



Design Statement
(Prepared in Accordance with PAN 68)

Prepared to Supplement the Planning Application (In Retrospect)

for

Short Term Let Accommodation (Continued Use)

at

Gilmore House, Perth Road, Blairgowrie, Perthshire, PH10 6EJ

for

Mr. Mark Reddin

December 2023

Executive Summary:

1.0 Summary of the Case:

All policy requirements to Local Development Plan 2 (November 2019) have been fully embraced within the Application Site proposals for the proposed continuation of use as short-term let serviced accommodation.

The ability to provide short-term holiday-let accommodation, contributes positively to a more dynamic and faster growing economy which will increase prosperity. It is considered that Perth & Kinross's businesses are the key driver of sustainable economic growth within the region. The ability to secure a continuation of the existing use and formally receive planning permission will allow ongoing local employment opportunities in the immediate, mid and long term. That would maintain what is a wholly positive impact on the existing property and wider surrounding area.

The accommodation, which is accessed via a dedicated on-street door, enjoys pre-existing ample on-street parking, a generous private amenity space, is considered to be appropriately sited, of a scale, density and character that accords with the immediate and wider surrounding built environment.

Of greatest consideration, is the material impact to the residential amenity to immediately adjacent owner/occupiers of all properties. Given the existence of house rules / management strategy (see Appendix A), through direct notification protocol of any issues arising towards immediately adjacent owners/occupiers, that no formal complaints have been received by the owner nor Local Authority since its commencement of operation on 9th September 2022, and equally, nor through its historic use as a guest house for in excess of ten years, the impact to residential amenity to the immediate and wider surrounding area is considered non-existent.

2.0 Background Information:

2.1 Project

Application to Regularise Property Use as Short-term Let Serviced Accommodation.

2.2 Applicant

Louise Walker, L & R Walker Property Ltd, The Cottage, Robinsmead, Woodlands Road, Blairgowrie, PH10 6JX

2.3 Application Site / Building Owner

Mr. Mark Reddin, c/o Louise Walker, L & R Walker Property Ltd, The Cottage, Robinsmead, Woodlands Road, Blairgowrie, PH10 6JX

2.4 Agent

IMAC Architecture, 5 Hawthorn Place, Blairgowrie, Perthshire, PH10 6UP

2.5 Application Site

Gilmore House, Perth Road, Blairgowrie, Perthshire, PH10 6EJ

3.0 Client Brief:

The Application Site has been utilised as short-term let serviced accommodation since 09th September 2022, and recent legislative changes now require such properties to be licensed. Within licensing requirements, it states that properties requiring planning permission must provide evidence that it exists. Following review of the Perth and Kinross Council '*DO I NEED PLANNING PERMISSION TO USE MY PROPERTY AS A SHORT TERM LET?*' document, the property answers 'YES' to some questions and as such, planning permission (in retrospect) is sought by the Applicant.

4.0 Site Details:

4.1 Site Location & Description

The Application site is a generous corner plot within a well-established residential area which sits to the immediate edge of the arterial Perth Road and dead-end West Altamount Lane. Within the application site, sits the property named Gilmore House which is a 2-storey 5-bedroom stone-built villa with modern single-storey extension to the private western side, and single-storey conservatory to the street facing east elevation. The property consists of accommodation and external hard and soft landscaping wholly as per drawing references EX-101 & EX-300.

In the wider context, the property is sited within an area which is wholly urban in nature and surrounded by properties that are wholly residential.

5.0 Considered Policies of Perthshire Local Development Plan 2019 (Adopted November 2019):

6.1 Policy 1: Placemaking

Policy P1A states:

Development must contribute positively, to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.

The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.

In response to the abovenoted policy, it is considered the Application Site property has been in successful full operational use, without complaint nor objection, as short-term let serviced accommodation since 9th September 2022, and historically as a guest house for in excess of ten years prior to the application to have its use regularised as such through the submission of application reference 18/00846/LAW.

Thus, the intended continuation of use is considered appropriate to the local context with the scale and nature of the development deemed acceptable. The accommodation, with wholly adequate pre-existing on-street parking, private substantial amenity space, all with a dedicated street level entrance, is sited within an appropriate context to the area. Its historic and continued use has and continues to provide economic benefit to tourism and employment to the immediate and wider area, contributes positively to the surrounding built and natural environment.

As highlighted above, prior to the change over to short-term serviced let accommodation, the property was utilised as a guest house consisting of three guest bedrooms and the remainder of accommodation as a mixture of guest recreation/amenity space and owners private accommodation.

On the basis of the abovenoted, whilst the prior use did not fully encompass the entirety of the building, it is clearly demonstrated that its use, for a significant number of years prior, as holiday/guest accommodation is successful and therefore appropriate.

6.2 Policy P1: Placemaking:

Policy P1B states:

All proposals should meet all the following placemaking criteria:

(a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.

(b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.

(c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.

(d) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.

(e) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.

(f) Buildings and spaces should be designed with future adaptability in mind wherever possible.

(g) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.

(h) Incorporate green infrastructure into new developments and make connections where possible to green networks.

(i) Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments).

(j) Sustainable design and construction.

In response to the abovenoted policy, it is considered the Application Site property has been in successful full operational use, without complaint nor objection, as short-term let serviced accommodation since 9th September 2022, and historically as a guest house for in excess of ten years prior to the application to have its use regularised as such through the submission of application reference 18/00846/LAW.

As there is no material change to the form of the building, nor the location of its accommodation within the immediate and wider site context, it is considered it is of a design and density that fully complements its surroundings in terms of appearance, height, scale and massing. This is clearly demonstrated through its historic use as a guest house consisting of three guest bedrooms and the remainder of accommodation as a mixture of guest recreation/amenity space and owners private accommodation.

It is considered that there pre-exists a wholly adequate road network, in addition to walking, cycling and transport links to and from the application site.

6.3 Policy 2: Design Statements:

Policy 2 states:

Design statements will normally need to accompany a planning application if the development:

(a) comprises five or more dwellings; or

(b) is a non-residential use greater than 0.5 ha in area; or

(c) affects the character and/or appearance of a Conservation Area, Historic Garden, Designed Landscape, or the setting of a Listed Building or Scheduled Monument.

A design statement may also be required to accompany a Planning Application for other forms of development where design sensitivity is considered a critical issue. If applicants are uncertain as to whether a design statement is expected, or on the level of scope and detail that will be appropriate, then the views of the Council should be sought.

In response to the abovenoted policy, it is considered that the development does not necessarily fall within any criteria to Policy PM2: Design Statements, but carries a degree of sensitivity. In particular towards immediate neighbouring residential properties. Thus it is deemed appropriate to provide one.

5.3 Policy 7: Employment and Mixed-use Areas:

Policy 7A states:

Areas identified for employment uses should be retained for such uses. Within these areas any proposed development must be compatible with surrounding land uses. In addition all the following criteria will be applied to development proposals in these areas (individual sites may also have specific requirements):

(a) Proposals should not detract from the amenity of adjoining, especially residential areas.

(b) The local road network and connections to the national road network must be suitable for the traffic generated by the proposals.

(c) There should be good walking, cycling and public transport links to new employment generating uses.

(d) Proposals for retail uses in employment areas will not be acceptable unless they are ancillary to an acceptable use on the site.

(e) Proposals for service facilities (should exclude retail and commercial facilities over 100 m²) and should serve the business and industrial area rather than draw outside trade and cumulatively should not equal more than 15% of the allocated employment area.

(f) Proposals for waste management facilities can be considered to be acceptable subject to detailed site-specific considerations.

(g) Proposals should not result in adverse effects, either individually or in combination, on the integrity of any European designated sites. Applications shall be supported by sufficient information to allow the Council to conclude that there would be no such adverse effects.

In response to the abovenoted policy, it is considered the Application Site property has been in successful full operational use, without complaint nor objection, as short-term let serviced accommodation since 9th September 2022, and historically as a guest house for in excess of ten years prior to the application to have its use regularised as such through the submission of application reference 18/00846/LAW.

Thus, it is considered the continuation of use is wholly compatible with its surrounding land uses, will have no adverse impact nor detract from the residential amenity of adjoining properties. It is considered that there exists a wholly adequate road network, sufficient to accept the volume of traffic generated by the development proposals. There exists wholly adequate walking, cycling and transport links to the proposed employment generating use.

With regard to the matter of protection of residential amenity, it is considered that the matter can continue to be appropriately addressed through both, the management mechanisms already set in place by the owner, and the strict parameters set within Short Term Let Licensing Scheme as set by the Scottish Government. Indeed it is understood that in the event of any complaints, current Environmental Health protocol is to defer to the latter control mechanism.

5.4 Policy 8: Rural Business and Diversification:

Policy 8 states:

The Council will give favourable consideration to the expansion of existing businesses and the creation of new ones in rural areas. There is a preference that this will generally be within or adjacent to existing settlements. Sites outwith settlements may be acceptable where they offer opportunities to diversify an existing business, or are related to an existing site-specific resource or opportunity.

Proposals for new tourism-related developments, and the expansion of existing facilities, will be supported where it can be demonstrated that they improve the quality of new or existing visitor facilities, allow a new market to be exploited, or extend the tourism season. Proposals for new tourism-related developments must be justified through a business plan.

Proposals for rural businesses out with identified settlements whose viability requires some mainstream residential development will only be supported where this fits with Policy 19: Housing in the Countryside. All proposals will be expected to meet all of the following criteria:

All proposals will be expected to meet all the following criteria:

(a) The proposal will contribute to the local economy through the provision of permanent employment, visitor accommodation (see also Policy 9), additional tourism or recreational facilities, or the re-use of existing buildings.

(b) The proposal will not result in suburbanisation of the rural area or encourage unsustainable travel patterns

(c) The proposed use is compatible with the surrounding land uses and will not detrimentally impact on the amenity of residential properties within or adjacent to the site.

(d) The proposal can be satisfactorily accommodated within the landscape and environmental capacity of the site.

(e) The proposal meets a specific need by virtue of its quality or location in relation to existing business or tourist facilities.

(f) Where any new building or extensions are proposed they should achieve a high quality of design to reflect the rural nature of the site and be in keeping with the scale of the existing buildings.

(g) The local road network must be able to accommodate, or be capable of upgrading in order to accommodate, the nature and volume of the traffic generated by the proposed development in terms of road capacity, safety and environmental impact. Applications with impacts on the Strategic Trunk Road Network will be subject to discussion and agreement from Transport Scotland.

(h) Outwith settlement centres retailing will only be acceptable if it can be demonstrated that it is ancillary to the main use of the site and would not be deemed to prejudice the vitality of existing retail centres in adjacent settlements.

(i) Developments employing more than 25 people in rural locations will be required to implement a staff travel plan or provide on-site staff accommodation.

In response to the abovenoted policy, it is considered the Application Site property has been in successful full operational use, without complaint nor objection, as short-term let serviced accommodation since 9th September 2022, and historically as a guest house for in excess of ten years prior to the application to have its use regularised as such through the submission of application reference 18/00846/LAW.

Through its successful use over such a sustained period, it is proven there is no adverse impact nor detraction from the residential amenity of adjoining residential properties. The proposed development by way of rental control measures/conditions, ample pre-existing on-street parking, dedicated street level entrance and fenced private amenity space area can continue to be satisfactorily accommodated within the landscape capacity of the particular location.

Furthermore, the proposed continuation of use as short-term let serviced accommodation will provide an appropriate location in relation to existing businesses. The ongoing use will provide continued additional support to existing tourism facilities located within the immediate and the wider surrounding area. Further, the continuation of use provides sustainable economic benefit to the local economy whilst maintaining permanent employment.

5.5 Policy 17: Residential Areas:

Policy 17 states:

The Plan identifies areas of residential and compatible uses inside settlement boundaries where existing residential amenity will be protected and, where possible, improved. Changes away from ancillary uses such as employment land, local shops and community facilities, for example pubs and restaurants will be

resisted unless there is demonstrable market evidence that the existing use is no longer viable as a commercial venture or community-run enterprise.

Generally, encouragement will be given to proposals which fall into one or more of the following categories of development and which are compatible with the amenity and character of the area:

(a) Infill residential development at a density which represents the most efficient use of the site while respecting its environs.

(b) Improvements to shopping facilities where it can be shown that they would serve local needs of the area.

(c) Proposals which will improve the character and environment of the area or village.

(d) Business, home working, tourism or leisure activities.

(e) Proposals for improvements to community and educational facilities.

In response to the abovenoted policy, it is considered the Application Site property has been in successful full operational use, without complaint nor objection, as short-term let serviced accommodation since 9th September 2022, and historically as a guest house for in excess of ten years prior to the application to have its use regularised as such through the submission of application reference 18/00846/LAW.

Thus, the development proposal is at a density which represents the most efficient use of the site while respecting its environs. It is considered that there pre-exists a significant number of examples within the Perth & Kinross catchment area alone where a continued use of a building aligned with that to the Application Site, is considered appropriate.

It is considered that by virtue of ensuring the building remains occupied and therefore maintained, it will significantly improve the character and environment of the setting. Furthermore, the level of accommodation provided within the development proposal will adequately permit ongoing support to business and tourism related operations within Perth & Kinross.

6.4 Policy 56: Noise Pollution:

Policy 56 States:

There will be a presumption against the siting of development proposals which will generate high levels of noise in the locality of existing or proposed noise sensitive land uses and similarly against the locating of noise sensitive uses near to sources of noise generation.

In exceptional circumstances, where it is not feasible or is undesirable to separate noisy land uses from noise sensitive uses, or to mitigate the adverse effects of the noise through the negotiation of design solutions, the Council may use conditions attached to the granting of planning consent, or if necessary planning agreements, in order to control noise levels. A Noise Impact Assessment will be required for those development proposals where it is anticipated that a noise problem is likely to occur.

In response to the abovenoted policy, it is considered the Application Site property has been in successful full operational use, without complaint nor objection, as short-term let serviced accommodation since 9th September 2022, and historically as a guest house for in excess of ten years prior to the application to have its use regularised as such through the submission of application reference 18/00846/LAW.

Through an ongoing property management strategy, the end user will only be permitted to book the premises in accordance with the supplementary existing 'house rules' contained to Appendix A, thus limiting times they can check-in to the premises. Further noise control mechanisms such as a noise notification strategy is proposed e.g. where adjacent neighbours can notify the landlord thus resulting in termination of occupancy where deemed an appropriate measure.

In further regard to noise pollution and the subject of protection of residential amenity, it is considered that the matter can continue to be appropriately addressed through both management mechanisms already set in place by the owner, and the strict parameters set within Short Term Let Licensing Scheme as set by the Scottish Government. Indeed it is understood that in the event of any complaints, current Environmental Health protocol is to defer to the latter control mechanism.

6.5 Policy 60: Transport Standards and Accessibility Requirements:

Policy 60 States:

All development proposals that involve significant travel generation should be well served by, and easily accessible to all modes of transport. In particular the sustainable modes of walking, cycling and public transport should be considered, in addition to cars. The aim of all development should be to reduce travel demand by car, and ensure a realistic choice of access and travel modes is available.

Development proposals should:

(a) be designed for the safety and convenience of all potential users;

(b) incorporate appropriate mitigation on site and/or off site, provided through developer contributions where appropriate, which might include improvements and enhancements to the walking/cycling network and public transport services including railway and level crossings, road improvements and new roads;

(c) incorporate appropriate levels of parking provision to the maximum parking standards laid out in SPP;

(d) fit with the strategic aims and objectives of the Regional Transport Strategy;

(e) apply maximum on-site parking standards to help encourage and promote a shift to the more sustainable modes of travel of walking, cycling and public transport.

In certain circumstances developers may be required to:

(a) prepare and implement travel plans to support all significant travel generating developments;

(b) prepare a Transport Assessment and implement appropriate mitigation measures where required.

Development for significant travel generating uses in locations which would encourage reliance on the private car will only be supported where:

(a) direct links to the core paths networks are or can be made available;

(b) access to local bus routes with an appropriate frequency of service which involve walking no more than 400m are available;

(c) it would not have a detrimental effect on the capacity or safety of the strategic road and/or rail network including level crossings;

(d) the transport assessment identifies satisfactory mechanisms for meeting sustainable transport requirements.

Where site masterplans are prepared, they should include consideration of the impact of proposals on the core paths network and local and strategic transport network.

Cycling and Walking

Development proposals which take into account and promote cycling and walking will be supported. Particular attention must be paid to access arrangements and cycle parking facilities.

Car Parking

Development proposals should apply maximum on-site parking standards, including disabled parking, to help encourage and promote a shift to the more sustainable modes of travel of walking, cycling and public transport.

Where an area is well served by sustainable transport modes, more restrictive standards may be considered appropriate. In rural areas where public transport is infrequent, less restrictive standards may be applied.

Developers of town centre sites will be required to contribute to the overall parking requirement for the centre in lieu of individual parking provision.

Whilst the continued use of the Application Site property as short-term let serviced accommodation provides no variation to occupancy capacity, it is considered that the policy should be considered. It is acknowledged that some guests do arrive by their own vehicles, and this is already serviced by the ample on-street parking currently utilised and enjoyed by the property.

Thus there is no increase nor detrimental impact on the parking provision to the immediate and wider area. Furthermore, it is highlighted that Blairgowrie benefits from good quality transport links to the immediate and wider surrounding area thus, occupants may arrive at the property via alternative means, thus leading to less demand on pre-existing on-street parking.

5.6 Further Policy Considerations:

It is highlighted that in investigating further Policy documentation, full material consideration has been given to the criteria set out within the following:

- Perth & Kinross Housing in the Countryside Policy
- TAYplan 2012
- Scottish Planning Policy
- Scottish Executive PAN (Planning Advice Notes)

6.0 Public Involvement:

As the project primarily relates to an application to permit a continuation of use, no public consultation has been considered necessary as part of the design process to date. It is noted that as an integral part of the statutory process for Application for Change of Use, Perth and Kinross Council as the determining local authority will advertise the application through the appropriate media outlets, bringing the proposals to public attention.

7.0 Design Principles:

It is considered that the design proposal drawings appropriately identify the intended scope of works and design principles considered for the development, and these should be cross referenced with written documentation.

8.0 Appendix A:

The following content is extracted from the online Airguide:

- Strictly no parties, including Hen & Stag Do's
- Please be mindful of the neighbours and respect the quiet times between 10pm & 8am
- No smoking indoors
- The maximum number of guests is 10
- If you have a dog with you then please do not allow them on the furniture. Pets are not to be left unattended in the property at any time.