

PTH46639

## **Supporting Statement**

Hosts have been asked to provide a statement to support this planning application. The proposal is to change the use retrospectively of the property known as 40 Low Road, Perth, from a residential apartment to a short-term let (STL) rental property providing visitor accommodation.

The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022 requires that all properties operated as Short Term lets must be licenced by July 2024. As a pre-condition to securing the licence, properties that have been subject to a change of use in order to operate as an STL, must show that they have secured the benefit of planning permission where this is a requirement.

A material change of use will take place in the transition from a residential flat to short term let visitor accommodation, means that planning permission should be sought to facilitate the future grant of an STL licence. The proposed change of use of this small property will provide it with a sustainable function going forward that can contribute to the City of Perth's important tourist economy, as well as that of the wider region, while having minimal impact on the local community.

## **Property & Location**

The planning application is a one bedroom first floor apartment located in a tenement block on Low road, Craigie, Perth. The property is situated within an established residential area and has been operating as a short term holiday let from July 2022, and hopefully helping to attract visitors from near and far to experience the cultural and heritage attractions Perth has to offer. Currently the property is listed as has a 5\* ratings. There is free on street parking for guests if they bring their car or walking distance to park & ride. The city bus & local train stations are both walkable distance for guests. The building is well maintained stairwell, gutters, chimney heads, roof voids etc. The property is an immaculate one bedroomed property with many original features finished to a high standard.

## **Management**

The property is managed by current owner. I meet & greet guests provide them with introduction to property. Guests are provided with the house rules & recycling before booking. The owner is first point of contact for guests during their stay. Cleaning of property is done between 10am & 3pm by owner. Laundry is cleaned off site & returned on changeover days.

## **Guest numbers & Length of stay**

Accommodation occupancy is maximum two guests have been on average of 50% for one & 50% for two guests, which minimises impact for other residents. Occupancy was around 50% to avoid any noise We do not allow children or pets to stay. Therefore, there is less impact than previously, with a tenanted 100% residential use.

Currently the property operates on a minimum two-night stay. it is intended to move this to a minimum four-night stay once established. Hopefully with satisfied returning guests.

## **Amenities**

Access and Parking: It is considered that the proposal complies with Transport Standards and Accessibility and LDP Policy 60B: New Development Proposals given that the property

is situated within walking distance of the city centre and therefore has access to a range of facilities and amenities as well as tourist attractions. There is also free on street parking for guests if they bring their car or walking distance to park & ride. The city bus & local train stations are both walkable distance for guests.

### **Neighbouring Amenity**

I have a good friendly relationship with my neighbours and ensure the use of the property as a short term let does not have a negative impact on my neighbour's amenity.

All guests are advised of the house rules "Policies and House Rules" this are provided to guests prior to booking, this clearly outlines what is not acceptable in relation to noise, parties, waste disposal, etc. There is also a guest book in the property displaying this information.

My neighbours have been provided with my contact details and will inform me if there is ever believed to be a breach of the rules. It must be noted there have been no reported issues with regards to noise or any disturbances to date.

Local business such as Craigie hill golf course & Cherrybank Inn benefit from guests as 75% of use their facilities.