

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.

We are not aware of any additional 'submissions' to this application.

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 do not refer to the 'garage' on Burns Street. The reference is to the nature of Industrial Road, in that is, on one side, the rear of the Bed and Breakfasts located on East Hermitage Place, along with numerous garage doors, presumably for vehicle access. On the other side, where 1 Industrial Road is located, there are very few on-street dwellings. The carpenter's workshop is next door to the flat, and we have found it to be mainly closed up, so we present no interference/disturbance to them. Regarding the sound of suitcases being heard, there are no windows directly above the flat so this is highly questionable. In fact our experience is that there is a great deal more disturbance and noise from vehicles and even people talking as they pass than any suitcase makes.

"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 far as we are aware, this person is the only objector (and he clearly has an axe to grind). The point we have made is that this is in an area already established with B&Bs. Yes, the flat is on the road behind all these B&Bs, but they are in the same proximity.

"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"?

This man rightly admits his ignorance and is missing the point. 1 Industrial Road is very small. The 42msq includes the stairwell. The previous owners sold the property for the very reason

that it was too small for a family to live in long term. It has no garden, and it also has very little space for storage of personal items which most families accrue. This is the reason for it being a perfect short term stay only. Visitors bring only a suitcase, nothing more.

“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.

Let us be clear. We are fully aware of our responsibilities and we are committed to them regardless. The point we have made here is if the objective of licensing is to stop short term letting with the view to then release property back to the market, in the case of 1 Industrial Road, this will not happen.

“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.

We do appreciate that there is a housing shortage nationally. However, this is one of many problems which have been caused by COVID. That, along with planning delays and stricter rules concerning new developments. We also recognise the difficulties with obtaining mortgages even for affordable housing. However, refusing a licence for a property which will not be put on the market does not make any sense.

We feel we are part of the Links Colony community. Not only do both our daughters and their families live within the Links Colony, but we also have friends in neighbouring streets. The main reason for owning the flat on Industrial Road, is to have somewhere close to stay when we regularly visit our family.