

Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

305 EASTER ROAD

Address 2:

ALBION

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH6 8LH

Please identify/describe the location of the site or sites

Northing

675404

Easting

327040

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

The above property is a main door two bedroom flat. It was used initially as a commercial retail shop. It was converted into a residential in 1982. This application is to change its use to a short-term commercial letting.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Our business does not impact the local amenities/living conditions of residents. Being a main-door flat we have restricted access to the communal corridor & staircase so guests cannot access the common garden or other shared areas. There are already businesses operating on Easter Road, it is not entirely residential. None of the objections by neighbours is personal issues they experienced but hypothetical concerns, The 6 comments posted appear to be from 3 people - 2 of them- exact duplicates.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

New matters are raised in response to exaggerated/inaccurate claims made in the six neighbours' comments submitted, two of which are duplicates of other comments and most of which restate the same ideas. They also show that our case is outwith the two criteria for refusal in the Development Plan: An unacceptable impact on local amenity or the character of a neighbourhood or area; or The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

- Booking.com advertisement(No longer advertise on AirBnB). The 'garden view' (NOT garden access) feature has now been removed to avoid confusion. - 'House Rules' - our 'quiet hours' policy and other measures to reduce the impact on neighbours. - Direct responses to concerns raised by neighbours - (showing that most if not all concerns are immaterial, exaggerated, and unfounded) - Evidence of other businesses in the area that collaborate with us - demonstrable local economic benefit

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

22/04410/FUL

What date was the application submitted to the planning authority? *

27/09/2022

What date was the decision issued by the planning authority? *

10/01/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Kodippili Parakramawansha

Declaration Date: 09/04/2023

Search
 Destination/property name

 Check-in date

 Check-out date

 2 adults · 0 children · 1 room
 I'm travelling for work

OESIS - Stylish Holiday Home near Edinburgh City Centre
 305 Easter Road, Edinburgh, EH6 8LH, United Kingdom — Great location — show map

Entire home 667 ft² Size Kitchen Washing machine Free WiFi Free parking Bath Non-smoking rooms Heating



You're eligible for a Genius discount at OESIS - Stylish Holiday Home near Edinburgh City Centre. To save at this property, all you have to do is sign in.

OESIS - Stylish Holiday Home near Edinburgh City Centre is set in the Leith district of Edinburgh, 1.1 miles from Edinburgh Playhouse, 1.3 miles from Royal Yacht Britannia and 1.4 miles from Royal Mile. It features garden views and free WiFi throughout the property.

The 2-bedroom holiday home is fitted with a living room with a flat-screen TV with satellite channels, a fully equipped kitchen with a fridge and oven, and 1 bathroom with shower, towels and bed linen are featured in the holiday home.

Edinburgh Waverley station is 1.4 miles from the holiday home, while Camera Obscura and World of Illusions is 1.9 miles away. The nearest airport is Edinburgh Airport, 8.1 miles from OESIS - Stylish Holiday Home near Edinburgh City Centre.

Couples particularly like the location — they rated it 9.5 for a two-person trip.

Property highlights

- Top location: Highly rated by recent guests (8.5)
- FREE parking!

OESIS - Stylish Holiday Home near Edinburgh City Centre has been welcoming Booking.com guests since 9 Sept 2022.

Distance in property description is calculated using © OpenStreetMap

Most popular facilities

Free parking Free WiFi Family rooms Non-smoking rooms Heating

Availability

Select dates to see this property's availability and prices

Check-in - Check-out 2 adults · 0 children · 1 room

Accommodation Type	Sleeps	Show prices
Two-Bedroom House Bedroom 1: 1 extra-large double bed Bedroom 2: 1 single bed Living room: 1 sofa bed	4	<input type="button" value="Show prices"/>

Extra health & safety measures
 This property has taken extra health and hygiene measures to ensure that your safety is their priority. See health & safety details

Guest reviews

8.5 Very good · 39 reviews Read all reviews

Categories:

Staff 9.5 Facilities 8.7 Cleanliness 9.2
 Comfort 8.8 Value for money 9.0 Location 8.5
 Free WiFi 7.5

Select topics to read reviews: Clean Bathroom Location Kitchen Bus

See what guests loved the most:

Sarah United Kingdom
 "Beautiful apartment. Very spacious. The owner was extremely helpful and made check in and out as easy as possible. Communication was excellent."
 Read more

Lorna United Kingdom
 "Having the kitchen and living area much better than just a room in a hotel!"
 Read more

Konrad United Kingdom
 "Absolutely perfect contact with hosts, very convenient method of receiving keys. They have been also very helpful with supplying additional bedding. Free parking just around the corner, a store nearby. Good access to the city centre."
 Read more

Property questions and answers

Browse questions from guests for anything extra you want to know about the property. The property usually replies within a few minutes.

Hello what time is earliest check in?
 It's 14:00hrs. But individual requests for early check-in can be accommodated depending on the availability for a small fee.
 Answered on 17 September 2022

Is parking available?
 Yes, there is roadside free parking available close to the property including just across the road from the apartment. However, the parking spaces are not reserved and can be used on a first come, first serve basis.
 Answered on 21 December 2022

Hi thank you for organising the cleaner earlier. It is much appreciated we are looking forward to staying in your lovely flat
 Thank you. I think this is meant to be a reply to my message earlier. Kindly note the early check-in is possible only with contactless self-check-in.
 Answered on 26 October 2022

Managed by OESIS LTD
 Company review score: 9.5 Based on 38 reviews from 1 property
 1 managed property

Property information

Just a short tram-ride to Prince's Street and a stone's throw from the coast - this holiday home will help you connect to the heart of Edinburgh while enjoying the maritime tranquility of Leith. Our little home is perfect for your little ones and comes fully equipped for the ideal family holiday. If you want local knowledge and authentic experiences - we're your people! From the best chippy to the rich history of Scotland, we can help you discover Leith from this lovely getaway.

Language spoken
 English

Property surroundings *

Great location - show map

What's nearby

Dalmeny Street Park 300 yd
 Leith Academy Sports Grounds 350 yd
 Giant's Brae 550 yd
 Lady Fife's Brae 700 yd
 Piling Park 800 yd
 Henderson Gardens Park 850 yd
 Montgomery Street Park 850 yd
 Lochend Park 900 yd
 Taylor Gardens 0.7 mi
 London Road Gardens 0.7 mi

Top attractions

Palace of Holyrood House 1 mi
 The Real Mary King's Close 1.4 mi
 Scottish National Gallery 1.5 mi
 National Museum of Scotland 1.6 mi
 Camera Obscura and World of Illusions 1.6 mi
 Edinburgh Castle 1.7 mi
 Craigmillar Castle 3.1 mi
 Edinburgh Zoo 4.2 mi
 Forth Bridge 9 mi
 Hopetoun House 12 mi

Beaches in the neighbourhood

Portobello Beach 1.8 mi
 Cramond Beach 4.6 mi

Public transport

Train Edinburgh Waverley station 1.3 mi
 Train Haymarket 2.4 mi

Closest airports

Edinburgh Airport 8 mi
 Dundee Airport 34 mi
 Glasgow Airport 50 mi

Restaurants & cafes

Cafe/bar 275 cafe 100 yd
 Cafe/bar Tamsons 200 yd
 Cafe/bar Persevere 300 yd

Ski lifts

Midlothian Lift 2 6 mi
 Midlothian Lift 1 6 mi
 Midlothian Chair Lift 6 mi

* All distances are measured in straight lines. Actual travel distances may vary. Missing some information? [Yes / No](#)

Quality rating
 Booking.com rated the quality of this property as 3 out of 5 based on factors such as facilities, size, location and services provided.

Facilities of OESIS - Stylish Holiday Home near Edinburgh City Centre

Great facilities! Review score, 8.7

Most popular facilities

Free parking Free WiFi Family rooms Non-smoking rooms Heating

Parking
 Free public parking is possible at a location nearby (reservation is not needed).
 ✓ Street parking
 ✓ Accessible parking

Living Area

- ✓ Dining area
- ✓ Sofa
- ✓ Fireplace
- ✓ Seating Area
- ✓ Desk

Transport

- ✓ Public transport tickets Additional charge

Internet
 WiFi is available in all areas and is free of charge.

Media & Technology

- ✓ Streaming service (like Netflix)
- ✓ Flat-screen TV
- ✓ Cable channels
- ✓ Satellite channels
- ✓ Radio
- ✓ TV
- ✓ Pay-per-view channels

Reception services

- ✓ Invoice provided
- ✓ Private check-in/check-out
- ✓ Express check-in/check-out

Kitchen

- ✓ Children's high chair
- ✓ Cleaning products
- ✓ Toaster
- ✓ Stovetop
- ✓ Oven
- ✓ Tumble dryer
- ✓ Kitchenware
- ✓ Electric kettle
- ✓ Kitchen
- ✓ Washing machine
- ✓ Microwave
- ✓ Refrigerator

Room Amenities

- ✓ Socket near the bed
- ✓ Sofa bed
- ✓ Soundproofing
- ✓ Private entrance
- ✓ Interconnected room(s) available
- ✓ Carpeted
- ✓ Ironing facilities
- ✓ Iron

Entertainment and family services

- ✓ Board games/puzzles
- ✓ Books, DVDs, or music for children
- ✓ Board games/puzzles

Bedroom

- ✓ Linen
- ✓ Wardrobe or closet

Accessibility

- ✓ Entire unit located on ground floor

Miscellaneous

- ✓ Non-smoking throughout
- ✓ Allergy-free room
- ✓ Heating
- ✓ Soundproof rooms
- ✓ Family rooms
- ✓ Non-smoking rooms

Bathroom

- ✓ Toilet paper
- ✓ Towels
- ✓ Bath or shower
- ✓ Slippers
- ✓ Private bathroom
- ✓ Toilet
- ✓ Free toiletries
- ✓ Hairdryer
- ✓ Bath
- ✓ Shower

Activities

- ✓ Hiking Off-site
- ✓ Golf course (within 3 km) Additional charge

Safety & security

- ✓ Fire extinguishers
- ✓ CCTV outside property
- ✓ CCTV in common areas
- ✓ Smoke alarms
- ✓ Key access
- ✓ Carbon monoxide detector

Building characteristics

- ✓ Private apartment in building

Languages spoken

- ✓ English

Missing some information? [Yes / No](#)

Sustainable initiatives
 This property has taken steps to provide more sustainable and environmentally friendly travel

House rules

OESIS - Stylish Holiday Home near Edinburgh City Centre takes special requests - add in the next step!

Check-in
 14:00 - 23:00
 You'll need to let the property know in advance what time you'll arrive.

Check-out
 05:00 - 11:00

Cancellation/prepayment
 Cancellation and prepayment policies vary according to accommodation type. Please enter the dates of your stay and check the conditions of your required room.

Children and beds
Child policies
 Children of any age are welcome.
 To see correct prices and occupancy information, please add the number of children in your group and their ages to your search.
Cot and extra bed policies
 No cots or extra beds are available.

Age restriction
 The minimum age for check-in is 18

Cards accepted at this property

Smoking
 Smoking is not allowed.

Parties
 Parties/events are not allowed

Quiet hours
 Guests must be quiet between 22:00 and 10:00.

Pets
 Pets are not allowed.

The fine print

This property will not accommodate hen, stag or similar parties.

Please inform OESIS - Stylish Holiday Home near Edinburgh City Centre in advance of your expected arrival time. You can use the Special Requests box when booking, or contact the property directly with the contact details provided in your confirmation.

License number:

FAQs about OESIS - Stylish Holiday Home near Edinburgh City Centre

How many guests can sleep at OESIS - Stylish Holiday Home near Edinburgh City Centre?

What is there to do at OESIS - Stylish Holiday Home near Edinburgh City Centre?

How far is OESIS - Stylish Holiday Home near Edinburgh City Centre from the centre of Edinburgh?

How much does it cost to stay at OESIS - Stylish Holiday Home near Edinburgh City Centre?

How many bedrooms does OESIS - Stylish Holiday Home near Edinburgh City Centre have?

What are the check-in and check-out times at OESIS - Stylish Holiday Home near Edinburgh City Centre?

Is OESIS - Stylish Holiday Home near Edinburgh City Centre popular with families?

Travellers who looked at OESIS - Stylish Holiday Home near Edinburgh City Centre ended up booking these properties

6 Separate beds, 2 baths - Leith...
 8.1 Very good
 1.3 miles from centre

Boutique Edinburgh Apartme...
 7 Good
 1.5 miles from centre

Beautiful, Traditional 2 Bedro...
 9.2 Superb
 1.4 miles from centre

Modern 2 Bedroom Apartmen...
 6.5 Review score
 1.2 miles from centre

The best of Edinburgh

Click here to see more properties near popular landmarks in Edinburgh

OESIS House Rules

Welcome to our OESIS!

We hope you enjoy your stay with us. To ensure your trip goes smoothly, we have put together some rules and guidelines below.

- ✚ We want you to have a good time enjoying your stay at OESIS. But please note only guests registered at check-in can stay at the property. Parties/events are not permitted.

- ✚ Please have a look at the inventory provided and inform us if you find anything is missing or not in working order. We will try our best to fix it.

- ✚ Treat furniture and other items at OESIS with care so that other guests after you can have a quality holiday here.

- ✚ Please keep the noise level to minimum although this OESIS is your gateway to Edinburgh and a relaxing holiday, to our neighbours, this building is their home. Quiet hours are 10:00 pm to 10:00 am

- ✚ Sorry, we can't allow any pets as we won't be able to accommodate future guests with allergies if pets are allowed.

- ✚ OESIS is a no smoking establishment. Thank you for not using any tobacco products including e-cigarettes.

- ✚ Unfortunately, we do not have parking at OESIS premises.

- ✚ When you leave the premises, please make sure all windows and doors are securely closed and locked.
- ✚ Please use the appropriate bins for your food and general waste. We would appreciate if you clean up before checking out using the cleaning products provided.

- ✚ Please make sure you switch off lights, and any electrical appliances when you go out - we're an eco-friendly holiday home.

- ✚ We or our representatives reserve the right to enter the property at any time to undertake essential maintenance or for inspection purposes.

- ✚ If you run into any issues, we are just a phone call away at 07401630723

- ✚ Below are the emergency numbers for Edinburgh:
 - Electricity: 0800 40 40 90
 - Power cut: 105
 - Gas leaks: 0800 111 999
 - Scottish Water: 0800 0778 778
 - Flood line: 0345 988 1188
 - NHS24: 111
 - Crime stoppers: 0800 555 111
 - Police Scotland: in an emergency call 999. For non-emergencies call 101

We hope you will have a relaxing stay at OESIS and enjoy the beautiful city of Edinburgh....

Pink Eco Clean

326 Easter Road
Edinburgh
EH6 8JT

07/02/2023 13:57 SVR 1

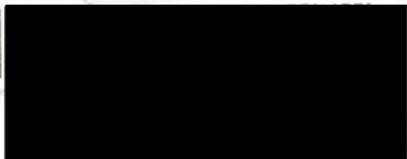
CUSTOMERS TICKET/RECEIPT - PREPAID

[REDACTED] 23 PCS 3

3 x Bed set 36.00
TOTAL AMOUNT PAID: 36.00

PAID BY: -
Card 36.00

CHANGE: - 0.00



Thank you for your custom

Pink Eco Clean

326 Easter Road
Edinburgh
EH6 8JT

14/12/2022 14:54 SVR 1

CUSTOMERS TICKET/RECEIPT - PREPAID

[REDACTED] PCS 1

1 x landry service 60.00
TOTAL AMOUNT PAID: 60.00

PAID BY: -
Card 60.00

CHANGE: - 0.00



Thank you for your custom

Pink Eco Clean

326 Easter Road
Edinburgh
EH6 8JT

22/11/2022 10:31 SVR 1

CUSTOMERS RECEIPT

[REDACTED]

2 x Bed set 20.00
TOTAL AMOUNT PAID: 20.00

PAID BY: -
Card 20.00

CHANGE: - 0.00

Pink Eco Clean

326 Easter Road
Edinburgh
EH6 8JT

12/01/2023 14:53 SVR 8

CUSTOMERS RECEIPT

[REDACTED]

1 x bed set 10.00 P
TOTAL AMOUNT PAID: 0.00

ITEMS MARKED 'P' ABOVE HAVE BEEN PREPAID



ABLife, Limited

[REDACTED]
[REDACTED]

INVOICE

INV0086

DATE

28 Nov 2022

DUE DATE

10 Dec 2022

BALANCE DUE

GBP £90.00

BILL TO

Oesis UK Ltd

DESCRIPTION	RATE	QTY	AMOUNT
Airbnb Clean 20 November 2022 25 November 2022 27 November 2022	£30.00	3	£90.00

TOTAL £90.00

BALANCE DUE **GBP £90.00**

Payment Details

Account Details:

-Account Name: ABLife Limited

[REDACTED]



ABLife, Limited

[REDACTED]
[REDACTED]

INVOICE

INV0101

DATE

6 Jan 2023

DUE DATE

16 Jan 2023

BALANCE DUE

GBP £240.00

BILL TO

Oesis UK Ltd

DESCRIPTION	RATE	QTY	AMOUNT
Airbnb Clean	£30.00	8	£240.00
1 December 2022			
2 December 2022			
9 December 2022			
10 December 2022			
11 December 2022			
18 December 2022			
20 December 2022			
28 December 2022			

TOTAL £240.00

BALANCE DUE **GBP £240.00**

Payment Details

Account Details:

-Account Name: ABLife Limited

[REDACTED]
[REDACTED]



ABLife, Limited

[REDACTED]
[REDACTED]

INVOICE

INV0125

DATE

31 Jan 2023

DUE DATE

10 Feb 2023

BALANCE DUE

GBP £60.00

BILL TO

Oesis UK Ltd

DESCRIPTION	RATE	QTY	AMOUNT
Airbnb Clean 8 January 2023 15 January 2023	£30.00	2	£60.00

TOTAL £60.00

BALANCE DUE **GBP £60.00**

Payment Details

Account Details:

-Account Name: ABLife Limited

[REDACTED]
[REDACTED]



ABLife, Limited

[REDACTED]
[REDACTED]

INVOICE

INV0150

DATE

28 Feb 2023

DUE DATE

10 Mar 2023

BALANCE DUE

GBP £120.00

BILL TO

Oesis UK Ltd

DESCRIPTION	RATE	QTY	AMOUNT
Airbnb Clean 3 February 2023 5 February 2023 11 February 2023 12 February 2023	£30.00	4	£120.00

TOTAL £120.00

BALANCE DUE **GBP £120.00**

Payment Details

Account Details:

-Account Name: ABLife Limited

[REDACTED]



ABLife, Limited

[REDACTED]
[REDACTED]

INVOICE

INV0181

DATE

31 Mar 2023

DUE DATE

10 Apr 2023

BALANCE DUE

GBP £90.00

BILL TO

Oesis UK Ltd

DESCRIPTION	RATE	QTY	AMOUNT
Airbnb Clean	£30.00	3	£90.00
12 March 2023			
18 March 2023			
25 March 2023			

TOTAL £90.00

BALANCE DUE GBP £90.00

Payment Details

Account Details:

-Account Name: ABLife Limited

[REDACTED]
[REDACTED]
[REDACTED]

As a preliminary point, we would like to draw the local authority's attention to the underlined phrases which shows that what appears to be a large response to our planning permission request in fact appears to be the views of only three people – one of whom (Mr Hay) does not even reside in the same flat as our property. Clearly this in itself shows that the response is exaggerated – this point is compounded when considering the concerns raised and their immateriality.

Ms Abi Lewis's (and anonymous exact duplicate's) comment:

“Edinburgh already has too many air bnb short term type lets and these push out and price out the local community.”

Lewis' concern is directed at the concept of short-term lets in the abstract – not our specific business. There are no other such businesses operating from 305 Easter Road, and though there are businesses operating in that area more broadly, our acquisition of the property was not done in competition with any local resident attempting to purchase the property. Given this, as stated below, that our business has the most minimal impact on local residents, it is unclear how our continued business could “push out and price out” local residents. Both complaints are simultaneously vacuous and unfounded and thus clearly cannot form the basis of a refusal for planning permission.

Ms Morven Crumlish (and anonymous exact duplicate's) comment:

“Objecting on the basis that Easter Road is a residential area and permanent holiday lets are detrimental to the area as they limit the number and type of residential properties for people who live here or wish to live here.”

Again, the comment is directed at short-term lets in the abstract. As stated above, our property was not bought in competition with local residents and further it has the most minimal impact on local residents. Rather than a detriment, our business acts as an economic benefit to the local area as we collaborate with the laundrette across the road and with a local private cleaner. We also encourage our guests to use public transport (the bus stop directly in front of our property) and the tram system once it is completed.

Mr Andrew Hay's twice submitted comment: I am writing this comment today to object to the planning application to change the use of 305 Easter Road from a residential property to a short-term let. My reasons are set out below.

1. Safety - I am deeply concerned about the potential rise in anti-social behaviour and noise that this change of use may bring. Whilst my ground floor home does not share a stair with the concerned property, it does neighbour their communal back garden, only separated by a wall half a metre high. I am concerned that guests, who do not live in the area and may not have any sense of responsibility or attachment to it, unwittingly disturb current residents by making noise in what is currently a quiet and relaxing space. The applicant is currently advertising the use of the garden on their listing at - https://www.airbnb.co.uk/rooms/653180953855867610?_set_bev_on_new_domain=1665592575_

[jczNWRlOWRjZjdhd&source_impression_id=p3_1666199846_dWAjGBIPc%2F35E5Pr](#)
and this has concerned me of late.

Firstly, as Mr Hay himself admits, this deep concern is only potential – even in his mistaken understanding of the operation of our business. The link he has helpfully provided only shows that we had advertised a ‘garden view’ from our property’s windows – ‘view’ not to be mistaken for ‘access’. There has never been garden access advertised nor will there be, and this is supported again by Mr Hay’s admission that his concern is potential – if we had intended to allow guests to access the garden, then at least some of the many guests who have stayed with us since last September would have accessed the gardens. None have – as they cannot.

But to limit such future confusion we have removed the advertisement of a ‘garden view’ from our page.

Further, our property, though shown to have corridor access on the floorplans, does not allow such access to guests as that door is kept permanently locked. As such, the concern is not only potential but entirely unfounded as guests cannot ever access shared corridors much less shared garden space – especially not the shared garden space of someone living in another flat. Furthermore, our house rules (also uploaded) have always included ‘quiet hours and a reminded that guests must be courteous to residents and ensure that they do not create too much noise. Therefore, even the potential for anti-social behaviour is very small, and the reality is that there has never been such trouble from our guests.

2. Shared door access to the stair- Although the property's main entrance is on the street, the property currently has access to the stair through a door in the residence to give it access to the garden, which the applicant is advertising the use of. There have been numerous reports in the last few years of the disturbances that can be caused by short-term guests having access to the stair and it concerns me that this may lead to tension within the local community due a risk of increasing anti-social behaviour.

As addressed above, though the property has access to the shared corridor and we as property owners could technically access the corridor, that door is kept permanently locked and access to shared areas is never given to guests. Though previous concerns may have been raised by other previous businesses – we are not those previous other businesses. Mr Hay’s concern is thus immaterial.

3. Property type/area - I believe the change of use to a short-term let is completely inappropriate when the local area and community is taken into consideration. One the strategic aims of the Edinburgh Local Development Plan is to "help create strong, sustainable and healthier communities, enabling all residents to enjoy a high quality of life." The residents of the properties 305 Easter Road surrounds are largely made up of working professionals and families and a strong, friendly sense of community is already in place here. A short-term let seriously risks the cohesion of this and the change of use would ultimately worsen the quality of life of the community. I earnestly implore you to reject this application for a Change of Use. Many thanks Andrew Hay

It is again unclear how the specific change of use of our property and our business could be a detriment to such a cohesive community as clearly, we do not impact upon the local community as our guests are entirely removed from the residents. This, like the previous four comments,

seem to be an objection to short-term lets in the abstract. However, abstract concerns are not a criteria for the rejection of a change of use application under the Edinburgh Local Development Plan policies. Policy 30 sets out two potential reasons:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

Regarding i), there is clearly nothing ‘unacceptable’ about our business which does not in any way impact directly or demonstrably on local residents. Guests cannot access shared spaces and are discouraged from anti-social behaviour – it is a credit to our discouragement of such behaviour that in over 6 months of operation we have yet to see a single disturbance to the local community. All suggested impacts are general and by no means ‘unacceptable’.

Regarding ii), the loss of residential accommodation is certainly balanced by local economic benefit. The property owners are local to Edinburgh and the Lothians, and the business operates in collaboration with the laundrette across the street and a local cleaner. Our guests also use the corner shop next door and local transport – particularly via the bus stop in front of the property.

Therefore, though Mr Hay’s quotation of the general idea of the Edinburgh Local Development Plan is accurate, he has failed to provide any tangible reason for our proposal to fail under the Plan’s given criteria. Therefore, all three of his points are immaterial to our application.