for creating amazing spaces for all of our guests to the Perth area. We now buy properties under very strict criteria so that we can offer our visitors the very best accommodation and facilities. We insure all of our rentals are stylish, in great locations and easily accessible to offer you a home from ho...

[Read more](#)



June 2023

Great flat and would happily stay again. Host very helpful and responsive.

Translated from English



June 2023

Very nice and clean apartment in downtown Perth. I would return to stay here.

Translated from English



June 2023

Cannot fault the apartment. It was as described and the hot tub was a lovely bonus.

Translated from English

Dear Guest

Welcome to our apartment, we hope you have a comfortable stay and enjoy all that Perth has to offer. To make your stay special and memorable, we have listed some of the local attractions and list of our favourite hot spots to visit:

The address of the apartment is:

14 Monart Road

Perth

PH1 5US

Parking: There is 1 free parking spaces marked number 14 in the car park.

Check out is between 7am - 11am.

Emergencies

In the event of medical emergencies, call 999 or NHS 111 if it is not an emergency and out of surgery hours. Perth Royal Infirmary, which has an A & E department, is a 5 minute drive away on Jeanfield Road. A First Aid Kit can be found in the Kitchen Cupboard beside the fridge.

In the event of a fire within the apartment there is a fire blanket and extinguisher located in the kitchen cupboard unit beside the fridge freezer. Only attempt to extinguish the fire when safe to do so. If not safe, follow the emergency exit signs and exit the property via the front door or rear door of the building and dial 999. In the event of the fire not in the apartment but in the same building, please evacuate the property in the same manor and call 999 for the fire brigade.

Heating and Hot Water: We have an underfloor heating system which we have programmed to maintain 20 degrees at all times throughout the house. The hot water is a tank system and automatically refills the tank when emptied.

Sofa Bed Bedding: The sofa bed in the living room holds the bedding inside. Simply lift up the long part to access this. There is a pull handle on the front of the sofa to pull out the double bed area.

Wifi: [REDACTED]

Password: [REDACTED]

Sonos Speaker: Please keep volume low and respect neighbours. To use, please ensure you are connected to the Wifi. You must download the Sonos S2 app on you mobile phone. It will then ask you to join a network. Join the network and then search for your desired song. **Please ensure music is off from 10pm.**

Waste & Recycling

Please dispose of your rubbish. The bins are located in the car park. Red Bin is for Glass Waste, Blue Bin is for paper and card items, Grey Bins is for plastics, cans and cartons, Green Bin is for general waste.

We hope the apartment is equipped with everything you need. If you require any assistance during your stay, please do not hesitate to call.

Margo [REDACTED]

Lee [REDACTED]

House Rules

Please have fun, relax and enjoy yourselves.

Remember this is a residential area and have neighbours above and either side of the building. They are all very pleasant and aim not to offend them, so we respectfully ask you to keep noise to an acceptable level and quiet times from 10pm and 7am.

This is a pet free apartment.

There should be no more than 6 persons in the apartment. Parties are not allowed and is stated in your booking agreement.

There is no smoking or vaping permitted. If you smoke, please do so outside and dispose of in the nearest bin or ash tray and not in the street.

There is a washing machine / dryer located in the hallway cupboard.

There is also a dishwasher in the kitchen. The accommodation is self catered so please ensure the kitchen is left clean and tidy. Wash any dirty dishes, cutlery or utensils.

We fully understand that accidents do happen, if anything does get broken, please inform us to enable us to replace it before the next guests arrives.

We hope you enjoy your stay.

Damage Deposit

We set a damage deposit in place automatically with Airbnb, Booking.com and via Direct bookings to help prevent damages, smoking or excessive cleaning in the property. Upon booking you have agreed to our property terms and conditions. We understand accidents to happen and hope you feel comfortable to let us know in the event of any. Here is a list of potential but not exhaustive deductions or loss of deposit:

Smoking/ Drug Use

Please no smoking of any kind within the property. The smell is very difficult to remove and unfair to potential guests staying after you.

Excessive Noise

We have a Noise Sensor fitted to ensure noise levels are kept appropriate for the enjoyment of both you and the neighbours within the building. The Threshold is set to a maximum of 80 decibels between 10am – 10pm, there after reduced to 70 decibels. Guests will be contacted in the event of exceeding this, if the issue is not resolved you may be asked to leave the property.

Extra Cleaning

We ask guests to remove all waste and dispose of it in the appropriate recycling bins outside. We employ cleaners to assist in the general cleanliness of the property, however they are not employed to tidy mess or do dishes. Bin bags and dish washing materials are provided. Any cleaning over and above the norm will be chargeable.

Damages

General damages will be treated case by case depending on if possible to repair or replacement needed.

