

LRB-2024-06 - 23/01106/FLL - Change of use of flat to form short-term let accommodation unit (in retrospect), 62 Monart Road, Perth, PH1 5UQ

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/01106/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 short-term let accommodation unit (in retrospect)		
Address of site	62 Monart Road, Perth, PH1 5UQ		
Comments on the proposal	<p>The application is for a change of use from a flatted dwelling to short-term let accommodation in a residential area of Perth city centre.</p> <p>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 PH1 is below 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.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	09.10.2023		

Development Management

From: David Gardiner [REDACTED]
Sent: 13 October 2023 20:34
To: Development Management
Subject: 23/01106/FLL

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I am a owner at [REDACTED] just to confirm. I object to the short term let at 62 Monart Road thank you.

Development Management

From: James Wallace [REDACTED]
Sent: 13 October 2023 08:20
To: Development Management
Subject: 23/01106/FLL

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I would like to oppose the application for short term let licence, for the apartment at 62 Monart road. PH15UQ. Despite the fact that most of the visitors to our numerous BnB residences in our immediate area are very pleasant, it is the fact that they are in residence for a very short period of time. This in turn leads to a 'careless attitude' with regard to parking ,and waste disposal for example. The neighbourhood should be a quiet peaceful area at all times , but at certain times at busy periods of ' moving in and moving out' on a daily basis it is anything but . Also between the tenants comings and goings there are cleaning staff with laundry bags etc.

James Wallace
[REDACTED]

Development Management

From: Elaine Connell [REDACTED]
Sent: 14 October 2023 11:58
To: Development Management
Cc: [REDACTED]
Subject: 23/01106/FLL (62 Monart Road) OBJECT

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Hi,

I [REDACTED] feel that short term lets are detrimental to other residents as it causes increased security risks with door keys and nuisance noise. There has also been issues with rubbish being incorrectly disposed of which will cause vermin problems. This development is a residential development and not a business one and I consider short term lets to be a business.

There is a lack of residential properties to rent to live in and a lot of that has to do with people buying to air b n b as a business.

Elaine Connell
[REDACTED]

Mr Chad Anthony Macnaughton (Objects)

Comment submitted date: Sat 14 Oct 2023

I would ask the decision makers to note the following.

1. The "Change of Use of Residential Property to Short-term let - Non-statutory Planning Guidance" was issued by the Council as a consultative draft on 31st May 2023. Within Appendix 2, it is stated that the National Planning Framework 4 sets out the policy framework for assessing planning applications and that Policy 30 Tourism (e) states that proposals for re-use as short term holiday letting will not be supported if - "The loss of residential accommodation is not outweighed by demonstrable economic benefits."

The Applicant has provided no evidence in the documents submitted to demonstrate that any local economic benefits will flow from the proposed change of use.

2. The Draft Guidance also specifies that permission will not be granted if the proposal results in the loss of a residential property, unless:

- a) The proposal includes the extensive refurbishment of an empty property; or
- b) the property has 4 or more bedrooms; or
- c) the property has been operating as a short term let for 10 or more years; or
- d) the proposal is part of a diversification scheme to support an existing business on the same property.

None of these exceptions relate to this proposal.

3. The draft guidance further notes that "in all cases, properties must have their own door to the street" to reduce adverse impact on neighbours.

This property has no direct access to the street as required by the policy but is accessed through a shared front door.

For these reasons, this application should be rejected as it fails to comply with the council's own planning guidance.

Development Management

From: Eduard Hari [REDACTED]
Sent: 15 October 2023 11:15
To: Development Management
Subject: 62 Monart Road

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Eduard Hari [REDACTED] i object for 62 Monart Road to be used for airbanb Reasons our parking space is regularly used by the overnight stayers also the rubbish is piling up in Monart Road the increased noise this is our residence we are happy to pay tax please do not overcrowd this very nice and peaceful area thank you Eduard Hari

Sent from my iPhone

Development Management

From: Michael Rodger [REDACTED]
Sent: 15 October 2023 18:05
To: Development Management
Subject: 23/01106/FLL 62 Monart Road

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Good evening,

My name is Michael Rodger and my address is [REDACTED]

OBJECT

May I register an objection to the above proposal to turn 62 Monart Road into an Airbnb.

The proposed use of various flats in Monart Road is increasing and if this is allowed how many more will we have to suffer?

Airbnb's are inevitably used by party goers at some stage resulting in an overflow of bottles in the domestic bin storage areas amongst other issues.

Secondly, there are already too many vehicles in this development and having 2, 3 or even 4 more vehicles will result in unacceptable parking on the road. I recently had a delivery van that couldn't get through to my flat because the existing parked vehicles prevented access past them. If a delivery van can't get through then an ambulance or fire engine won't be able to either.

Thirdly. Obviously if there are going to be parties the noise is likely to be excessive especially for the adjacent flats. Whilst I am not in this block my keeping quiet now may result in my objection(s) being too late when (potentially) future Airbnb's register their proposals nearer to home.

Rgds

Michael Rodger

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 23/01106/FLL

Our ref LRE

Date 17 October 2023

Tel No 01738 476462

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5G

Consultation on an Application for Planning Permission

23/01106/FLL: Change of use of flat to form a short-term let accommodation unit (in retrospect), 62 Monart Road Perth

I refer to your letter dated 9 October 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 that the undernoted informative is included on any given consent.

Comments

This application is for the change of use from residential flat to short term let accommodation unit in retrospect, the property has been used as short term let holiday accommodation since 2016 .

Air Quality

The application is located within Perth's Air Quality Management Area and the increase in traffic flow associated with the 2 bedroom short term let property is going to be negligible. The change of traffic flow from the STL will not be more than 100 Annual Average Daily Traffic (AADT) which is one of the criteria required to proceed to an Air Quality Assessment.

Therefore I have no adverse comments to make in relation to air quality.

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>

Development Management

From: Donalda Riddell [REDACTED]
Sent: 17 October 2023 11:32
To: Development Management
Subject: Ref: 23/01106/FLL

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Dear Sir/Madam

OBJECT. Ref: 23/01106/FLL.

We would like to strongly object to the retrospective planning application for 62 Monart Road. This area is a residential area with limited parking and communal access to flat blocks. I do not believe it conforms to the planning guidance for short term let's and would not like to see this area turning into an Airbnb hotspot.

Regards
Donald and Donalda Riddell



Sent from my iPhone

Development Management

From: Veronika Sitkei [REDACTED]
Sent: 19 October 2023 14:20
To: Development Management
Subject: Object

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23/01106/FLL 62 Monart Road

Comment: noise, not enough parking spaces

Running an Airbnb business in Monart Road is not part of the development plan.

Veronika Sitkei
[REDACTED]

**Comments to the Development Management & Building Standards Service
Manager on a Planning Application**

Planning Application ref.	23/01106/FLL	Comments provided by	Lucy Sumner
Service/Section	Planning & Housing Strategy	Contact Details	Development Contributions Officer: Lucy Sumner [REDACTED] Email: TESDevelopmentContributions@pkc.gov.uk
Description of Proposal	Change of use of flat to form a short-term let accommodation unit (in retrospect)		
Address of site	62 Monart Road Perth PH1 5UQ		
Comments on the proposal	I have no comments to make on this proposal in terms of the Developer Contributions and Affordable Housing Supplementary Guidance.		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	23 October 2023		

Development Management

From: Evelyn Kelly [REDACTED]
Sent: 23 October 2023 17:29
To: Development Management
Subject: 23/01106/FLL

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I object to the change of use of the flat to form a short-term let accommodation unit (in retrospect) for the following reasons:-

1. Noise, disturbing the peace of other residents in the block
2. Increased comings and goings by visitors and cleaners
3. Non compliance of accepted recycling in use of bins which will attract vermin
4. Limited allocated parking for residents and visitors and its potential misuse
5. This usage was not envisaged when individual properties were purchased.
6. Devaluation of other properties in the block and in nearby blocks.
7. I don't agree that businesses such as short term lets should be located within residential blocks of flats
8. The loss of a much needed long term rental flat to the local population.

Evelyn Kelly
[REDACTED]

Sent from my iPhone

Development Management

From: Evelyn Mackay [REDACTED]
Sent: 23 October 2023 19:45
To: Development Management
Subject: 23/01106/FLL

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23/01106/FLL : OBJECT

[REDACTED]

I wish to OBJECT to 62 Monart Road being given planning permission to become a permanent short-term let.

This property does not have its own entrance into the street. Monart Road is part of a residential development comprising of mainly 2-bedroom flats suitable for start-ups and single people, all grouped together on stairs with communal entrances. Short-term lets in such locations can be detrimental to the quality of life of other residents and cause landlords, [REDACTED] to lose good tenants.

Having short-term lets in Monart Road is not part of the development plan.

Evelyn Mackay

[REDACTED]

Development Management

From: Louise Shek [REDACTED]
Sent: 25 October 2023 12:47
To: Development Management
Subject: Planning applications in reteospect 62 Monart Road

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Ref 23/01106/fll

Louise shek
[REDACTED]

OBJECT -

residential block, don't feel appropriate for short stay

Already have an incident at no.62 where guest has left gas on and emergency team had to come and investigate at [REDACTED] to check the gas level. [REDACTED]

Thanks
Louise

Sent from [Outlook for Android](#)

Development Management

From: Kenneth Frew [REDACTED]
Sent: 26 October 2023 13:19
To: Development Management
Subject: 23/01106/FLL

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.

This is an OBJECTION:

I, Kenneth Frew [REDACTED] wish to OBJECT to #62 Monart Road, Perth being used as an Airbnb.

[REDACTED] are clearly fed up with people coming here on a weekly basis or in some cases a weekend basis only.

When this happens, the noise pollution rises considerably and after they leave, the bin collection area is left in an awful mess.

Thank you for letting me have a say in this matter.

Chelsea Allardyce

From: Janis Millar [REDACTED]
Sent: 26 October 2023 10:03
To: Development Management
Subject: 62 Monart Road, Perth. Ref 23/01106/FLL - OBJECTION TO PROPOSED CHANGE

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I write to object to the change of use proposed for the above apartment to a short term let.

Monart Road is a quiet, residential area enjoyed by its occupants as such. A short term let will change this due to an increased number of people moving in and out. Frequent change of tenants will bring uncertainty to the area and will alter the quietness and stability of the neighbourhood. Increased noise and pollution inevitably created by increased tenants coming and going will change the character of the area. Tenants will require to use shared hallways and entrance and exit doors which is not in keeping with the councils own policies and aspirations. Parking is already limited and is inadequate for the increase requirement a short term let is likely to bring.

[REDACTED] since the apartments were built and would be hugely disappointed if the settled nature of the area and its current positive attributes were to change.

I strongly object to the proposal.

Yours sincerely

Janis Millar
[REDACTED]

Mrs Michelle de Oliveira (Objects)

Comment submitted date: Fri 27 Oct 2023

This application has to be rejected for the following reasons:

- It is not in accordance with the development plan. This is a residential area.
- It has an unacceptable impact on the local amenity and character of the area. This is a residential area.
- The loss of residential accommodation is not outweighed by demonstrable local economic benefits.
- There are hotels nearby that usually have vacancies.

Mr Jose Panisse (Objects)

Comment submitted date: Fri 27 Oct 2023

This application has to be rejected for the following reasons:

- It is not in accordance with the development plan. This is a residential area.
- It has an unacceptable impact on the local amenity and character of the area. This is a residential area.
- The loss of residential accommodation is not outweighed by demonstrable local economic benefits.
- There are hotels nearby that usually have vacancies.

Chelsea Allardyce

From: Liam Brown [REDACTED]
Sent: 28 October 2023 10:52
To: Development Management
Subject: 62 Monart Road, Perth, PH1 5UQ - objection to planning permission for short-term let accommodation

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I hereby register my objection to 62 Monart Road being given planning permission to become a permanent short-term let.

The consequences of allowing this are predictable: increased traffic, more strangers coming and going, more noise [REDACTED] It would be very likely that rubbish would be inappropriately disposed of, exacerbating an already concerning vermin problem.

Any such development inevitably has a knock-on effect, resulting in a lack of community cohesion, a less stable and secure environment and generally making it a less attractive and less pleasant area to live. This could potentially devalue properties.

L. Brown,
[REDACTED]

Sent from [Mail](#) for Windows

Miss Karen Paterson Livingston (Objects)

Comment submitted date: Sat 28 Oct 2023

Residential areas are now flooded with air B&Bs which do not add to our neighbour hood .. issues with car parking , noise and if one is allowed leaves flood gates open for others . Sharing same stair ways , doors etc is infringing with privacy and security within shared access buildings .

(REDACT)

lack of rental properties for residents are a great concern . Perth has plenty hotels and B&Bs without affecting anyone's life's in which we have a right to live in peace and feel secure .

I really hope you take all my points into consideration as our title deeds within this development clearly states NO businesses and to my knowledge an Air B&B is classed as just that

Thank you

Chelsea Allardyce

From: Kenneth Mackay [REDACTED]
Sent: 28 October 2023 01:37
To: Development Management
Subject: 23/01106/FLL objection

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To who it may concern

23/01106/FLL

I wish to OBJECT to the above property associated with the above reference number. (62 Monart road, Perth).

Due to reasons given in a previous objection regarding another property in the same street. I do not believe letting short-term lets are beneficial for the neighbourhood and pose many factors, challenges and risks for long term occupants that do live in the area.

Kenneth mackay
[REDACTED]

