

LRB-2023-51

23/01599/FLL - Change of use from flat to a short-term let accommodation unit (in retrospect), 81 Balhousie Street, Perth, PH1 5BG

PLANNING DECISION NOTICE

REPORT OF HANDLING

REFERENCE DOCUMENTS



Bart Properties Ltd
Mr Bartłomiej Szmajdzinski
4C Windsor Terrace
Perth
PH2 0BA

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date of Notice: **17th November 2023**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Reference: **23/01599/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 4th October 2023 for Planning Permission for **Change of use from flat to a short-term let accommodation unit (in retrospect) 81 Balhousie Street Perth PH1 5BG**

David Littlejohn
Strategic Lead (Economy, Development and Planning)

Reasons for Refusal

1. The proposed retrospective change of use is contrary to Policy 30, Tourism e) of National Planning Framework 4 (2023) as the proposal will 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 14c): 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 residents and the short-term let use is not compatible with the amenity and character of the established surrounding residential development.

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

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 "Online Planning Applications" page

Plan Reference

01

02

03

REPORT OF HANDLING

DELEGATED REPORT

Ref No	23/01599/FLL	
Ward No	P12- Perth City Centre	
Due Determination Date	3rd December 2023	
Draft Report Date	13th November 2023	
Report Issued by	cm	Date 13/11/23

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

LOCATION: 81 Balhousie Street Perth PH1 5BG

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 flat to short-term let accommodation (in retrospect).

The 2-bedroom ground floor flat is located in a 2-storey, four in a block flatted building in a residential neighbourhood on the west side of Balhousie Street, north of the city centre. The property is accessed by a private door and has in-curtilage parking and a rear garden.

SITE HISTORY

None.

PRE-APPLICATION CONSULTATION

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 13: Sustainable Transport

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 60B: Transport Standards and Accessibility Requirements: New Development Proposals

Statutory Supplementary Guidance

- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

OTHER POLICIES

Non-Statutory Guidance

[Planning Guidance – Change of Use of Residential Property to Short-Term Let](#)

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
- PAN 51 Planning, Environmental Protection and Regulation
- PAN 61 Planning and Sustainable Urban Drainage Systems
- PAN 68 Design Statements
- PAN 69 Planning and Building standards Advice on Flooding
- PAN 75 Planning for Transport
- PAN 77 Designing Safer Places

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

Internal

Environmental Health (Noise Odour) - No objection. Short-term let informative recommended.

Communities Housing Strategy - 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.

REPRESENTATIONS

No representations were received.

Additional Statements Received:

Screening Opinion	EIA Required/Not Required
Environmental Impact Assessment (EIA): Environmental Report	Submitted/Not Required/Not applicable
Appropriate Assessment under Habitats Regulations	Habitats Regulations Appraisal completed/ AA Completed/ AA Not Required
Design Statement or Design and Access Statement	Submitted/Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Submitted/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.

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(e): Tourism, as there is no specific LDP2 policies relating to Short-Term Let accommodation, particularly where changes of use of existing properties are concerned.

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

In respect of criterion (i) of NPF4 Policy 30(e), the short term let use and movement through the turnover of guests will have a detrimental effect on existing residents and an associated adverse impact on the safety and perceived safety of those residents.

The intensification of the short term let use would exacerbate the situation. The flatted development is private residential in nature, and the introduction of short term let uses could erode that residential character and amenity on a cumulative basis. The short term let use is incompatible with the residential block of four flats and the established surrounding residential development.

In respect of criterion (ii) of NPF4 Policy 30(e), the proposal has resulted in the loss of a 2-bedroom flat to short term let accommodation in an established residential area north of the city centre. The contribution to the local economy from one property in use as a short term let would be limited. The loss of a 2-bedroom residential flat is not outweighed by demonstrable local economic benefits. The proposal does not satisfy clause ii) of part e) of Policy 30 in NPF4.

The proposal does not satisfy NPF4 Policy 30.

As the proposal would not be compatible with the amenity and character of the surrounding area, it also fails to satisfy national and local placemaking policies, NPF4 Policy 14 and LDP2 Policies 1A and 1B, as well as LDP2 Policy 17 Residential Areas. This is discussed in more detail below.

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 ground floor flat is one of four flats in a 2-storey block. Through the use of the flat as a short term let there is the potential for noise from the users of the properties to affect neighbouring residential properties. The introduction of 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.

A supporting statement has been submitted which outlines the owners plans to give new life to uninhabited properties and the benefits of short-term rentals in Perth. However, the use of the property as a short-term let is incompatible with the character of the flatted block and the surrounding residential area. The intensification of use and movements would adversely impact the amenity of neighbouring residents and would alter the private residential character.

Any measures put in place to manage and control bookings would not guarantee to stop or prevent anti-social or noisy behaviour occurring or from impacting adversely on the amenity of neighbouring residents. This matter could not easily be controlled by planning conditions.

The proposal does not satisfy NPF4 Policy 14 Design, Quality and Place and LDP2 Policies 1A and 1B Placemaking and LDP2 Policy 17: Residential Areas.

Roads and Access

Off street parking is provided for 2no vehicles as indicated on the application form. There are no access or parking concerns in light of the location and associated access to public transport options in the form of bus stops. The proposal satisfies NPF4 Policy 13 and LDP2 Policy 60B.

Other Material Considerations

Non-Statutory Planning Guidance

The Council's non-statutory planning guidance on short term lets was approved on 1 November 2023. The planning guidance is a material consideration.

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. The Council wishes to support a sustainable visitor economy and therefore recognises the importance of addressing the short-term let issue whilst also encouraging the development of appropriately located hotels, guest houses and bespoke self-catering units that do not erode local housing availability.

The guidance outlines matters to be considered in the assessment of a planning application including whether the property is within a predominantly residential area and there could be adverse impact on amenity for existing residents, particularly in blocks with shared / communal entry. It also states proposals must also comply with all relevant LDP2 policies, in particular Policy 1 Placemaking: Development must contribute positively to the quality of the surrounding built and natural environment.

As previously highlighted in the report, the proposed use is incompatible with the neighbouring residential uses in a long established residential area north of the city centre. The short term let use and the movement of guests could erode residential amenity on a cumulative basis. The proposal does not comply with relevant NPF4 and LDP2 policies as required and set out in the planning guidance.

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 minimal.

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, Tourism e) of National Planning Framework 4 (2023) as the proposal will 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 14c): 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 residents and the short-term let use is not compatible with the amenity and character of the established surrounding residential development.

Justification

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

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

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 100645106-001

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)

Proposal to change use from residential property to short term let.

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

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

Please explain why work has taken place in advance of making this application: * (Max 500 characters)

I was unaware that planning permission must be applied for in this instance. PKC Planning department advised this was a relatively new regulation.

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

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Bartlomiej"/>	Building Number:	<input type="text" value="4C"/>
Last Name: *	<input type="text" value="Szmajdzinski"/>	Address 1 (Street): *	<input type="text" value="Windsor Terrace"/>
Company/Organisation	<input type="text" value="Bart Properties Ltd"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Town/City: *	<input type="text" value="Perth"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Perth"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PH2 0BA"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="81 BALHOUSIE STREET"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PERTH"/>
Post Code:	<input type="text" value="PH1 5BG"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="724649"/>	Easting	<input type="text" value="311167"/>
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Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

70.00

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)

The property was bought by myself in April 2021, it then been fully renovated due to uninhabited condition (mould, dampness, electric etc). Renovation took about 7 months till the end of December 2021. I've lived in the property by myself and started operating as short term let since May 2022.

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 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?

2

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)? *

2

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 No

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

Yes 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
 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 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 No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes 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 No

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

N/A - Existing bin arrangements unaltered.

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

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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.

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

Signed: Mr Bartłomiej Szmajdzinski

On behalf of:

Date: 24/09/2023

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 principal 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. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: Mr Bartłomiej Szmajdzinski

Declaration Date: 24/09/2023

Payment Details



Created: 24/09/2023 15:29

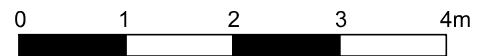
81 Balhousie Street, Perth, PH1 5BG





FLOOR PLAN

SCALE= 1:50 @ A3



SCALE BAR = 1:50

Dear Perth City Council,

As a short-term let host, I am known for providing exceptional hospitality and creating a comfortable and memorable experience for my guests. From the moment they arrive, I will go above and beyond to ensure their stay is enjoyable and stress-free. My neighbours will have direct contact with me and if there's any issues I will go above and beyond to resolve it.

The properties I offer are done up to very high standards and so far, not a single complaint was made by any of the neighbours. The property on Balhousie Street was done up to very high standards, which is attracting valuable customers, workers, tourists, insurance companies etc. The property is operating as a short-term let since May 2022 and It's been very successful, about 35-40% of our customers were working people, I've worked directly with many professionals and bigger corporations like Tesco to help accommodating their workers, we also had couple bookings from insurance companies to provide temporary accommodation to people in needs, a lot of our customers are tourists from all over the word, Europeene countries, locals, USA etc. I'm currently a Supper Host on Airbnb website with overall 5* Reviews, we are also operating on platforms like Booking.com and we are also operating directly with our returning customers (mainly professionals)

I am highly organized and pay attention to even the smallest details, ensuring that my property is spotlessly clean, well-stocked, and beautifully decorated. My mom is in charge of making sure the properties are clean which means we are very much dedicated to this business. Personally, I work as a Letting & Sales Agent in a Perth based Agency called Premier Properties Perth, which gave me a lot of experience with technical and legal part of the properties. My communication skills with the guests and my neighbours are top-notch, always prompt in responding to inquiries, providing detailed information about my properties, rules and the local area. As a knowledgeable local, I will always be invaluable resource for my guests, sharing insider tips on the best restaurants, attractions, and hidden gems in the area. My dedication to the guests' satisfaction is evident in the numerous positive reviews and repeat bookings I received.

My plan is to give new life to uninhabited properties, to grow local economy in our lovely city, and to have safe neighbourhoods by increasing the properties standards.

Below you can find couple benefits of short-term rentals in Perth:

Economic Benefits: Short-term rentals contribute significantly to the local economy. They provide additional income for property owners and create jobs in areas such as cleaning, maintenance, and property management. Visitors who stay in short-term rentals also spend money at local businesses, restaurants, and attractions, which can boost the local economy.

Tourism Promotion: Perth is a beautiful city with a rich cultural heritage and numerous attractions. Allowing short-term rentals like the one proposed at 81 Balhousie Street can help promote tourism and encourage visitors to explore the city. Tourists often seek unique and authentic accommodations, and short-term rentals offer an alternative to traditional hotels, enhancing the overall tourism experience.

Increased Property Value: Well-maintained short-term rentals can improve the appearance of the neighbourhoods and increase property values in the area. Property owners have a vested interest in maintaining their short-term rental properties to attract guests, which can lead to better-maintained and more aesthetically pleasing properties.

Diverse Accommodation Options: Short-term rentals provide a wider range of accommodation options for travellers, catering to different preferences and budgets. This diversity can attract a broader spectrum of tourists to Perth, ensuring that the city remains an attractive destination for both budget-conscious and luxury-seeking travellers.

Compliance with Regulations: It's important to note that the property owner is committed to complying with all relevant regulations and guidelines, including those related to noise control, parking, and waste disposal. This commitment ensures that the short-term rental operation will have minimal impact on the surrounding community.

Increased Tax Revenue: Short-term rentals generate additional tax revenue for the local government, which can be reinvested in community development and services. This revenue can support initiatives that benefit residents and enhance the quality of life in Perth.

Kindest Regards Bartek Szmajdzinski