



THE CITY OF EDINBURGH COUNCIL

Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Email: planning.support@edinburgh.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100612240-007

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

[X] Applicant [] Agent

Applicant Details

Please enter Applicant details

Form fields for Applicant Details including Title, Name, Address, and Contact Information.

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

31 STENHOUSE DRIVE

Address 2:

SAUGHTON

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH11 3JR

Please identify/describe the location of the site or sites

Northing

671614

Easting

321532

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)

I would like to let this property for short term let and this planning permission is a pre-request for getting short term let licence.

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.

Request a review on decision made on my Application No: 23/00079/FULSTL. Decision date: 1 May 2023 Please refer the supporting document attached.

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)

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)

Appeal request as a support document

Application Details

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

23/00079/FULSTL

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

17/01/2023

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

01/05/2023

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 Srinivasan Natarajan

Declaration Date: 05/06/2023

Srinivasan Natarajan
1 Corstorphine Hill Crescent
Edinburgh EH12 6LH

05 June 2023

Reference:

Change of use to short term let (in retrospect). 31 Stenhouse Drive Edinburgh EH11 3JR

REFERENCE NUMBER: 23/00079/FULSTL

I am writing to formally appeal the decision to refuse my application for a short term let at the property located at Stenhouse Drive. I appreciate the thorough review process conducted by the planning officer, and I would like to address the reasons provided for the denial of my application as outlined in the rejection letter.

Impact on Living Conditions and Amenity of Nearby Residents:

The rejection letter stated that a short stay let at the property would have a materially detrimental effect on the living conditions and amenity of nearby residents. However, I would like to contest this claim and request evidence supporting such concerns. Since April 2022, when the property started operating as a short term let, I have not received any complaints from our neighbours or the wider community regarding the impact on living conditions and amenities. I kindly request clarification and any specific incidents or evidence that led to this conclusion.

Young Families and Professionals:

It is important to note that the majority of guests staying at my property are young families and professionals. These individuals have demonstrated a high level of respect for the residential area, maintaining cleanliness and adhering to noise regulations. I find it difficult to understand how these responsible guests would detrimentally affect the living conditions and amenities in the area. If there are any specific concerns related to this claim, I kindly request further clarification.

Contribution to the Local Economy:

It is worth highlighting that the short-term letting of my property has positively contributed to the local economy. The convenient access to nearby shops and pubs has been appreciated by guests, as evidenced by their positive comments and feedback. By attracting visitors to the area, the short term let has helped stimulate economic activity and support local businesses.

Based on the facts presented above, I kindly request a thorough review of my application and a reconsideration of the initial decision. I firmly believe that the short-term letting of my property will not have a materially detrimental effect on the living conditions and amenities in the area. Moreover, it has already proven to be a responsible and beneficial addition to the community.

I am available for further discussion or to provide any additional information or documentation that may assist in the reconsideration process. Please do not hesitate to contact me at your convenience. I greatly appreciate your time and attention to this matter.

Thank you for considering my appeal. I look forward to a positive resolution and the opportunity to continue operating my short term let responsibly and in accordance with all applicable regulations and guidelines.

Yours sincerely

Srinivasan Natarajan