

4(i)(a)

LRB-2024-09

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**23/01529/FLL - Change of use of flat to form a short-term
let accommodation unit (in retrospect), 75 Muirton Place,
Perth, PH1 5DL**

**PAPERS SUBMITTED
BY THE
APPLICANT**

NOTICE OF REVIEW

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

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

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

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

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

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

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

Yes No

Planning authority

Planning authority's application reference

number Site address

Description of proposed development

Date of application Date of decision (if any)

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

Nature of application

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

Reasons for seeking review

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

Review procedure

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

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

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

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

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion: Yes No

- 1. Can the site be viewed entirely from public land?
- 2. Is it possible for the site to be accessed safely, and without barriers to entry?

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

Statement

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

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

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

I am writing to appeal the rejection of my planning permission application, explicitly addressing the impact on the living space in Perth. The rejection was on the basis that converting one flat into an Airbnb rental would diminish the availability of houses for families and adversely impact on the amenity of residents. In challenging this decision, it is essential to consider the broader housing context in Perth, Scotland. Current housing data shows a dynamic market with varying needs; while there is undoubtedly a demand for family housing, there is also an increasing need for diverse accommodation options. The conversion of one flat into a short term rental is a small fraction of the housing stock. Statistics show a surplus of available housing in the region. Recent statistics as of 16 Nov. 2022 indicate an excess of 70,000 available housing units in Perth and Kinross, an eight per cent increase from the Census 2011(National Records of Scotland). One short-term rental is unlikely to affect the living space for families. Moreover, embracing short-term rentals can contribute positively to the local economy (Franco and Santos, p.103667). Examples of similar conversions in the neighbouring areas have shown that such initiatives can coexist harmoniously with residential neighbourhoods without affecting living space. I am committed to implementing mitigation measures, including adhering to noise restrictions, safety standards, and community engagement initiatives. By working with the community, the issues that may arise can be addressed, ensuring responsible holiday rental management(Mouratidis p.103229). There is a commitment to establishing regular channels of communication with the relevant authorities to guarantee that Airbnb meets or exceeds all safety standards, like building codes, emergency response protocols and fire safety (Ucci et al., p.12563). I request a reconsideration of the planning permission decision, emphasizing the minimal impact of one Airbnb conversion on the housing market and the potential economic benefits for the local community. Thank you for your time and consideration. I am open to further discussions to address concerns and find a mutually beneficial resolution.

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

Yes No

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

List of documents and evidence

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

Works Cited

Franco, Sofia F., and Carlos Daniel Santos. "The Impact of Airbnb on Residential Property Values and Rents: Evidence from Portugal." *Regional Science and Urban Economics*, vol. 88, Mar. 2021, p. 103667, <https://doi.org/10.1016/j.regsciurbeco.2021.103667>.

National Records of Scotland. "Perth and Kinross Council Area Profile." www.nrscotland.gov.uk, 2022, www.nrscotland.gov.uk/files/statistics/council-area-data-sheets/perth-and-kinross-council-profile.html. Accessed 10 May 2022.

Mouratidis, Kostas. "Urban Planning and Quality of Life: A Review of Pathways Linking the Built Environment to Subjective Well-Being." *Cities*, vol. 115, no. 115, Aug. 2021, p. 103229, <https://doi.org/10.1016/j.cities.2021.103229>.

Ucci, Marcella, et al. "Exploring the Interactions between Housing and Neighbourhood Environments for Enhanced Child Wellbeing: The Lived Experience of Parents Living in Areas of High Child Poverty in England, UK." *International Journal of Environmental Research and Public Health*, vol. 19, no. 19, Oct. 2022, p. 12563, <https://doi.org/10.3390/ijerph191912563>. Accessed 2 Nov. 2022.

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

Checklist

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

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

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

Declaration

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

Signed

Sofya Devyatova

Date

17/02/2024