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PLANNING APPLICATION FOR SHORT TERM LETTINGS CHANGE OF USE AT FLAT 0-1 AT 15 HAUGH ROAD, GLASGOW, G3 8TX

SUPPORTING STATEMENT AND BACKGROUND INFORMATION

23rd March 2024

Revision A made on 17th April 2024

Current situation and background.

This flat is owned by a local resident who has lived in the area for many years but has now moved away.

The flat has been used for short term lettings for the last few years as a non-intensive usage on a small scale.

The flat has been operated by the owner these last several years without any complaints or issues with neighbours and is maintained and managed to a high standard. It is positioned on the ground floor of a modern tenement style building at a busy intersection in a vibrant inner city area.

Additional info on running of the lettings:

The property is set up for a minimum stay of four nights, which reduces the comings and goings at the property and is characteristically similar to normal domestic use.

Cleaning and preparation of the flat between stays is carried out by professional cleaners and a local laundrette company for linens etc.

Access for guests is provided by a small wall mounted key box near the front door of the building as most guests want to keep arrival times flexible and so do not want to be met at the property.

The refuse arrangements are pre-existing bin stores that serve the large block of flats and are serviced by the council at present.

Change of use as a short term letting unit:

The property has been used for many years in this way without problems or need for planning action or enforcement due to fact that there were no neighbour issues during this time.

The new licensing scheme for short term lets is linked to the planning system and thus the owner is now applying for planning permission to meet these new requirements in conjunction with the licence, even though this is a low key usage of the flat and is very similar to normal residential use.

The property has only two bedrooms and is only used to accommodate up to a maximum of four guests at any time so is used at a sensitive level without over-loading the accommodation. This is also very similar to the general occupancy of these flats in normal use as many are let out anyway on slightly longer leases.

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It is well managed by a professional agent with the involvement of the owner and is operated to a high standard.

Overall, the usage here is similar in character to normal domestic use due to all of the above points. It should not adversely affect the character of the area or the building and should potentially meet the criteria to gain planning permission on that basis.

We trust that this all makes sense and please do contact us if any further information, details or justification is needed on any of these points.

Andy Whyte

Director
Lucid Architecture Limited