

23/02/2024

Supporting Statement

APPLICATION FOR CERTIFICATE OF LAWFULNESS FOR THE CONTINUED USAGE OF PROPERTY AT ORWELL COTTAGE, 19 ORWELL PLACE, EDINBURGH, EH11 2AD AS SHORT-TERM VISITOR ACCOMMODATION

Dear Sir / Madam,

I write in respect to the corresponding application made for a certificate of lawfulness for my property located at the above address.

PRINCIPLES UNDERPINNING THE NON-MATERIAL CHANGE OF USE SUPPORTING A CERTIFICATE OF LAWFULNESS

1. The application site is a one bedroom single-storey, self-contained cottage and garden with private access directly from the street and an internal floor footprint of 36m². The property has no access to any communal areas that are shared with any other residential properties in the area.
2. The site has its own, dedicated and private off-street parking demised in its title-deeds for use by any guests to the property which does not therefore detract from any valuable parking space offered on the public road.
3. The application site is advertised and has always operated as a one-bedroom property that can accommodate a maximum of two adult guests. The application site is not therefore the type of short-term let that would attract large groups, which historically have had the greatest adverse impact on the amenity of neighbouring residents.
4. The property is located on the grounds of the neighbouring Garvald arts centre for adults which during early morning hours and afternoons provides substantial ambient street-noise and activity due to arrival and departure of attendees by school-bus far greater than the arrival/departure of any guests staying at the property. Guest check-in is from 14:00 onwards and the operational management team that support the property as visitor accommodation operate during standard working hours of 09:00-17:00.
5. The application site is located close to the west of the designated city centre of Edinburgh and is nearby to Gorgie / Dalry Town Centre, which forms part of the principal arterial route that connects the city centre to the west. Gorgie / Dalry Town Centre is a busy high street that experiences high levels of passing pedestrian footfall, as well as significant levels of passing bike, bus and vehicular traffic. There is a bus stop adjacent to the entrance of the application site (Elm Row – Stop ED), which typically sees groups of people and Lothian Buses staff waiting in the area for bus services. In addition, the site is within walking distance of Haymarket train station.
6. I have operated the property as an up-scale short term let for over 5 years with no complaints received during that time and in fact many passers-by and neighbours have both anecdotally and in-writing expressed their pleasure about the upgraded aspect of the property and front garden since it has been turned into visitor accommodation.

Given the character of the application site, which has its own private entrance, along with dedicated parking space, and the busy commercial character of the area surrounding the application site, it is not considered that the change of use proposed will have an adverse impact on residential amenity nor as per the principles above be considered a material change in use.