

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

REPRESENTATIONS

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/01469/FLL	Comments provided by	Diane Barbary
Service/Section	Conservation	Contact Details	
Description of Proposal	Change of use of flat to form short-term let accommodation unit (in retrospect)		
Address of site	8 Cathedral Street, Dunkeld		
Comments on the proposal	<p>8 Cathedral Street is a category B listed building in the Dunkeld Conservation Area.</p> <p>The application relates to a change of use with no proposed alterations to the building, and I therefore raise no concerns regarding the impact on the listed building or its conservation area setting.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	07/09/23		

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/01469/FLL	Comments provided by	Stephanie Durning
Service/Section	Housing Strategy	Contact Details	Planning and Policy Officer
Description of Proposal	Change of use of flat to form short-term let accommodation unit (in retrospect)		
Address of site	8 Cathedral Street, Dunkeld, PH8 0AW		
Comments on the proposal	<p>The proposal is for the change of use from flatted residential accommodation to short-term let accommodation in the centre of Dunkeld.</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 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.</p>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	24.10.2023		