

**LRB-2024-16**

**23/01469/FLL – Change of use of flat to form short-term let accommodation unit (in retrospect), 8 Cathedral Street, Dunkeld, PH8 0AW**

**PLANNING DECISION NOTICE**

**REPORT OF HANDLING**

**REFERENCE DOCUMENTS**





Mr David McIntosh  
c/o Urban Rural Design Studio  
Jane Brewster  
Rotmell Farm  
Ballinluig  
Pitlochry  
PH9 0NU

Pullar House  
35 Kinnoull Street  
PERTH  
PH1 5GD

Date of Notice: **14th December 2023**

## **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT**

Application Reference: **23/01469/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 16th October 2023 for Planning Permission for **Change of use of flat to form short-term let accommodation unit (in retrospect) 8 Cathedral Street Dunkeld PH8 0AW**

**David Littlejohn**  
**Strategic Lead (Economy, Development and Planning)**

### **Reasons for Refusal**

1. The proposed retrospective change of use is contrary to Policy 30(e): Tourism of National Planning Framework 4 (2023) as the proposal would result in:
  - i. An unacceptable impact on local amenity and character of the area, and
  - 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 14(c): Design, Quality and Place and Perth and Kinross Local Development Plan 2 (2019), Policies 1A and 1B: Placemaking and Policy 17: (d) Residential Areas as the short-term let accommodation would adversely impact on the amenity of neighbouring residents and the short-term let use would not be compatible with the amenity and character of the surrounding predominantly residential area.

### **Justification**

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

## Notes

1. Records indicate that at least part of the proposed development site lies within a radon affected area where the measurement/monitoring of radon gas and the installation of mitigation measures may be required.

Further information on radon gas and the associated reports that can be obtained is available at [www.ukradon.org](http://www.ukradon.org) and at <http://shop.bgs.ac.uk/georeports/>.

2. The applicant is advised that the use of the property as a short term let should cease immediately to avoid formal enforcement action being considered.

**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](http://www.pkc.gov.uk) "Online Planning Applications" page**

Plan Reference

01

02

03

# REPORT OF HANDLING

## DELEGATED REPORT

Ref No	23/01469/FLL	
Ward No	P5- Strathtay	
Due Determination Date	15th December 2023	
Draft Report Date	14th December 2023	
Report Issued by	PB	Date 14 <sup>th</sup> December 2023

**PROPOSAL:** Change of use of flat to form short-term let accommodation unit (in retrospect)

**LOCATION:** 8 Cathedral Street Dunkeld PH8 0AW

### 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

The application is for a change of use of a two bedroomed residential flat to form short-term let accommodation. The flat is part of a 2-storey 5-window block probably dating back to around 1700-1730. The building is listed category B and within the Dunkeld Conservation on Cathedral Street.

The flat is located at ground floor level and accessed from the front. There is also a rear access from an area of garden. An upstairs flat is accessed via a back entrance through the area of garden and up a flight of external stairs.

### SITE HISTORY

23/01644/FLL Change of use of residential property to a short term let accommodation unit 4 October 2023 Application returned.

### 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 14: Design, Quality and Place  
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 17: Residential Areas  
Policy 28A: Conservation Areas:New Development  
Policy 30: Protection, Promotion and Interpretation of Historic Battlefields  
Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

### **Statutory Supplementary Guidance**

- [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#)  
(adopted in 2021)
- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

### **OTHER POLICIES**

#### **Non Statutory Guidance**

- [Planning Guidance - Planning & Biodiversity](#)
- [Conservation areas](#)
- [Short-term lets – Perth and Kinross planning guidance](#)

### **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

### **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**

### **Communities Housing Strategy**

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 PH8 is 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.

### **Conservation Team**

Category B listed building. No concerns regarding the impact on the listed building or its conservation area setting as the application relates to a change of use only with no proposed alterations to the building,

### **Environmental Health (Noise Odour)**

No objection. Informative note required with regard to licence requirements.

## **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	Submitted
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.

In this instance, section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. 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 primary policy in this instance is NPF4 Policy 30: Tourism, as there is no specific LDP2 policy relating to Short-Term Let accommodation, particularly where changes of use of existing properties are concerned.

LDP2 Placemaking Policies 1A and 1B are of relevance for the proposal and seek to ensure that proposals respect the character and amenity of a place. Policy 17 Residential Areas supports proposals that are compatible with a predominantly residential area.



Specially, NPF4 Policy 30 ( e) 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;
- ii) The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

Consultees have advised that the postcode district level of saturation of potential short-term lets for PH8 is 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.

Perth and Kinross planning guidance on short-term lets has recently been approved and seeks to address concerns over the impact of STLs on services, local business staffing and expansion as well as housing affordability. The guidance 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.

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 residential 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, the high turnover of guests would likely be higher than typical private rented or owner-occupied accommodation, and this could have an impact on noise and disturbance to neighbours and may contribute to a cumulative adverse impact on the residential character of the area.

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 PH8 postcode area which is already subject to a proliferation of holiday accommodation. This in turn would adversely impact the availability of residential accommodation locally. There are economic benefits associated with the proposal, such as 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 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 Placemaking Policies 1A and 1B and Policy 17: Residential Areas support proposals which are compatible with the amenity and character of the surrounding area.

The flat is on the ground floor with another flat at first floor level. The rear of the site is accessible to both properties with the upper floor flat being accessed from this rear

garden area. Through the use of the flat as a short-term let there is the potential for noise and disturbance from users of the property to affect neighbouring residential properties. The introduction of the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022 requires these to be licensed and noise conditions will form part of the licence.

Notwithstanding this, a recent appeal decision from the DPEA in Birnam in Perth and Kinross (Ref:PPA:340-2155), indicated that management guidelines cannot be relied upon to restrict or control the adverse impacts on neighbouring properties and harm to amenity. Furthermore, harm to amenity could arise even if there is effective control due to the high turnover of guests. The street is narrow and properties are in close proximity to each other. Whilst it is close to the town centre it is not in this designated area and the surroundings of the application site are residential in nature. The formalisation of the short-term let could lead to an intensification of use and movements which would adversely impact the amenity of neighbouring residents and the surrounding area.

As such, the proposal fails to accord with the intent of NPF4 Policy 14 ( c) and LDP2 Policies 1A and 17 in respect of residential amenity, by virtue of its location in a predominantly residential area.

### **Roads and Access**

There is no dedicated parking for the property. There is on-street parking which appears to be generally oversubscribed. However it is noted that Dunkeld benefits from good public transport links by bus and train and that visitors could travel by other modes to the private car. In these respects the proposal accords with NPF4 Policy 13 and LDP2 Policy 60B.

### **Drainage and Flooding**

There are no drainage or flooding concerns associated with the proposal.

### **Conservation Considerations**

The site is within the Dunkeld Conservation Area and is a Listed Building. No external or internal alterations are proposed so there will not be any impact on heritage assets.

### **Other material considerations**

Planning Guidance Short-term Lets (STLs) forms the most up-to-date indication of Council policy intent on Short-term lets, and as such is a material consideration in addition to other policy factors and supplementary guidance in the assessment of the proposals.

The guidance states that the benefits offered from short-term lets 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.

In this instance, the application site is within a predominantly residential area, and local amenity and character of the area should be considered, in addition to the loss of residential accommodation and local economic benefits which may accrue from the proposals.

As set out earlier in the report, the proposed formalisation of the use could lead to an intensification of use and movements from various different people and groups which would adversely impact the amenity of neighbouring residents and would detract from the primarily residential character of this part of Cathedral Street. It would also result in the loss of residential accommodation and is considered to be detrimental to housing availability in an area subject to housing pressure, and the limited economic benefits associated with the proposals would not outweigh this loss.

As such, the proposal fails to accord with policy intent of the adopted Planning Guidance, with particular emphasis on residential amenity, local character and housing availability.

### **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.

## Reasons

- 1 The proposed retrospective change of use is contrary to Policy 30(e): Tourism of National Planning Framework 4 (2023) as the proposal would result in:
  - i) An unacceptable impact on local amenity and character of the area, and
  - 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 14(c): Design, Quality and Place and Perth and Kinross Local Development Plan 2 (2019), Policies 1A and 1B: Placemaking and Policy 17: (d) Residential Areas as the short-term let accommodation would adversely impact on the amenity of neighbouring residents and the short-term let use would not be compatible with the amenity and character of the surrounding predominantly residential area.

## 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

- 1 Records indicate that at least part of the proposed development site lies within a radon affected area where the measurement/monitoring of radon gas and the installation of mitigation measures may be required.  
  
Further information on radon gas and the associated reports that can be obtained is available at [www.ukradon.org](http://www.ukradon.org) and at <http://shop.bgs.ac.uk/georeports/>
- 2 The applicant is advised that the use of the property as a short term let should cease immediately to avoid formal enforcement action being considered.

## Procedural Notes

Not Applicable.

## PLANS AND DOCUMENTS RELATING TO THIS DECISION

- 01
- 02
- 03



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: [onlineapps@pkc.gov.uk](mailto: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 100641237-003

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)

Proposed Change of use of existing short term let to official short term lets

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

## Agent Details

Please enter Agent details



Company/Organisation:	Urban Rural Design Studio		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Jane	Building Name:	Rotmell Farm
Last Name: *	Brewster	Building Number:	<input type="text"/>
Telephone Number: *	07827 947143	Address 1 (Street): *	Ballinluig
Extension Number:	<input type="text"/>	Address 2:	Pitlochry
Mobile Number:	<input type="text"/>	Town/City: *	Perth
Fax Number:	<input type="text"/>	Country: *	Perthshire
		Postcode: *	PH9 0NU
Email Address: *	jbrewster@urds.co.uk		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	
First Name: *	David	Building Number:	
Last Name: *	McIntosh	Address 1 (Street): *	
Company/Organisation	<input type="text"/>	Address 2:	
Telephone Number: *	<input type="text"/>	Town/City: *	
Extension Number:	<input type="text"/>	Country: *	
Mobile Number:	<input type="text"/>	Postcode: *	
Fax Number:	<input type="text"/>		
Email Address: *			

## Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:

8 CATHEDRAL STREET

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

DUNKELD

Post Code:

PH8 0AW

Please identify/describe the location of the site or sites

Northing

742601

Easting

302530

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Site Area

Please state the site area:

85.00

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)

Holiday let

## 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 **T** 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?

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)? \*

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 **T** No

Do your proposals make provision for sustainable drainage of surface water?? \* (e.g. SUDS arrangements) \*    ≤ Yes **T** 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

**T** 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 **T** 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 **T** No ≤ Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*    ≤ Yes **T** 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 **T** No



If Yes or No, please provide further details: \* (Max 500 characters)

As is - no change

## 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

Are you able to identify and give appropriate notice to ALL the other owners? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] 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;

or –

(1) - 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 accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Mr Steven Anderson

Address:



Date of Service of Notice: \*

29/09/2023

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

or –

(2) - 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 served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

Signed:

Jane Brewster

On behalf of:

Mr David McIntosh

Date:

29/09/2023

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 principle 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. *	≤	Yes	T	N/A
A Design Statement or Design and Access Statement. *	≤	Yes	T	N/A
A Flood Risk Assessment. *	≤	Yes	T	N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	≤	Yes	T	N/A
Drainage/SUDS layout. *	≤	Yes	T	N/A
A Transport Assessment or Travel Plan	≤	Yes	T	N/A
Contaminated Land Assessment. *	≤	Yes	T	N/A
Habitat Survey. *	≤	Yes	T	N/A
A Processing Agreement. *	≤	Yes	T	N/A

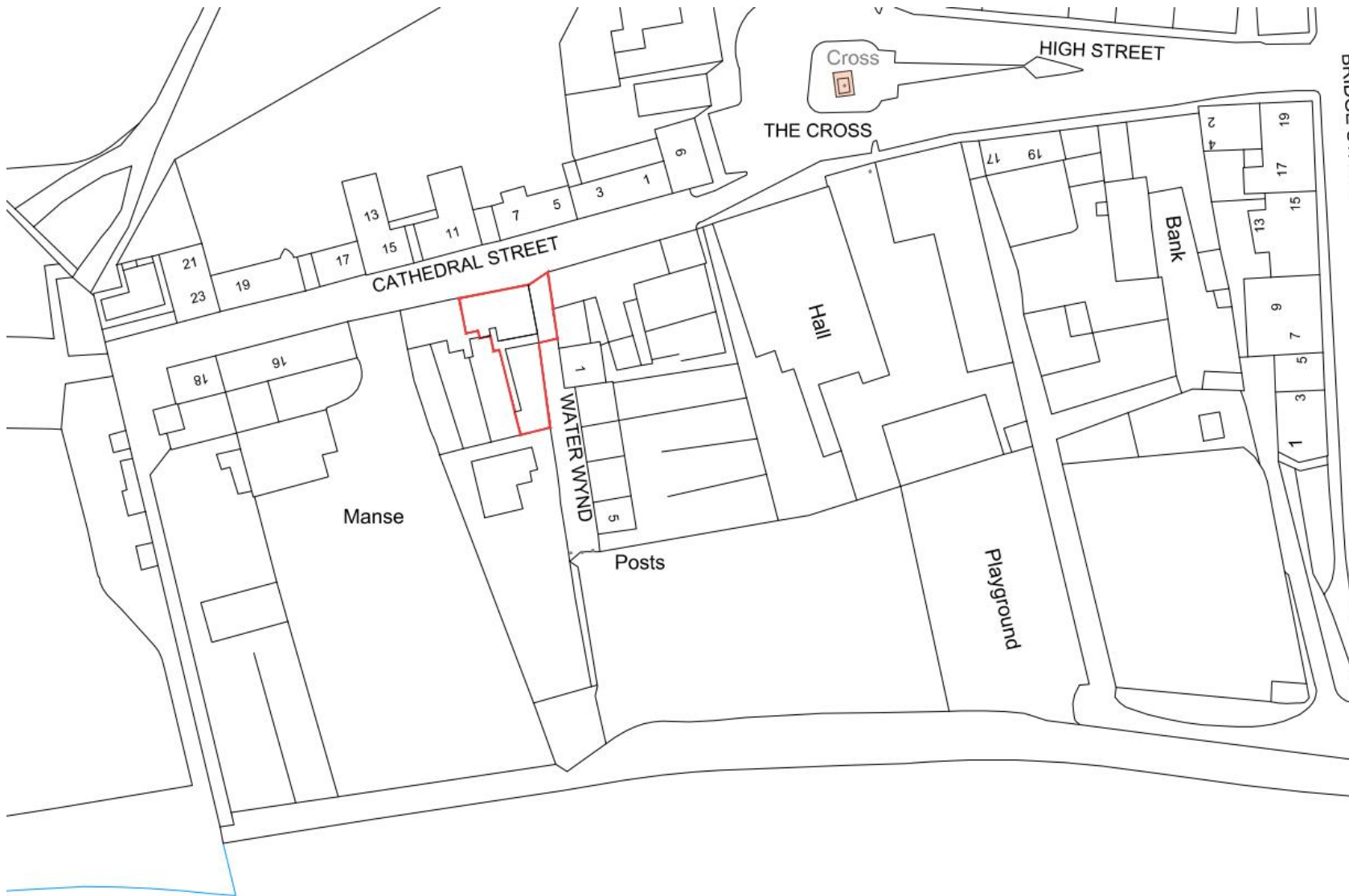
Other Statements (please specify). (Max 500 characters)

## Declare – For Application to Planning Authority

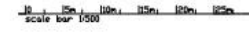
I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mrs Jane Brewster

Declaration Date: 30/08/2023



Copyright, Urban Rural Design Studio ©  
 Figured dimensions only are to be taken from this drawing. All  
 dimensions are to be checked on site before any work is put in hand.  
 IF IN DOUBT PLEASE ASK



jr@urds.co.uk  
 07827 947 143  
 www.urds.co.uk

Project: Proposed Change Of Use  
 8 Cathedral Street  
 Dunkeld  
 PH80AW.

Client: Mr D McIntosh

Title: Proposed Site  
 Location Plan

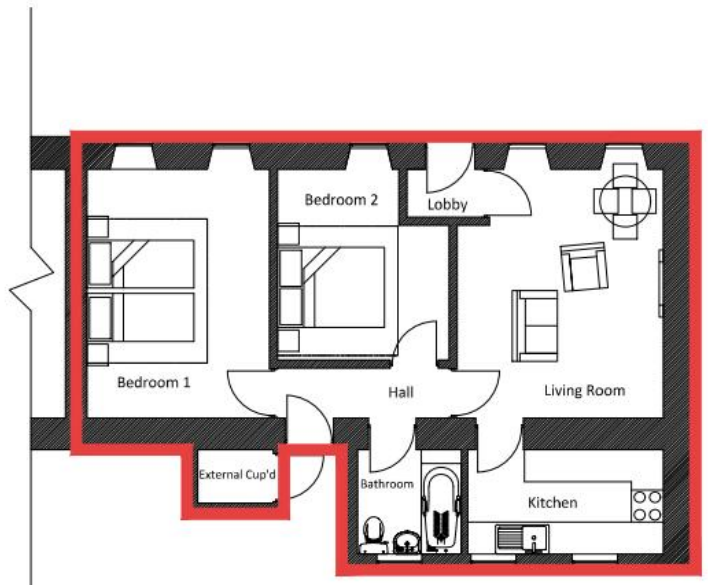
Status: For Planning

Ref: PL(90)001 Revision: B

Scale: 1:500 @ A2 Date: 28/08/2023

# Proposed Site Location Plan

1:500 @ A2



Footprint Area 85sqm

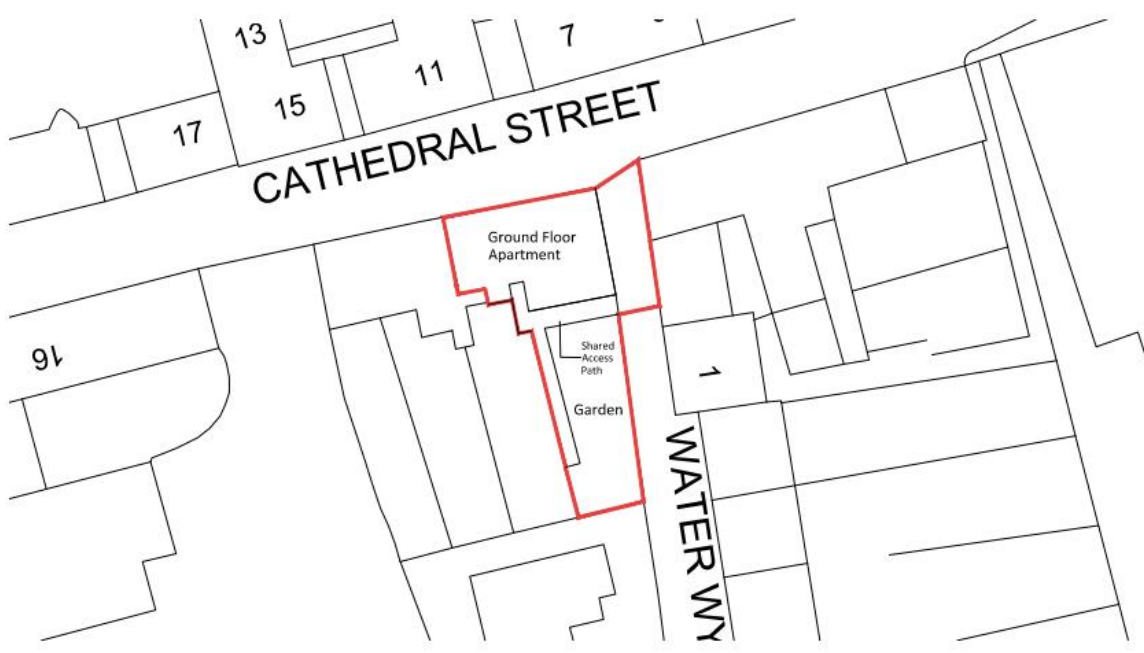
**Existing and Proposed Layout Plan**  
 1:50 @ A1



**Existing and Proposed South Elevation - Photo**  
 NTS @ A1



**Existing and Proposed North Elevation - Photo**  
 NTS @ A1



**Existing and Proposed Site Plan**  
 1:200 @ A1



Project: Proposed Change Of Use  
 8 Cathedral Street  
 Dunkeld  
 PH80AW.

Client: Mr D McIntosh

Title: Proposed Site Plan  
 and Floor Plan

Status: For Planning

Ref: PL20/001 Rev: C

Scale: 1:50/200 @ A1 Date: 28/08/2023

## **Planning and Design Statement**

Proposed Change Of Use, 8 Cathedral Street, Dunkeld. PH8 0AW

This application is for the change of use of the existing short term let property to formalise the short term let property.

No 8 Cathedral Street has been in the applicant's family for generations and whilst the applicant was born and brought up in Dunkeld, is having to live and work remotely due to current employment.

This property has been a holiday let for the past 3 years and does not lend itself to large groups due to its size, and is very much ran on the basis that the maximum occupancy at anyone time would be 3 to 4 persons.

It is therefore, by its very nature, not envisaged that there will be any anti-social behaviour or problematic short term lets as has been the case to date.

There is no parking at the property and this would remain so. Patrons may arrive by train or other forms of either private or public transport.

The demand is high in the Dunkeld area for this size and type of let property, however our client is very keen to keep the lets at a reasonable rate as recognises that locally accommodation prices are high and potentially unattainable for visitors to Dunkeld. By having this property on the letting market it is anticipated that the patrons will support local businesses, hotels, cafes etc.. during their stay, thus contributing to the local economy.

