

Planning Officer comments

LRB-2023-53 - Planning Application 23/01040/FLL – Change of use of flat to form short-term let accommodation unit (in retrospect), 4 Knowehead House, Dundee Road, Perth. PH2 7EY (Persephone Beer was the original case officer)

When this application was determined the Council's Non-Statutory Guidance was not approved. The Guidance dated November 2023 is now approved by the Council.

This guidance places more emphasis on the nature of the area where the short-term let is situated and potential impact on other residents.

In this case it is considered the site falls within point c) of Consideration1 on page 5 of the guidance:

- Within a predominantly residential area and there could be adverse impact on amenity for existing residents, particularly in blocks with shared / communal entry?

This is a key consideration and supports the original 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; and
- 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 increased activity, noise and disruptive behaviour caused by users of the short-term let adversely impacts on the amenity of neighbours and the continuation of the short-term let is not compatible with the amenity and character of the existing residential development.

PB - 4th April 2024