

**LRB-2024-15**

**23/01625/FLL – Change of use of flat to short-term let accommodation unit (in retrospect), 34 Lagreach Brae, Pitlochry, PH16 5QQ**

## **REPRESENTATIONS**



## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	23/01625/FLL	<b>Comments provided by</b>	Stephanie Durning
<b>Service/Section</b>	Housing Strategy	<b>Contact Details</b>	Planning and Policy Officer
<b>Description of Proposal</b>	Change of use of flat to form short-term let accommodation unit (in retrospect)		
<b>Address of site</b>	34 Lagreach Brae, Pitlochry, PH16 5QQ		
<b>Comments on the proposal</b>	<p>The proposal for the change of use of a flatted dwelling into a short-term let in in Pitlochry.</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"> <li><i>i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or</i></li> <li><i>ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits</i></li> </ul> <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.</p> <p>The postcode district level of saturation of potential short-term lets for PH16 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>		
<b>Recommended planning condition(s)</b>			
<b>Recommended informative(s) for applicant</b>			
<b>Date comments returned</b>	31.10.2023		

# Memorandum

To Development Management & Building  
Standards Service Manager

From Regulatory Services Manager

Your ref 23/01625/FLL

Our ref DAT

Date 07 November 2023

Tel No 01738 476481

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

## **Consultation on an Application for Planning Permission 23/01625/FLL RE: Change of use of flat to short-term let accommodation unit (in retrospect) 34 Lagreath Brae Pitlochry PH16 5QQ**

I refer to your letter dated 25 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 the undernoted informative be included in any given consent.**

### **Comments**

This application is for the change of use of a ground floor flatted dwelling at 34 Lagreath Brae, Pitlochry to a short term let accommodation unit (in-retrospect). It is my understanding that the property has been utilised as a short-term let since April 2019.

### **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:** andrew barrowman [REDACTED]  
**Sent:** 08 November 2023 16:24  
**To:** Development Management  
**Subject:** Andrew Barrowman/kindly confirm receipt/Planning Application Reference 23/01625/FLL/Applicant Mrs Anne Lapsley

[REDACTED]

Dear Sirs,

Many thanks indeed for the opportunity to respond to this (retrospective) planning application.

I have been unable to register and subsequently I have also been unable to respond today using your online service, hence the email submission.

[REDACTED] had absolutely no issues with the lady who used to live there, and hopefully she didn't have any issues with me, nor did my other neighbours in our block, as far as I'm aware, not once ever, nor any of my other neighbours.

Since the current owners bought it and immediately started doing AirBnB I've had myriad problems.

Noise is probably the biggest one; visitors don't understand that this building was not intended for short term residents; it isn't a hotel, nor is it soundproofed similarly; the noise travels up as well as down although I try my best to avoid disturbing those in the short term let.

This is NOT reciprocated as they probably don't even realise that the most minor noise travels too, even upwards (it's a wood frame I guess).

Parking is an issue as I'm often out or away and frequently return to visitors parked partly into my space which I either just accept or bother them to move their vehicle.

Presumably, they are unaware, for obvious reasons, that the parking is a little tight and consideration needs to be given.

I've had my car damaged there several times by visitors, which, of course, is at my own expense.

This never happened with my permanent neighbours, all of whom I know and commensurate respect is reciprocated.

Not so, with the applicants in question.

Dumped tyres in the bin area don't fill me with joy either and they've been there for months, plus the dumping of their removed turf from their garden which they threw over a perfectly constructed stone drain and then declined to move.

It's symptomatic of the general disdain and attitude towards other owners.

Furthermore, as far as I'm aware, not one of my neighbours was asked if we'd be happy with a business being operated around us; I certainly wasn't.

I hope all comments will be taken with my intentions in mind, i.e. to improve our community amenity and not reduce it; as it stands right now, our amenity is being eroded and not at all for the betterment of everyone.

All comments, I hope, will be taken in the spirit intended, in other words with respect and no malice aforethought intended..

Best Wishes,

Andrew Barrowman.