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 External email >

 First time sender >

Hello,

I understand the applicant in this case has submitted an appeal to overturn the council's decision. In response to this I would like to provide further submission of feedback.

I feel that the council made the best (and only) decision on this initially and see no reason why this matter needs to be reviewed - nothing has since changed economically. Housing supply continues to be in a very poor state, housing prices continue to remain very expensive and short term letting continues to be a scourge on locals lives and sense of community in where they live.

I sincerely hope that the council has the determination to remain where they stood when they made their first decision in denying this property to be continued as a short term let.

The actual locals of Edinburgh have had enough of people profiteering off their city (who don't even live in the same country). I look forward to attending (virtually) the Local Review Body consultation on Wednesday 29th November.

Sincerely,  
Philip Doyle

 External email >

Hello all,

I had previously provided further submissions relating to this application. However, I wish to provide more now that I have read the applicant's appeal letter on the online portal. I am replying to their comments as below, which I have placed in quotation marks and underlined.

With regards to their comments on the "LOCATION" of the flat, particularly with the line "The premises is on the same road as a number of businesses; ie workshops, garages and local B&Bs".

This is simply incorrect. The comprehensive list of B&Bs they have provided are not on Industrial Road whatsoever – they are **all** located on East Hermitage Place. This is not Industrial Road. East Hermitage Place is on the main road, Industrial Road is the quieter street *behind* this. The garage they have mentioned, I can only assume is the motor garage on Burns Street. Again – not Industrial Road. There are certainly garages on Industrial Road but these are residential garages and not places of business. Lastly, with regards to the carpenter's workshop, all I can say is I have heard more people coming and going from 1 Industrial Road with suitcases than any woodwork coming from that workshop.

"We refute the statement that anyone's living conditions are being compromised by the use of our space as a short term let. This cannot possibly be substantiated. If this is the argument, the same must be said for the neighbouring B&B guest houses." (sic)

Again, this does not apply to the B&Bs as they are not on the same street. If I was to move to East hermitage Place, I would be well aware there were guest houses there and would be happy to put up with this, knowing they are there. What I do not like, is people feeling they have the right to open accommodation businesses of their own in the middle of a residential neighbourhood. What the applicant is also not getting is that the wider issue does not simply just relate to neighbour's living conditions being affected, there are many reasons why myself and many of my neighbours have objected to this application.

"As stated in our original application, this flat is not suitable for long term dwelling." (sic)

Forgive my ignorance, but why should it then be acceptable for short-term stays if it is unsuitable for long-term stays? I do not believe there are time period restrictions on how long a property can be booked for via short-term let platforms, how exactly would the applicant be vigilant in ensuring that the property was not let for a period of time deemed "unsuitable"?

"To be perfectly clear; should the authorities refuse planning permission and therefore subsequently a licence, the implications of this decision would mean a loss of income for the maintenance and running costs of the flat." (sic)

This should not be anyone's issue but the applicant's. It is their property, of which they themselves

have said they spend up to 15 weeks (nearly 3 months) during the year in. They should be responsible for these costs whether or not it is a short-term let.

“We understand from consulting with at least two Edinburgh solicitors that, (in their experience so far) in all but a few cases, planning permission is being denied across the board, regardless of circumstances.” (sic)

The applicant needs to appreciate the broader issue that short-term lets have caused not just in Edinburgh, but globally. Ultimately the over-abundance of these properties being used this way and lack (to this point) of any sort of regulation to control them have led to a severe housing crisis affecting both home ownership and the rental market. Various countries around the world have been more pro-active in introducing sanctions and it is about time that Scotland followed suit. A line needs to be drawn somewhere to stop this situation getting even worse than it is.

Thank you for your further time and consideration in receiving these comments.

Philip