

**Planning Application 23/00087/FULSTL Response to appeal against refusal of application for change of use of premises from offices to short term letting accommodation. 17 Fowler Terrace.**

**Kay Smith Flat 3F1 7 Bryson Road EH11 1ED**

1. The applicant argues that since there are already a large number of short term lets in the area so why not have one more? This is not reasonable. I stress that there are already 614 Air BnBs from mid Gorgie to Bruntsfield. And within the immediate North Merchiston area there are 144. A line therefore has to be drawn to cap the numbers of this type of accommodation.

In addition there is already a considerable concentration of student accommodation in the area (eg for 700 persons in Napier University's Bainfield development on off Dundee Road – and there is a proposal to build further accommodation for 200 students round the corner on Dundee Terrace . Plus there is a new block of students flats (Silk Mills) already operating on Dundee Street, and other Napier University development on West Bryson Road which in the past has attracted complaints from residents passed onto Merchiston Community Council.

2. The applicant has proposed a number of internal measures aimed at mitigating noise impact – an admission in itself that extra noise impact is anticipated. And who is going to ensure such promises are enforced?. And a lot of disturbing noise can occur outside the very narrow 11pm – 7am times span proposed for guests to check in and out.

3 There may be space between the front door of no 17 and next doors but only because of the large amount of wall space taken up by shop style large windows which in themselves will provide little insulation from sounds within the property transmitting to the outside.

4. This October new style bin hubs have been installed in surrounding streets including Bryson Road. These have attracted a considerable number of complaints to local city councillors and to the community council because of the increase in noise not only from glass recycling bins but also from bins intended for bagged waste.

5. There may be only two bedrooms but there is no cap on the number of guests who can occupy these rooms and enjoy the large communal space. And just because guests will not have parking permits and there are bus routes close by does not mean that the guests will use these buses and will not bring cars into the area, particularly at weekends when there are no traffic wardens on duty. At weekends and evenings on street parking is already beyond saturation point.