

Supporting Statement for **Change of Use** at 3 Brae Street, Dunkeld.

Dear Sir/Madam

I am writing to provide some additional information. The basement of our home was converted to a self contained flat, planning was approved in 2018, and works were completed in 2021. Since then we used it as an occasional Airbnb from September 2022 – but stopped in October 2023 when a licence became required. When preparing the licence application it became apparent that we needed planning permission for the change of use – and so were not able to meet the deadline set for October 2023. Hence doing it now, with a view to making the licence application in due course.

The basement flat is very much part of our home, and we use it regularly as a working from home office and to enjoy the garden. When we were doing AirBnb we still used it fairly regularly when it was not rented out. It has a separate entrance from outside via a shared close, it does not need to be accessed through the inside of our main house. We think this is an ideal use of the property as an AirBnB, the way AirBnB was originally intended – by opening up existing dwelling spaces for visitors (as opposed to taking a potential rented flat out of the rental market), particularly as we would be very unlikely to ever rent it out long term on a full time basis.

It has been very successful with 5 star reviews, and it does seem to be exactly the type of holiday accommodation that is welcomed and appreciated, without taking potential rented accommodation out of circulation to the general population locally. Parking for visitors was never an issue, as we can normally make a space by parking our own vehicle at neighbours off street parking when needed.

The basement was constructed with high quality materials and fittings, is completely insulated and warm and dry. It was all approved by Perth and Kinross Council.

PKC reference number 18/00731/DOM4

I have included a location plan, south and west elevations, and floorplan, as well as a copy of the completion certificate from August 2021. The full set of approved drawings will be on file with the council with the above reference number if required.

I hope this provides you with the information required to determine the applications but please do not hesitate to contact myself on 07557 236 486 or my wife Olivia on 07765 907 019. Where asked in the application forms I said I was the 'sole owner' as there did not seem to be anywhere to explain it is co-owned with my wife Olivia Ingleby. If this causes any issues please let me know.

I have completed both the householder application form, and the listed building consent form, but not sure it needs the latter as no physical works are proposed.

Many thanks

George Baxter
31-12-23



