

LRB-2023-30 - 23/00755/FLL – Change of use of flat to form a short-term let accommodation unit (in retrospect), 131 Atholl Road, Pitlochry, PH16 5AG

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/00755/FLL	Comments provided by	Stephanie Durning
Service/Section	Housing Strategy	Contact Details	Planning and Policy Officer [REDACTED]
Description of Proposal	Change of use of flat to form a short-term let accommodation unit (in retrospect).		
Address of site	131 Atholl Road, Pitlochry, PH16 5AG		
Comments on the proposal	<p>The proposal is for the change of use from residential to short-term let accommodation in the main thoroughfare of Pitlochry.</p> <p>Relevant NPF4 Policy 30: states that <i>Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:</i></p> <ul style="list-style-type: none"> <i>i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or</i> <i>ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits</i> <p>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.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	09.06.2023		

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 23/00755/FLL

Our ref DAT

Date 13 June 2023

Tel No [REDACTED]

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

23/00755/FLL RE: Change of use of flat to form a short-term let accommodation unit (in retrospect) 131 Atholl Road Pitlochry PH16 5AG

I refer to your letter dated 7 June 2023 in connection with the above application and have the following comments to make.

Environmental Health Recommendation

I have no objections to the application but recommend the undernoted informative be included in any given consent.

Comments

This application is for the change of use of a first-floor flatted dwelling at 131 Atholl Road, Pitlochry to a short term let accommodation unit. I note that this property has been utilised as a short-term let since 2021. The property is located in the town centre in a mixed residential/commercial area.

Holiday Accommodation

As the development is for a holiday accommodation unit, there is the potential for noise from the users of the properties to affect neighbouring residential properties, however due to the introduction of Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, these will be required to be licensed and noise conditions will form part of the licence.

Therefore, whilst I have no objections to the application, I would recommend the following informative be attached to any given consent.

Informative

Short Term Let

The applicant is advised that under The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, a licence is required to operate a short-term let. More information can be found at <https://www.pkc.gov.uk/shorttermlets>



Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/00755/FLL	Comments provided by	Lachlan MacLean Project Officer – Transport Planning
Service/Section	Transport Planning	Contact Details	TransportPlanning@pkc.gov.uk
Description of Proposal	Change of use of flat to form a short-term let accommodation unit (in retrospect)		
Address of site	131 Atholl Road, Pitlochry, PH16 5AG		
Comments on the proposal	<p>The applicant is proposing to a change of use from flat to short term let accommodation.</p> <p>There is no vehicle access for the property and no allocated parking spaces. No changes are proposed to allocate parking spaces for the property. Several bus services operate along the A924 through Pitlochry and the railway station is also within walking distance. On-street parking is currently available subject to restrictions.</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	20 June 2023		

