

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 100655030-001

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)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	GlenEtive projects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Paul	Building Name:	Gordon Chambers
Last Name: *	Hughes	Building Number:	90
Telephone Number: *	07852568874	Address 1 (Street): *	6th Floor Mitchell St
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	G1 3NQ
Email Address: *	paul@glenetiveprojects.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Jacqueline"/>	Building Number:	<input type="text" value="6"/>
Last Name: *	<input type="text" value="Marsden"/>	Address 1 (Street): *	<input type="text" value="6 Coltbridge Gardens"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="eh12 6aq"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="City of Edinburgh Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="6 COLTBRIDGE GARDENS"/>
Address 2:	<input type="text" value="MURRAYFIELD"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="EDINBURGH"/>
Post Code:	<input type="text" value="EH12 6AQ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="673578"/>	Easting	<input type="text" value="323146"/>
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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 appeal relates to change of use from secondary home to Short Term let

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.

The proposal has 3 letters of support from neighbouring properties. The proposal has support from what we would deem as most effected therefore the proposal is not having a detrimental impact on the area

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)

A photo of the supporting residents 3 x letters of support A planning report A summary of points for LRB

Application Details

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

23/03776/fulstl

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

22/08/2023

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

02/10/2023

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.

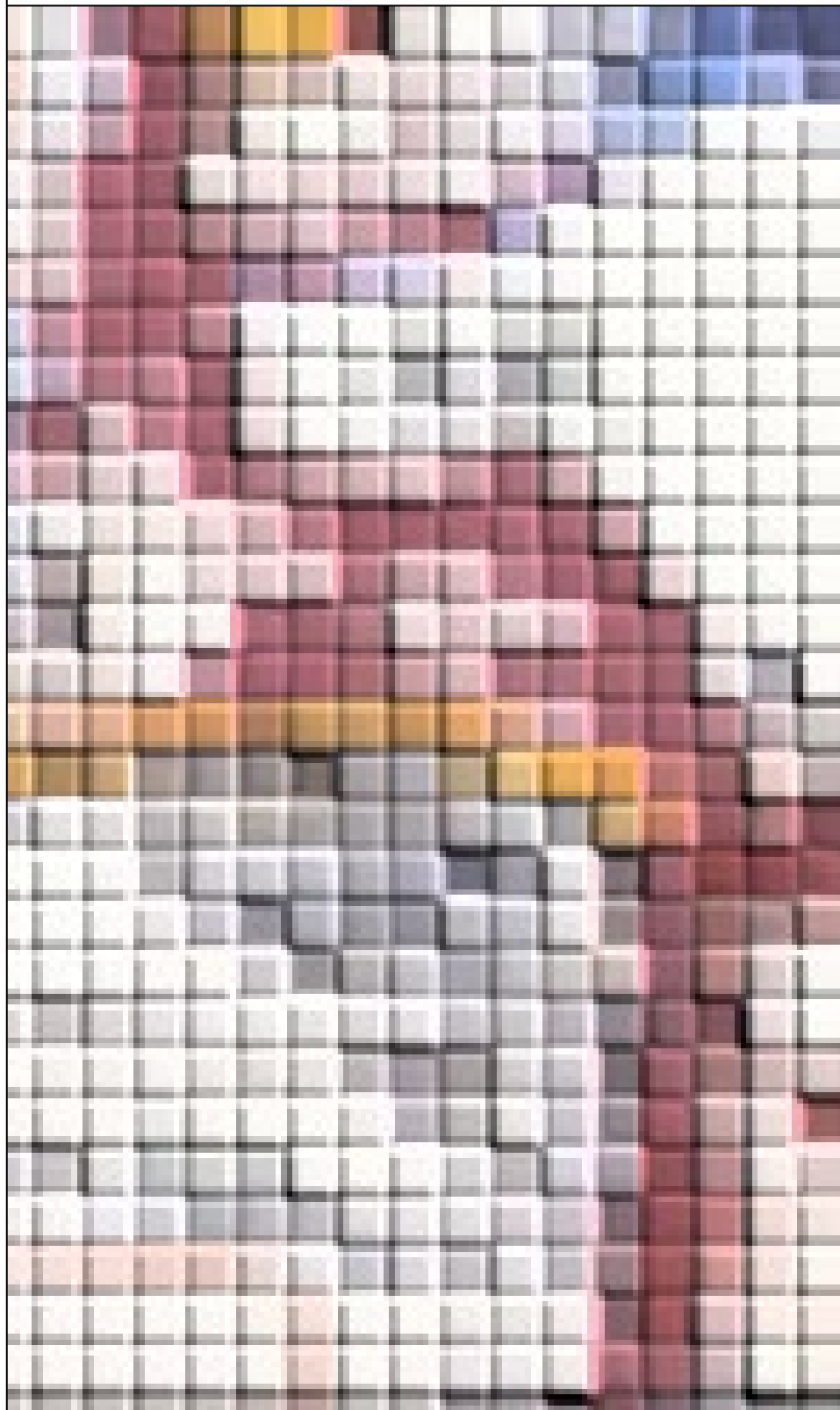
Declaration Name: Mr Paul Hughes

Declaration Date: 14/12/2023

**Appeal
Change of Use from
Residential to Short
Term Let**

**6 Coltbridge Gardens
Edinburgh**

**Planning Report December
2023**



GlenEtive Projects



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3. PLANNING APPRAISAL
4. SUMMARY & CONCLUSIONS

1.0 Introduction

1.1 An Appeal application for Planning Permission 23/03776/FULSTL has been submitted to Local Review Body of City of Edinburgh Council (CEC) on behalf of Msrs Marsden ('the applicant') for:

'Change of use from Residential to Short Term Let (Sui Generis). The proposal is for the entire house, which is secondary property (in retrospect).'

1.2 This application is supported with a full planning report see appendix 1

2.0 The Reason for Refusal

2.1 The reasons for the refusal are set out below

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.

2. The proposal is contrary to National Planning Framework Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling as a short term let will result in an adverse impact on local amenity and the loss of a residential property has not been justified.

3.0 Planning Appraisal

3.1 The Street is made up of two distinct sections. (see Appendix Photomontage)

- The Eastern section which consists of a lawn bowling green and club house and the adjacent block of flats.
- The Western section - A row of terrace dwellinghouses (include the application site) and adjacent open space.

3.2 The most affected properties are those houses immediately adjacent to the proposed Short Term Let which are owner occupier properties- Numbers 4, 5 and 7.

3.3 All the residents were contact, the residents which were weren't adjacent the property were neutral on the proposal. No 1,2 and 8.

- 3.4 The properties which will be subject to the greatest loss of amenity and impact on their living conditions are the properties at No. 4, 5 and 7.
- 3.5 All of these residents have all written independent letter of support to the application (see appendix).
- 3.6 The three letters of support from adjacent residents, clearly illustrates that collectively the local residents want this sort of use in their area and do not feel it will impact on their well being or the harmony of the street.
- 3.7 We believe that the STL will enhance the area, providing a choice of accommodation for tourist including the extended family and friends of neighbouring properties.
- 3.8 The property is managed by Sykes Cottages who operate nationally and have a strict code of conduct for guests.

Material Considerations

- 3.9 The recently published Scottish Government Circular 1 - 2023 Short-term lets and Planning states what factor should be considered in determining the application of a STL:

Systemic here might mean the same consideration repeated many times or that there is a cumulative impact from the use of dwellinghouses as short-term lets.

- 3.10 There are no other STL in the local area, therefore we do not see how any cumulative impact can be attributed to this case.

Example indicators include:

- *Lack of affordable and appropriate housing for local residents, perhaps indicated by a high share of sale volumes to, and high prices paid by, non-residents.*

- 3.11 There is current an apartment for sale on Coltbridge via Simpson and Marwick, therefore there is still a supply of properties for sale in the area.

- *Detrimental impact on local amenity, with some businesses, schools or other services that serve, and are reliant on, permanent residents closing or relocating.*

- 3.12 There is no issue or impact on local schools. The adjacent school is St Geroge's . There is no concern for the school capacity or it under threat of closure.

- *Changes to the look and feel of a neighbourhood, such as multiple keyboxes on many buildings or structures or noise on streets and in stairwells.*

3.13 The key box would be discreetly hidden on the on door architrave

- *Signs that local services are struggling, such as many instances of overflowing bins.*

3.14 The use is a minimum of 3 nights . There is ample recycling bins and the commercial company would be used to supplement the bin collect in addition the Councils services.

- *A significantly higher level of complaints relevant to use of dwellinghouses as short-term lets from neighbours spread across a number of tenements or properties than in a comparable area, within or outside the planning authority area.*

3.15 The property has operated for 4 years as an STL during this period there has not an one issue or complaint raise the Council or the management company.

4.0 Conclusion

4.1 The STL policy is still evolving and a number of legals challenges have been made against the policies.

4.2 The local residents who will be impacted the most by the STL are in favour of the change of use.

4.3 The STL will provide an option of accommodation for guest and extended families in the local area.

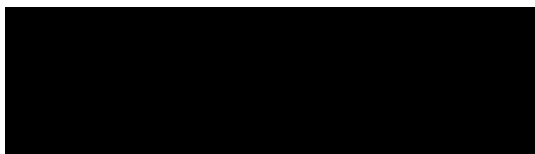
4.4 In order to reach a compromise we propose a temporary planning consent for 12 months.



I am happy for the above property to be used for short term lets.

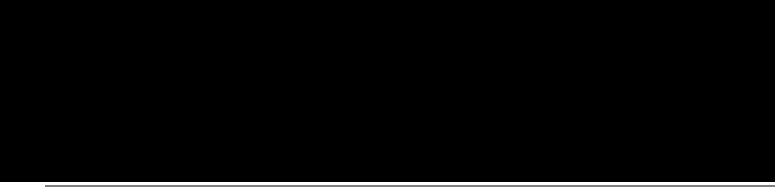
Lucy caird

No 4 coltbridge gardens



We are in support of the application for a Short Term Let at 5 Coltbridge Gardens, Edinburgh.

David and Rose Ross
5 Coltbridge Gardens
Edinburgh
EH12 6AQ



hi Paul,

This to note that we support application for Short Term Let at 6 Coltbridge Gardens
Edinburgh.

John & Helen Riddell
7 Colbridge Gardens



Application Site

Open Space

Annex Block of School

Coltbridge Bowling Club





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Thank you for completing this application form:

ONLINE REFERENCE 100639687-001

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.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

The proposal is a Change of Use from Residential to Short Term Let (Sui Generis). The proposal is for a entire house, which is secondary property to get change to a short term let.

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place? Yes No
(Answer 'No' if there is no change of use.) *

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

Please explain why work has taken place in advance of making this application: * (Max 500 characters)

The property has operated as a Self Catering Unit since Sept 2021

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)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	GlenEtive projects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Paul	Building Name:	Gordon Chambers
Last Name: *	Hughes	Building Number:	90
Telephone Number: *		Address 1 (Street): *	6th Floor Mitchell St
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	G1 3NQ
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Jacqueline	Building Number:	6
Last Name: *	Marsden	Address 1 (Street): *	Coltbridge Grdns
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	scotland
Mobile Number:		Postcode: *	Eh12 6aq
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

6 COLTBRIDGE GARDENS

Address 2:

MURRAYFIELD

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH12 6AQ

Please identify/describe the location of the site or sites

Northing

673578

Easting

323146

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

119.93

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

The property is used as Self Catering Unit managed through Sykes Cottages

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ≤ Yes **T** No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * ≤ Yes **T** No

Do your proposals make provision for sustainable drainage of surface water?? * ≤ Yes **T** No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

T Yes

≤ No, using a private water supply

≤ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * ≤ Yes **T** No ≤ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * ≤ Yes **T** No ≤ Don't Know

Trees

Are there any trees on or adjacent to the application site? * ≤ Yes **T** No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * **T** Yes ≤ No

If Yes or No, please provide further details: * (Max 500 characters)

The proposal is use the existing bin storage and collection area which is located to the front of property

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? * Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * Yes No

Is any of the land part of an agricultural holding? * Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Paul Hughes

On behalf of: Mrs Jacqueline Marsden

Date: 17/08/2023

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	<input type="checkbox"/> Yes	<input type="checkbox"/> T	<input type="checkbox"/> N/A
A Design Statement or Design and Access Statement. *	<input type="checkbox"/> Yes	<input type="checkbox"/> T	<input type="checkbox"/> N/A
A Flood Risk Assessment. *	<input type="checkbox"/> Yes	<input type="checkbox"/> T	<input type="checkbox"/> N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	<input type="checkbox"/> Yes	<input type="checkbox"/> T	<input type="checkbox"/> N/A
Drainage/SUDS layout. *	<input type="checkbox"/> Yes	<input type="checkbox"/> T	<input type="checkbox"/> N/A
A Transport Assessment or Travel Plan	<input type="checkbox"/> Yes	<input type="checkbox"/> T	<input type="checkbox"/> N/A
Contaminated Land Assessment. *	<input type="checkbox"/> Yes	<input type="checkbox"/> T	<input type="checkbox"/> N/A
Habitat Survey. *	<input type="checkbox"/> Yes	<input type="checkbox"/> T	<input type="checkbox"/> N/A
A Processing Agreement. *	<input type="checkbox"/> Yes	<input type="checkbox"/> T	<input type="checkbox"/> N/A

Other Statements (please specify). (Max 500 characters)

a planning statement

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Paul Hughes

Declaration Date: 18/08/2023

Payment Details

Online payment: XXXXXXXXXX

Payment date: XXXXXXXXXX

Created: XXXXXXXXXX

**Change of Use from
Residential to
Short Term Let**

**6 Coltbridge Gardens
Edinburgh**

**Planning Report
August 2023**



GlenEtiveProjects



RICS



RTPI
Royal Town Planning Institute



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3. PROPOSED DEVELOPMENT
4. DEVELOPMENT PLAN CONTEXT
5. PLANNING APPRAISAL
6. SUMMARY & CONCLUSIONS

1.0 INTRODUCTION

- 1.1 An application for Planning Permission has been submitted to City of Edinburgh Council (CEC) on behalf of Mssrs Marsden ('the applicant') for the proposed change of use of an entire secondary dwellinghouse to a Short Term Let at 6 Coltsbridge Gardens Edinburgh.

THE APPLICATION

- 1.2 The property is located on Coltsbridge Gardens, it is 2 storey traditional Victorian stone built terrace house. It has a main front door. It has 2 double bed rooms and a single bedroom room. The occupancy is a maximum of 5 guests. The property has its own front garden and rear garden.



Picture 1 – Location plan

- 1.3 The dwelling has been used as Self Catering unit since Sept 2021. The accommodation is managed via Sykes holidays.

2.0 SITE AND SURROUNDINGS

2.1 The property is located within a row of properties, only on one side of the street. The proposed dwelling is 2 storey in height with a pitched tile roof. There are 8 properties in the terrace row. To the western side of street is a lawn bowling club and 3 storey block of flats. Directly to the north is steep side verge covered in mature vegetation and the St George's School beyond. To the South is Water of Leith and mature vegetation on both side of the river. To the east is detached residential properties and The National Gallery of Scotland.

2.2 The site is within walking distance to Corstorphine Road, circa 400m with regular bus services and amenities.



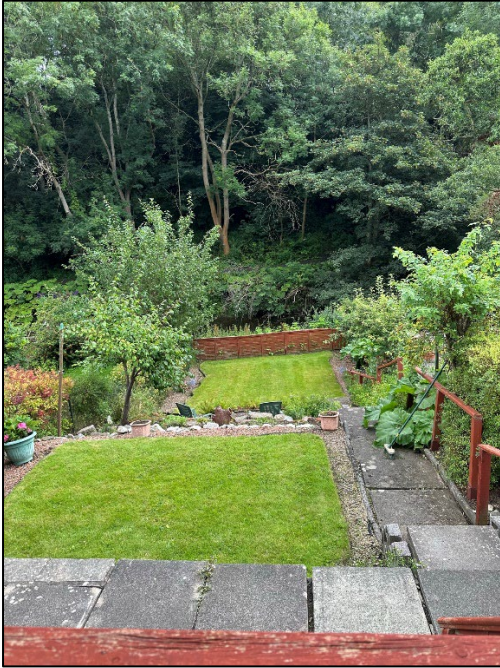
Picture 2- Site Context Map

4.0 **PROPOSED DEVELOPMENT**

- 4.1 The proposal is a change of use of the entire secondary dwellinghouse from Residential to a Short Term Let (Sui Generis) .
- 4.2 The access will be from Coltsbridge Gardens, there is ample on street parking. The minimum period of use is 3 days but generally it is rented out for a week. The nature of property means that is suited to families with a maximum of 5 guests. The property is managed via Sykes which have strict code of conduct for guests.
- 4.3 The refuse bins for every property is located at the front of property.
- 4.4 The key box is discreetly located on the western side of the door, out of sight from the main direction of travel on the street.
- 4.5 The rear garden is private and there is no overlooking into neighbouring properties



Picute 1- Front Door



Picture 2- Rear garden from house



Picture 3 - rear garden facing the house



5.0 DEVELOPMENT PLAN POLICY

5.1 This section of the report sets out the relevant planning policy framework and material considerations, against which the application proposals have been developed and should be considered.

DEVELOPMENT PLAN

5.2 The Statutory Development Plan covering the site comprises:-

- National Planning Framework 4 (“NPF4”) adopted 2023 &
- City of Edinburgh Council (CEC)- (“LDP”) adopted 2016

5.3 We review the applicable policy of NPF4 and LDP below and provide an assessment of these at Chapter

NATIONAL PLANNING FRAMEWORK 4

5.4 NPF4 is a long-term strategy for Scotland. It is the spatial expression of the Government Economic Strategy and sets out plans for development and investment in infrastructure. NPF identifies national developments and other strategically important development opportunities in Scotland.

5.5 NPF4 is a new spatial plan for Scotland that looks ahead to 2050 to set out where future development can bring benefits for people, the economy and environment. The key NPF4 overarching spatial principles are:

- Rebalanced development;
- Local living
- Compact urban growth

5.6 **Policy 13 – Sustainable Transport** – seeks to encourage, promote and facilitate development that prioritises walking, wheeling, cycling and public transport for every day travel and reduce the need to travel unsustainably.

5.7 **Policy 30- Tourism** - to encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries:

a) Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.

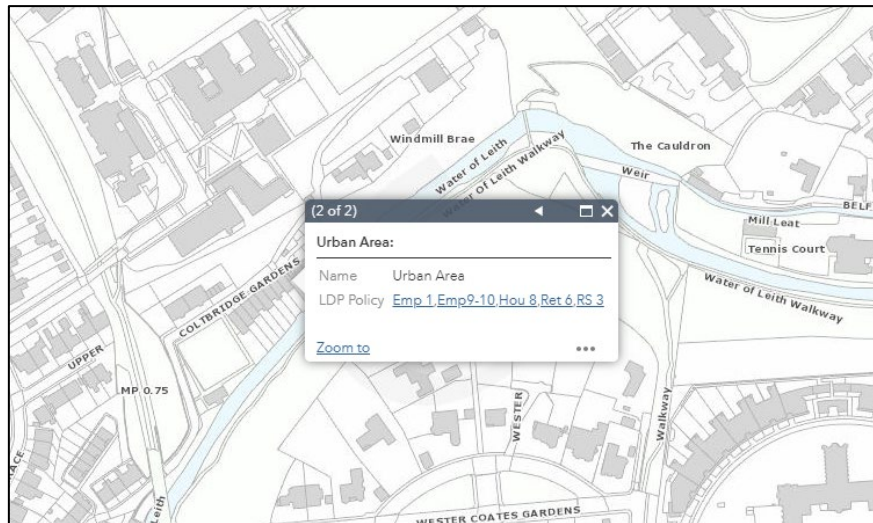
e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

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.

CEC LOCAL DEVELOPMENT PLAN – SITE SPECIFIC DESIGNATIONS

- 5.8 The Proposals Map which accompanies the adopted Development Plan provides a spatial representation of the key LDP policies. Those related to the application site (extract of proposals map below):



Map 2: extract from CEC LDP 2, source CEC planning portal

- 5.9 The property is not Listed or within a conservation area.
- 5.10 The Key policies from the LDP are:

Policy Hou 7 Inappropriate Uses in Residential Areas - Developments, including changes of use, which would have a materially detrimental effect on the living conditions of nearby residents, will not be permitted.

The intention of the policy is firstly, to preclude the introduction or intensification of non-residential uses incompatible with predominantly residential areas and secondly, to prevent any further deterioration in living conditions in more mixed use areas which nevertheless have important residential functions. This policy will be used to assess proposals for the conversion of a house or flat to a House in Multiple Occupation (i.e. for five or more people). Further advice is set out in Council Guidance.

PLANNING ASSESSMENT OF PROPOSALS

- 6.0 The following section sets out a review of relevant policy, based on the policy documents identified above, and assesses the proposals for the site. The focus of our assessment will be NPF4 and the local planning policies contained within the LDP and associated guidance. In this regard, we consider the principle of development assessing the following key issues against associated policy and guidance:-

- NPF 4 Applicable Policy listed at sections above;
- Principle of Development;
- Placemaking and Design:

- Transport Access and Parking:
- Tourism

TRANSPORT, ACCESS & PARKING – KEY POLICY & APPRAISAL

6.21 **Policy 13: Sustainable Transport**, supports development proposals where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:

- i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
- ii. Will be accessible by public transport, ideally supporting the use of existing services;

NPF Policy 13 encourages development proposals which are ambitious in terms of low/no car parking.

NPF Policy 13 also requires that proposals for significant travel generating uses, are accompanied by a Travel Plan with supporting planning conditions/obligations. Travel plans should set out clear arrangements for delivering against targets, as well as monitoring and evaluation.

6.22 **Comment:** The site is just over 400 m from a bus stop, local shops and services. The very nature and location of site means that the connectivity has been considered in its context. The proposed development provides opportunity to strength the use of pedestrian and cycling network.

6.23 **Policy 30- Tourism** - to encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries:

a) Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.

e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- 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.*

6.24 **Comment:** The surrounding local area is a mixture of residential, leisure, education and natural open space. This blend of mix use lends itself to a select number of STL in the area without compromising the varied amenity. This change of use will compliment various sectors and allow tourist to sustainably visit attraction such as The National Galleries of Scotland and Murrayfield on foot. The type of property and surrounding location attracts families and older visitors. There are not any other STL's on the street and therefore the cumulative impact is not relevant. The property has operated for 2 years without a single complaint or issue being raised with the Council.

6.25 The character of the neighbourhood is typical of a suburban area on the edge of a city centre. The main neighbourhood area of Rosburn is 400m away by foot from the dwelling. Murrayfield and other attractions are walkable . The nature of residents are attracted to the vibrance and cultural richness of area with an understanding of the dynamic of edge of inner city living.



7.0 SUMMARY AND CONCLUSIONS

7.1 The dwellinghouse has operated for 2 years as Self Catering unit without a single compliant or issue raised. The nature of the property predominately attracts families to stay. The varied nature and amenities of the local area illustrates that a STL would fit into this area.

- The letting is strictly managed and controlled in order to maintain a high quality of use.
- The nature of surrounding are is typical of edge of city centre with a mixed use environment.
- The location has number of guest houses and therefore a select number of STL can operate in the area and bring vibrance to the area without affecting the overall amenity.
- The dwelling is ideal for families to enjoy Edinburgh

GlenEtive Projects
FAO: Paul Hughes
Gordon Chambers
6th Floor 90 Mitchell Street
Glasgow
G1 3NQ

Mrs Marsden.
6 Coltbridge Gardens
Edinburgh
EH12 6AQ

Decision date: 2 October 2023

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Change of use from residential to short term let (Sui Generis). The proposal is for the entire house, which is secondary property (in retrospect).
At 6 Coltbridge Gardens Edinburgh EH12 6AQ

Application No: 23/03776/FULSTL

DECISION NOTICE

With reference to your application for Planning Permission STL registered on 22 August 2023, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Reason for Refusal:-

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal is contrary to National Planning Framework Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling

as a short term let will result in an adverse impact on local amenity and the loss of a residential property has not been justified.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01 - 02, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The change of use of this property to a Short Term Let (STL) will have an adverse impact on neighbouring amenity. The loss of the residential accommodation has not been justified. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of tourist accommodation in this case it does not outweigh the adverse impact on residential amenity or the loss of residential accommodation.

The proposal does not comply with the Development Plan policy NPF 4 policy 30(e) and LDP policy Hou 7. There are no material considerations that outweigh this conclusion.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Benny Buckle directly at benny.buckle@edinburgh.gov.uk.



Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at www.eplanning.scot or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email localreviewbody@edinburgh.gov.uk.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Report of Handling

**Application for Planning Permission STL
6 Coltbridge Gardens, Edinburgh, EH12 6AQ**

Proposal: Change of use from residential to short term let (Sui Generis). The proposal is for the entire house, which is secondary property (in retrospect).

**Item – Local Delegated Decision
Application Number – 23/03776/FULSTL
Ward – B06 - Corstorphine/Murrayfield**

Recommendation

It is recommended that this application be **Refused** subject to the details below.

Summary

The change of use of this property to a Short Term Let (STL) will have an adverse impact on neighbouring amenity. The loss of the residential accommodation has not been justified. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of tourist accommodation in this case it does not outweigh the adverse impact on residential amenity or the loss of residential accommodation.

The proposal does not comply with the Development Plan policy NPF 4 policy 30(e) and LDP policy Hou 7. There are no material considerations that outweigh this conclusion.

SECTION A – Application Background

The application site relates to a three-bedroom, two-storey, Victorian terraced house at 6 Coltbridge Gardens. The property is accessed via a private front door. The character of the local area is residential with low levels of vehicular and pedestrian traffic.

The house has access to a rear private garden that is overlooked by neighbouring residential properties and located adjacent to residential gardens.

Description Of The Proposal

The proposal is for the retrospective change of use from residential dwelling to short term let accommodation (Sui Generis).

Supporting Information

- Planning Statement

Relevant Site History

No relevant site history.

Other Relevant Site History

No further relevant site history.

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 25 August 2023

Date of Advertisement: 1 September 2023

Date of Site Notice: 1 September 2023

Number of Contributors: 0

Section B - Assessment

Determining Issues

This report will consider the proposed development under Sections 24, 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (the 1997 Act):

Having regard to the legal requirement of Section 24(3), in the event of any policy incompatibility between National Planning Framework 4 (NPF4) & Edinburgh Local Development Plan 2016 (LDP) the newer policy shall prevail.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling material considerations for not approving them?

If the proposals do not comply with the development plan, are there any compelling material considerations for approving them?

In the assessment of material considerations this report will consider:

- equalities and human rights;
- public representations; and
- any other identified material considerations.

Assessment

a) The proposals comply with the development plan?

National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13 February 2023 and forms part of the Council's Development Plan. NPF4 policies supports the planning and delivery of Sustainable Places, Liveable Places and Productive Places and are the key policies against which proposals for development are assessed. Several policies in the Edinburgh Local Development Plan (LDP) are superseded by equivalent and alternative policies within NPF4. The relevant policies to be considered are:

- NPF4 Sustainable Places Policy 1.
- NPF4 Productive Places Tourism Policy 30.
- LDP Housing Policy Hou 7.
- LDP Transport Policies Tra 2 and Tra 3.

The non-statutory 'Guidance for Businesses' (2023) is a material consideration that is relevant when considering change of use applications.

Proposed Use

With regards to NPF 4 Policy 1, the proposed change of use does not involve operational development resulting in physical changes to the property. The proposals will have a negligible impact on the global climate and nature crisis.

NPF 4 Policy 30 seeks to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland. Criterion 30 (e) specifically relates to STL proposals.

LDP Policy Hou 7 (Inappropriate Uses in Residential Areas), seeks to protect residential amenity.

The non-statutory Guidance for Businesses (2023) states that an assessment of a change of use of dwellings to a short term let will have regard to:

- The character of the new use and of the wider area;
- The size of the property;
- The pattern of activity associated with the use including numbers of occupants, the period of use, issues of noise, disturbance and parking demand and
- The nature and character of any services provided.

Amenity

The terrace house has a private access from Coltbridge Gardens. The property is situated in a residential area with low levels of vehicle and pedestrian traffic. The immediate area has high levels of residential amenity. The property has a large rear garden that backs onto the Water of Leith, which is overlooked by neighbouring residential properties and gardens.

The use as a short term let would allow visitors to come and go from the premises for inconsistent periods of time on a regular basis throughout the year in a manner dissimilar to that of a permanent resident. A transient visitor may also have less regard for neighbours' amenity than individuals using the property as a principal home. The

use as a short term let is not consistent with the existing neighbouring residential uses. The effect on nearby immediate residential properties is increased by the access to the large garden to the rear of the property.

The proposed use would increase the ambient background noise levels beyond what residents would reasonably expect within the immediate and local area. The increase in frequency of movement to the property at unpredictable hours would damage the amenity of the immediate neighbours and adjacent properties.

A change of use would increase the level of ambient background noise beyond what is reasonably expected by neighbouring residents and will have a significant detrimental effect on the living conditions and amenity of nearby residents. The proposal does not comply with NPF 4 policy 30(e) part (i) and LDP policy Hou 7.

Loss of residential accommodation

NPF 4 policy 30 (e) part (ii) requires that where there is a loss of residential property will only be supported where the economic benefits of the proposals are outweighed by demonstrable local economic benefits.

The planning statement received states in the response to Policy 30 (e) i) and ii) that *"the surrounding local area is a mixture of residential, leisure, education and natural open space. This blend of mix use lends itself to a select number of STL in the area without compromising the varied amenity. This change of use will compliment various sectors and allow tourist to sustainably visit attraction such as The National Galleries of Scotland and Murrayfield on foot. The type of property and surrounding location attracts families and older visitors. There are not any other STL's on the street and therefore the cumulative impact is not relevant. The property has operated for 2 years without a single complaint or issue being raised with the Council."*

Paragraph 220 of the LDP acknowledges that tourism is the biggest source of employment in Edinburgh, providing jobs for over 31,000 people. The use of the property by guests and the required maintenance and upkeep of STL properties are likely to result in a level of job creation and spend within the economy which can be classed as having an economic benefit.

However, having the property in residential use would also contribute to the economy, through the use of a variety of local services and employment opportunities across the City. Long term residents also have the ability to make consistent and long-term contributions to the local community.

The proposal would result in the loss of residential accommodation. There is a recognised need and demand for housing in Edinburgh, therefore, it is important to retain the existing supply where appropriate.

Parking Standards

There are no requirement for parking standards for STLs. Cycles could be parked inside the property. The proposals comply with LDP Policies Tra 2 and Tra 3.

Conclusion in relation to the Development Plan

The change of use of this property to an STL will have an unacceptable impact on neighbouring amenity. The loss of the residential accommodation has not been justified. Whilst it is recognised that there is an economic benefit to the city as a whole from the provision of tourist accommodation in this case it does not outweigh the adverse impact on residential amenity or the loss of residential accommodation. The proposal does not comply with the Development Plan policy NPF 4 policy 30(e) and LDP policy Hou 7.

b) There are any other material considerations which must be addressed?

The following material planning considerations have been identified:

Emerging policy context

City Plan 2030 represents the settled will of the Council, and it has been submitted to Scottish Ministers for examination. As such, limited weight can be attached to it as a material consideration in the determination of this application.

Equalities and human rights

Due regard has been given to section 149 of the Equalities Act 2010. No impacts have been identified.

Consideration has been given to human rights. No impacts have been identified through the assessment and no comments have been received in relation to human rights.

Independent economic impact assessment

An independent economic impact assessment was commissioned by the Planning Service, and this resulted in a report on the Economic Impact of Residential and Short-Term Let Properties in Edinburgh (the Economic Report). This was reported to Planning Committee on 14 June 2023. The Committee noted that the findings of the report are one source of information that can be considered when assessing the economic impacts of short-term let planning applications and that given the report is considering generalities rather than the specifics of an individual case, it is likely that only limited weight can be attached to it as a material consideration when making planning application decisions. The study considered the economic impact of various types of properties in Edinburgh if used as a residential property as opposed to being used for short-term holiday lettings.

The Economic Report shows that there are positive economic impacts from the use of properties for both residential use and short-term let use. The Report found that in general the gross value added (GVA) effects are greater for residential uses than short-term lets across all property types and all areas. However, given it is considering generalities rather than the specifics of this individual case, only limited weight can be attached to it as a material consideration in the determination of this application.

Public representations

The application received no public representations.

Conclusion in relation to identified material considerations

Identified material considerations have been assessed above and do not raise issues which outweigh the conclusion in relation to the development plan.

Overall conclusion

The change of use of this property to an STL will have an unacceptable impact on neighbouring amenity. The loss of the residential accommodation has not been justified. Whilst it is recognised that there is an economic benefit to the City as a whole from the provision of tourist accommodation, in this case it does not outweigh the adverse impact on residential amenity or the loss of residential accommodation.

The proposal does not comply with the Development Plan policy NPF 4 policy 30(e) and LDP policy Hou 7. There are no material considerations that outweigh this conclusion. The proposal is unacceptable.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

Reason for Refusal

1. The proposal is contrary to Local Development Plan Policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of this dwelling as a short term let will have a materially detrimental effect on the living conditions and amenity of nearby residents.
2. The proposal is contrary to National Planning Framework Policy 30(e) in respect of Local Amenity and Loss of Residential Accommodation, as the use of this dwelling as a short term let will result in an adverse impact on local amenity and the loss of a residential property has not been justified.

Background Reading/External References

To view details of the application go to the [Planning Portal](#)

Further Information - [Local Development Plan](#)

Date Registered: 22 August 2023

Drawing Numbers/Scheme

01 - 02

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Benny Buckle, Assistant Planning Officer
E-mail:benny.buckle@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

Appendix 2

Application Certification Record

Case Officer

I have assessed the application against the City of Edinburgh Council's Scheme of Delegation (2023) Appendix 6 – Chief Planning Officer and the Statutory Scheme of Delegation (2023) and can confirm the application is suitable to be determined under Local Delegated Decision, decision-making route.

Case Officer: Benny Buckle

Date: 27 September 2023

Authorising Officer

To be completed by an officer as authorised by the Chief Planning Officer to determined applications under delegated powers.

I can confirm that I have checked the Report of Handling and agree the recommendation by the case officer.

Authorising Officer (mRTPI): Damian McAfee

Date: 29 September 2023