

CDS Planning Local Review Body

From: [REDACTED]
Sent: 11 January 2024 17:39
To: CDS Planning Local Review Body
Subject: LRB 2023-53 OBJECTION

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No 4 Knowehead House - Notice of Review to PKC Local Review Body - LRB 2023-53

I am objecting to the appeal lodged by Mr Lee Deans / Deans Retreats regarding change of use to Number 4 Knowehead House, Dundee Road, Perth PH2 7EY
All my original objections stand and are relevant to the appeal.

SECURITY

Since the original application there continues to be a very constant stream of guests staying at Number 4 Knowehead House. The duration of stay varies from one night to two and the number of guests per stay varies from 2 to upwards of 6. This means on any given day at any given time we have total strangers accessing our property, using our communal car park, communal entrance, communal hallway and communal staircase. As highlighted previously access is gained by a key box located on the outside of the house adding another level of security risk. The permanent never know from one day to the next who we might encounter in our own home environment, what these people will be like or whether they will have any respect for the property or the people who actually live here.

ANTISOCIAL BEHAVIOUR

Given the transitory nature of Airbnb guests there is little regard for consideration of others and the residents are regularly subjected to litter in the carpark, cigarettes thrown from the balcony of No 4, noise from frequent parties and hot tub use on the balcony. Guests pay no regard to litter and the council required appropriate disposal where of and do not seem to care if other residents are disturbed at all hours by food delivery operators going to the incorrect apartment. It seems when guests are staying a brief period in a property and are there for holiday, to celebrate a birthday, a party etc little or no regard is paid to anyone else in the vicinity.

MANAGEMENT

Mr Lee Deans from Deans Retreats has made it clear on several occasions that he holds the other owners at Knowehead House in little regard. He considers the residents committee as a 'silly little committee', has only attended two out of a relevant 9 meetings, and appears not to think any decisions made by the committee have any bearing on him despite the fact that the title deeds clearly indicate that all owners must abide by the majority decisions.

RESIDENTIAL VS COMMERCIAL

I can only reiterate that the residential nature of KnoweheadHouse is completely incompatible with the intensive commercial activity of Deans Retreats in operating No 4 as a full time Airbnb

Jenny Jameson 11/01/24

