

LRB-2023-37

23/00581/FLL - Change of use of flat to form short-term let accommodation unit, Flat 4, 38 Bonnethill Road, Pitlochry, PH16 5BS

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS *(part included in applicant's submission, pages 457)*



Ms Lorraine Currie
4 38 Bonneathill Road
Pitlochry
PH16 5BS

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **28th July 2023**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/00581/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 30th May 2023 for Planning Permission for **Change of use of flat to form short-term let accommodation unit Flat 4 38 Bonneathill Road Pitlochry PH16 5BS**

David Littlejohn
Head of Planning and Development

Reasons for Refusal

- 1 The proposed change of use is contrary to Policy 30: Tourism (part e) of National Planning Framework 4 (2022) and Policy 1A: Placemaking of the Perth & Kinross Local Development Plan 2 (2019) as the proposal involves the loss of a residential unit to short term let accommodation within an area which is subject to a high saturation of holiday accommodation, relative to the potential total housing stock. The loss of such a mainstream housing unit will have a negative impact on the amenity of the area and the loss of the accommodation has not been outweighed by any demonstrable local economic benefit.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

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
04

REPORT OF HANDLING

DELEGATED REPORT

Ref No	23/00581/FLL	
Ward No	P4- Highland	
Due Determination Date	29th July 2023	
Draft Report Date	27th July 2023	
Report Issued by	JC	Date 27th July 2023

PROPOSAL: Change of use of flat to form short-term let accommodation unit

LOCATION: Flat 4 38 Bonnethill Road Pitlochry PH16 5BS

SUMMARY:

This report recommends **refusal** of the application 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 application is for the proposed change of use of a first floor flatted dwelling to a short term let accommodation unit in Pitlochry Town Centre and Conservation Area. The flat is accessed via a communal entrance and stairwell, and the property is within an area subject to medium river flooding risk.

SITE HISTORY

87/00954/FUL Change of use from Hotel Annex to 4 Flats at Struan House
24 August 1987 Application Approved

Adjacent property at Flat 2, 38 Bonnethill Road

22/02116/FLL Change of use of flat to form short term let accommodation unit
(in retrospect)
14 March 2023 Application Approved

PRE-APPLICATION CONSULTATION

Pre application Reference: None

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

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 7: Historic Assets and Places

Policy 13: Sustainable Transport

Policy 14: Design, Quality and Place

Policy 22: Flood Risk and Water Management

Policy 27: City, Town, Local and Commercial Centres

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 principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 10: City, Town and Neighbourhood Centres

Policy 28A: Conservation Areas: New Development

Policy 52: New Development and Flooding

Policy 56: Noise Pollution

Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

- [Supplementary Guidance - Developer Contributions & Affordable Housing](#) (adopted in 2020)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

OTHER POLICIES

Non Statutory Guidance

- [Conservation areas](#)
- [Planning Guidance – Short Term Lets](#) (draft – public consultation under way)

NATIONAL GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, 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 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

Creating Places 2013

Creating Places is the Scottish Government's policy statement on architecture and place. It sets out the comprehensive value good design can deliver. It notes that successful places can unlock opportunities, build vibrant communities and contribute to a flourishing economy and set out actions that can achieve positive changes in our places.

Designing Streets 2010

Designing Streets is the policy statement in Scotland for street design and changes the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles. It was created to support the Scottish Government's place-making agenda, alongside Creating Places.

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.

CONSULTATION RESPONSES

Internal Consultees

Communities Housing Strategy - NPF4 Policy 30: states that Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits

The Local Housing Strategy 2022-27 includes an action to develop planning policy through the Local Development Plan 3 where appropriate for STL Control Areas.

The postcode district level of saturation of potential short-term lets for PH16 is 12.0% and above the level at which it may be considered appropriate to introduce a control area in order to help manage high concentrations of Short-Term Lets where it affects the availability of residential housing or the character of a neighbourhood.

Environmental Health (Noise Odour) – No objection, subject to informative regarding short term let licensing.

REPRESENTATIONS

0 representations were received.

Additional Statements Received:

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	Habitats Regulations AA Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	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 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is relevant and requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated conservation area.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

The proposal seeks to change the use of an existing first floor flat in Pitlochry Town Centre and Conservation Area to a short term let. The primary policy in this instance is NPF4 Policy 30(e): Tourism, as there is no specific LDP2 policies relating to Short-

Term Let accommodation, particularly where changes of use of existing properties are concerned.

As such, LDP2 Placemaking Policies 1A and 1B have relevance for a proposal of this nature, as does Policy 10: City, Town and Neighbourhood Centres which promotes the retention and development of housing and other uses which are compatible with the existing city or town centre uses.

NPF4 Policy 27: City, Town, Local and Commercial Centres also promotes proposals which improve the vitality and viability of such centres.

Specifically, NPF4 Policy 30(e): Tourism states that Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

The postcode district level of saturation of potential short-term lets (STLs) for PH16 is 12.0% and above the level at which it may be considered appropriate to introduce a control area in order to help manage high concentrations of STLs where it affects the availability of residential housing or the character of a neighbourhood.

In respect of criterion (i) of NPF4 Policy 30(e), the proposed use of the property as a short term let would not be significantly different from a flat in terms of its physical appearance, the extent of guest footfall or noise emanating from the property, so long as good management practices are in place.

However, a high turnover of guests at properties served by communal stairwells has the potential to increase disturbance to neighbouring residents within the same building. In addition, the cumulative impact of such short term let accommodation proposals can adversely impact the mixed-use character of town centres such as Pitlochry by further eroding the residential component of that mix of uses which is crucial for the viability and vitality of the centre.

In respect of criterion (ii) of NPF4 Policy 30(e), the proposal would result in the loss of a flat to short term let accommodation in the PH16 postcode area which is already subject to a proliferation of holiday accommodation, as evidenced in the Housing Strategy Team consultation response. This in turn would adversely impact the availability of residential accommodation locally. There are undoubtedly economic benefits associated with the proposal, not least to the applicants themselves and to local businesses who benefit from the custom of guests, but these do not necessarily outweigh the loss of residential accommodation in this instance.

The proposal therefore conflicts with NPF4 Policy 30(e) Tourism, and the intent of LDP2 Policy 1A: Placemaking. The principle is therefore unacceptable.

Residential Amenity

NPF4 Policy 14: Design, Quality and Place and LDP2 Policies 1A: Placemaking, and 10: City, Town & neighbourhood Centres support proposals and the retention of housing or other uses on upper floors which contribute positively to the quality of their surroundings and which are compatible with the amenity and character of the surrounding area. It is acknowledged that short term lets can result in additional levels of disturbance and noise concerns. Environmental Health officers note however that the main avenue to regulate such matters is via the separate licensing regime.

In this instance, the modest one bedroom size of the property is such that the levels of comings and goings from a proposed short-term let accommodation is unlikely to be significantly different from its existing lawful residential use.

It could be argued that the potential for disturbance to neighbouring residents within communal access spaces from cumulative short term let accommodation would be incompatible with the intent of the above policies. Officers are however mindful that a recent planning decision ref: 22/02116/FLL for a retrospective short term let within Flat 2 of the same building did not find issue in terms of residential amenity. In the interests of taking a reasonable and consistent approach across both planning applications, concerns of residential amenity shall not form part of the refusal reasons for this application.

Roads and Access

The proposals raise no access or parking concerns in light of the town centre location and associated access to public transport options in the form of bus stops and the railway station. Car parking is also available nearby. In these respects the proposal accords with NPF4 Policy 13 and LDP2 Policy 60B.

Drainage and Flooding

The proposal site is subject to a medium probability of flooding. However, the proposed change of use of an existing first floor flat would not increase vulnerability to flood risk on this site. As such, the proposal is acceptable in terms of NPF4 Policy 22 and LDP2 Policy 52.

Conservation Considerations and Visual Amenity

As no external works are proposed, the change of use will have no direct impact on the physical appearance of the property. However, it could be argued that the cumulative impact of short term let accommodation, as evidenced in the Housing Strategy Team's consultation response, has an adverse impact on the established character of the Conservation Area.

Other Material Considerations

There are two key material matters to be considered in this instance. The first of these is the recently published Draft Planning Guidance on Short Term Lets which is currently subject to consultation. The second matter is the recent planning decision

which granted approval for a short term let accommodation at Flat 2 at 38 Bonnethill Road, which is downstairs from the current application property.

Draft Planning Guidance on Short Term Lets

Draft planning guidance on short term lets (STLs) has recently been produced due to concerns expressed over the impact of STLs on services, local business staffing and expansion, as well as housing affordability. The consultative draft acknowledges that while short-term lets can bring economic benefits to the host and local areas, this must be balanced against the impact the loss of that residential property has on the availability of housing for local people, and in particular access to affordable housing.

The draft guidance further states that planning permission will **not be** granted unless the following criteria are met:

1. The proposal is for the extensive refurbishment of a long-term empty residential property which will bring the building back into active use;
2. The proposal relates to a residential property with four or more bedrooms as this stock is considered less significant in terms of housing needs assessments;
3. It can be demonstrated that the residential property has been operating as a short-term let for more than 10 years and is therefore exempt from planning enforcement action;
4. It can be demonstrated that the proposal for the change of use to short-term let is part of a diversification scheme to support an existing Perth and Kinross business within the same landholding.

Additionally, that – ***in all cases***, properties **must have their own door to the street** to reduce the risk of adverse impact on the amenity of neighbouring residents. Proposals must also comply with all relevant LDP2 policies, in particular Policy 1A: Placemaking, which requires that Development must contribute positively to the quality of the surrounding built and natural environment.

While this non-statutory guidance is currently open to comment and not yet adopted (anticipated by September 2023), it forms the most up-to-date indication of Council policy intent on the matter, and as such, is a material consideration in addition to other policy factors and supplementary guidance in the assessment of the proposals.

It is evident in this instance that the proposed change of use does not accord with the draft guidance specifically in terms of the key criteria or in having its own access direct to the street. This conflict with draft guidance aligns with the officer assessment of the proposal against adopted policy including NPF4 Policy 30 and LDP2 Policy 1A as discussed earlier in this report.

Planning History within the same building

It is further noted that ground floor Flat 2 within 38 Bonnethill Road was granted retrospective planning permission for short-term let accommodation on 14 March 2023, having been in such use since 2018. However, two recent matters have arisen since that planning decision which must be considered in addition to the planning history. The first of these was the emergence of new evidence in the form of the

Council's Housing Strategy Team's data on postcode district level of saturation of potential short-term lets across Perth and Kinross. This has shown a high proportion of the potential housing stock in the PH16 postcode as being in holiday accommodation use. The second matter which has arisen is the publication of the draft planning guidance which is currently subject to public consultation as discussed earlier in this report.

Planning Balance

Officers consider that in isolation, the recent planning history of a site and neighbouring properties will usually attract significant weight where such proposals are similar to the planning application being assessed. However, in this instance, the evidence compiled by the Housing Strategy Team in respect of the proliferation of short term let accommodation in the PH16 postcode has emerged since the planning decision at Flat 2. This in turn attracts significant weight within the assessment of NPF4 Policy 30(e), and therefore outweighs the planning history whose weight is reduced to moderate within the planning balance. Furthermore, the recent publication of Council draft planning guidance in respect of Short Term Lets is also notable and indicates the Council's intent in exercising greater control over Short Term Let accommodation going forward. As that draft guidance is not yet adopted and subject to ongoing consultation, it attracts less than moderate weight within the overall planning balance.

As such, officers consider that in this instance, the overall planning balance is tilted towards a refusal recommendation, specifically that the proposal fails to accord with both NPF4 Policy 30(e): Tourism and LDP2 Policy 1A: Placemaking.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The economic impact of the proposal is likely to be limited to guest expenditure in the local economy.

VARIATION OF APPLICATION UNDER SECTION 32A

This application was not varied prior to determination, in accordance with the terms of section 32A of the Town and Country Planning (Scotland) Act 1997, as 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.

Conditions and Reasons

- 1 The change of use is contrary to Policy 30: Tourism (part e) of National Planning Framework 4 (2022) and Policy 1A: Placemaking of the Perth & Kinross Local Development Plan 2 (2019) as the proposal involves the loss of a residential unit to short term let accommodation within an area which is subject to a high saturation of holiday accommodation, relative to the potential total housing stock. The loss of such a mainstream housing unit will have a negative impact on the amenity of the area and the loss of the accommodation has not been outweighed by any demonstrable local economic benefit.

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

None relevant.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01
02
04



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 100624525-001

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 from own dwelling house to short term let accommodation

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

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="Ms"/>	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="Lorraine"/>	Building Number:	<input type="text" value="4"/>
Last Name: *	<input type="text" value="Currie"/>	Address 1 (Street): *	<input type="text" value="38 Bonnethill Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="07765402944"/>	Town/City: *	<input type="text" value="Pitlochry"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH16 5BS"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="lorrainecurrie0@gmail.com"/>		

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="FLAT 4"/>
Address 2:	<input type="text" value="38 BONNETHILL ROAD"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PITLOCHRY"/>
Post Code:	<input type="text" value="PH16 5BS"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="758170"/>	Easting	<input type="text" value="294041"/>
----------	-------------------------------------	---------	-------------------------------------

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

60.00

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)

Private dwelling used and owned by myself

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)

Currently use recycling and general waste bins as currently staying in the property.

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~~ B - 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: Ms Lorraine Currie

On behalf of:

Date: 08/04/2023

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 principal 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. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: Ms Lorraine Currie

Declaration Date: 09/04/2023

Payment Details

Online payment: 013881

Payment date: 13/04/2023 19:03:29

Created: 13/04/2023 19:03

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013

CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than **myself/the applicant*** was owner 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 application.
- (2) None of the land to which the application relates constitutes or forms part of agricultural land.

Signed:

On behalf of:

Date:

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) ~~The applicant has*~~ served notice on every person other than ~~the applicant*~~ who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice
Sandra McLaren Stewart	Flat 1 38 Bonnethill Road Pitlochry	28th May 23
Anja Lumsden	Flat 2 38 Bonnethill Road Pitlochry	28th May 23
Ronald Ballard	Flat 3 38 Bonnethill Road Pitlochry	28th May 23

- (2) None of the land to which the application relates constitutes or forms part of agricultural land

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and ~~I have/~~ **I have/the applicant has*** served notice on every person other than **myself/the applicant*** who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name	Address	Date of Service of Notice

Signed:

Lorraine Currie

On behalf of:

Date:

30/05/23

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

- (1) ~~I have~~**The applicant has*** been unable to serve notice on **every** person other than ~~myself~~**the applicant*** who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates.

or

- (2) ~~Il hhave~~**the apppliceant has*** been unable to serve notice on **any** person other than ~~myself~~**the applicant*** who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates.

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

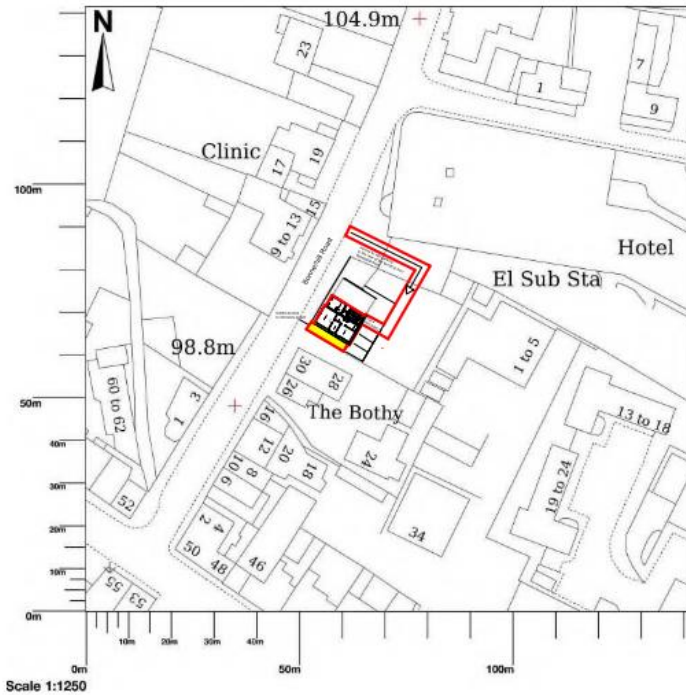
or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and ~~I have~~**the applicant has*** been unable to serve notice on any person other than ~~myself~~**the applicant*** who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant.

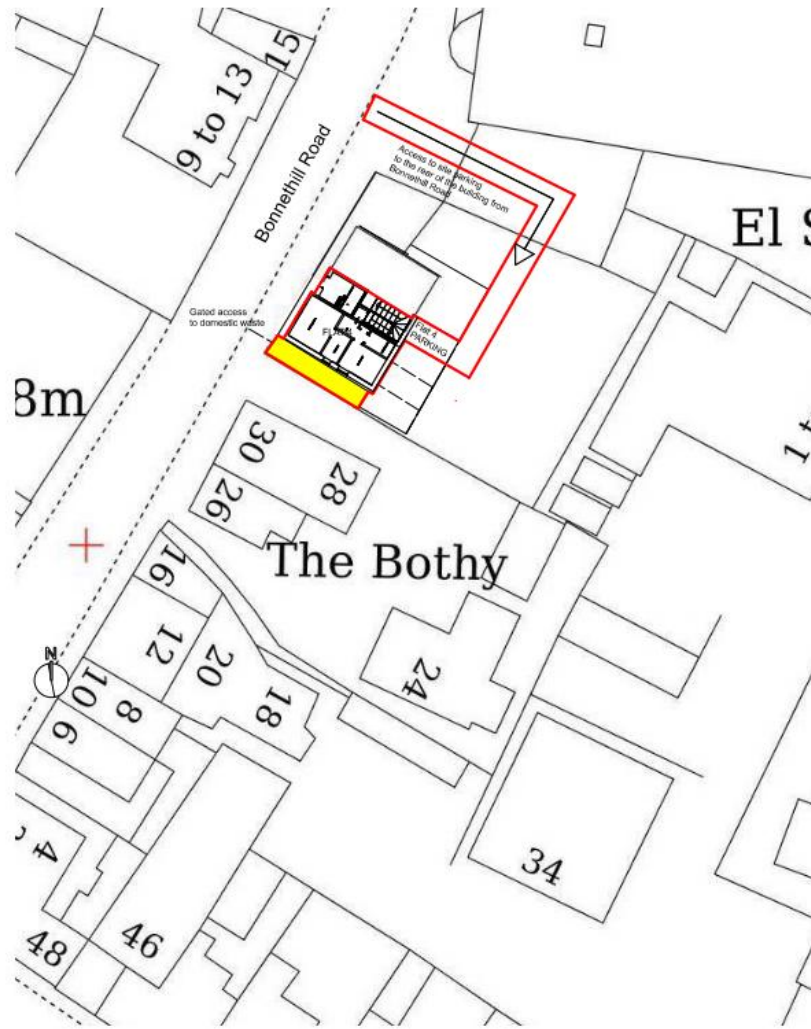
or

- (5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding ~~I have~~**the applicant has*** served notice on each of the following persons other than ~~myself~~**the applicant*** who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name	Address	Date of Service of Notice



LOCATION PLAN SCALE 1:1250



BLOCK PLAN SCALE 1:500

PLEASE NOTE:
THE PROPOSED
RED SITE
BOUNDRY
INCLUDES
COMMUNAL/
ACCESS AREAS



Unique plan reference: p4b/uk/869931/1175067

	w: www.vu-3.co.uk e: interiorarchitects@vu-3.co.uk t: 0131 516 1807		DRAWING TITLE	A3	PROJECT	ADDRESS:	JOB NUMBER:	DESIGNER:	NOTES:	REV	DETAILS	DATE	DRAWING NUMBER
	LOCATION AND BLOCK PLAN		Change of use Planning Application from (class 9) to (class 7)		Flat 4, 38 Bonnerhill Road Pitlochry PH16 5BS		004036 DATE: 20/5/2023		A.G SCALE(S) 1:1250/500		PLEASE NOTE: THE PROPOSED RED SITE BOUNDRY INCLUDES COMMUNAL/ACCESS AREAS		1

Hello, I would like to add the following to my planning application:

1. Property is maintained to an extremely high standards (some photographs are attached).
2. Double glazing installed in the whole property.
3. Stairs and landings brushed and hoovered at least once a week.
4. The businesses immediately surrounding the property consist largely of restaurants, bars, which would all benefit from the activities of guests and positively support the local community.
5. No check-in allowed after 10pm or before midday.
6. We offer accommodation to relatives of locals if they have no means to put them up (new baby etc.).
7. There are hardly any apartments doing short term lets in the area.
8. It has private parking.
9. Guests have no access to the rear back garden.
10. We are on the first floor with guests passing 2 properties on the ground floor and therefore no impact to other properties.
11. The property is a 1 bedroomed house (double bed) and the maximum we take is 2 persons.
12. Currently have smoke, heat and carbon monoxide detectors installed.
13. I would require to employ a cleaner.

