

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 100633613-005

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

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Barbara	Building Number:	8
Last Name: *	Blincoe	Address 1 (Street): *	Currievale Farm
Company/Organisation		Address 2:	
Telephone Number: *	[REDACTED]	Town/City: *	Currie
Extension Number:		Country: *	Midlothian
Mobile Number:		Postcode: *	EH14 4AA
Fax Number:			
Email Address: *	[REDACTED]		

Site Address Details

Planning Authority:

City of Edinburgh Council

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

Address 1:

8 CURRIEVALE FARM

Address 2:

CURRIE

Address 3:

EDINBURGH

Address 4:

Address 5:

Town/City/Settlement:

CURRIE

Post Code:

EH14 4AA

Please identify/describe the location of the site or sites

Northing

668116

Easting

317010

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 sole reason for this application is to change the use from a Class 9 House to Sui Generis in alignment with Edinburgh city council requirements for short term letting. The property is used as our main residence during the summer/autumn months and has been short term let during the rest of year.

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.

Please see supporting document: Statement of reasons for seeking review

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)

Since the application was refused we have spoken to the neighbours who are happy to provide support for this application. Gillian Campbell from No 16, who lives directly to the right of our property has provided a letter which I have added as a supporting document. Mairi Campbell from No 7, who lives directly to the left of our property has also said she is happy to support the application. She can be contacted at: mairicampbell97@gmail.com if you need further information.

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)

Statement of reasons for seeking review Letter from Gillian Campbell

Application Details

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

23/03057/FULSTL

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

20/07/2023

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: Mrs Barbara Blincoe

Declaration Date: 01/01/2024

Statement of reasons for seeking review

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.

As background, our property holds a special place in our lives as it serves as our full-time residential accommodation during the periods when we are in Edinburgh visiting our daughter, son-in-law, and grandchildren. We cherish the time spent with our family, and the property serves as a home where we can create lasting memories and strengthen our family bonds.

Therefore the decision to use the property as a short-term let since 2018 has been tied to our personal circumstances and not driven solely by financial motives. During the six or seven months when we are not residing in the property, we have made it available as a short-term let to responsible guests who are visiting or moving to the local community and believe this contributes positively to the area. We are committed to ensuring that our guests adhere to a strict code of conduct that prioritises the tranquillity and well-being of the neighbourhood again highlighted in the house rules and to date we have not had any negative feedback from the other residents of Currievale Farm Steadings.

We believe the letting of the property combined with this being our summer residence allows us to maintain a connection with the community, support local businesses, and provide a welcoming space for visitors. We have taken steps to ensure that our short-term let operation aligns with the needs and character of the neighbourhood.

Furthermore, I would like to draw your attention to our Airbnb rating, which stands at an impressive 4.96. This rating is a result of the efforts we have made to ensure a high standard of accommodation and service for our guests.

Our commitment to being responsible property owners is reflected in our harmonious interactions with our other Currievale Farm owners. We value the importance of maintaining a pleasant living environment for all residents, and we have taken proactive steps to ensure that our short-term let operation is conducted with utmost consideration for the well-being of our neighbours. Consideration for our neighbours is highlighted under the house rules for the property.

Our property holds a unique position within the community, having been utilised by both our neighbours and members of the local community for accommodating their relatives.

After doing detailed analysis of past guests we found a staggering 20% of them were residents of Currie and surrounding areas, or family lived in the area or they were working locally.

In addition it has served as emergency accommodation for a local individual hastily going into separation over the festive period. There have been numerous local guests having work done on their own properties and needing to move out during this time needing a stable base within walking distance of the local schools. There has been people moving to the area and seeking to move away from the area looking for short to medium term accommodation in this transitional phase. We also let our close neighbours use the property when their friends and family come to visit.

A little research from ourselves could only find 2 other homes within the boroughs of Currie, Juniper Green and Balerno with a similar setup. This demonstrates a clear and present need for this flexible accommodation within our local area.

One of the key aspects not fully captured in the initial application is the strong and positive relationship we have with our neighbours. We are fortunate to have developed close relationships and friendships with those living in close proximity to us over the last 11 summers. This relationship started prior to our purchase of No 8 in 2017 as our daughter also lives as one of the farm residents. We are lucky enough that she and our son in law manage the property in our absence and are on hand to deal with any issues that may arise.

Several of our neighbours have graciously offered to provide supporting statements for our proposal and can be contacted using the details attached. They are more than happy to be contacted for further information if required.

I would also like to highlight that not one resident of the 17 properties on Currievale Farm lodged an objection to this planning submission.

In light of these factors, we believe that our proposed short-term let contributes positively to our neighbourhood and local community as it allows us and others to visit relatives, add to the local economy or have a short term place to stay while moving into the community.

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.

Given the property is our residence whilst we are here it isn't really a loss of a residential property. I am a British citizen with New Zealand residency and the time frame that I am here may change to the longer if my circumstances change. If my application is not successful, the property will remain vacant for a significant period—around six or seven months each year currently. This extended period of vacancy not only raises concerns about security and maintenance but also means the

property will not be contributing to the local community or the economy during this time. The letting of the property actually allows short term residential accommodation for those in need (which we have demonstrated earlier in this application) as well as benefitting the local community financially with the smaller amount of tourists that choose to stay here. Given the nature and location of the property the clientele that it attracts are families and older people wanting the benefits of being outside the usual city centre environment.

Therefore taking in to consideration the unique circumstances of our seasonal residence and family visits, the property serves as our primary accommodation when we are in the country. The proposed use of the property as a short-term let during our absence is a deliberate effort to ensure the property remains a positive and dynamic asset to the community, even when it is not our primary residence.

Gillian Campbell
16 Currievale Farm
Currie
EH14 4AA

31/12/2023

Chief Planning Officer, PLACE
The City of Edinburgh Council
Business Centre G.2
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

Dear Sir,

Subject: Letter of Support for Change of use from residential to short term let (in retrospect)
REFERENCE NUMBER: 23/03057/FULSTL


I am writing this letter in support of the planning application submitted by Barbara Blincoe to change the property located at 8 Currievale Farm to a short-term let.

As a long-time resident living next door to the property and sharing a courtyard, I would like to express my support for this proposed change. Over the years, I have had the pleasure of being a neighbor to Barbara, and I can attest to the responsible and considerate approach to her property management. The proper has been upgraded and maintained to a high standard which in turn benefits all of us here at Currievale Farm.

During the time I have resided in the neighborhood, I have not experienced any disturbances or inconveniences arising from the property. She has been diligent in ensuring that the property is well-maintained and that guests are respectful of the surrounding community.

An aspect of this proposed change that resonates strongly with me is the potential to prevent the property from languishing unoccupied, as an occupied property contributes to the overall security of our neighbourhood.

I trust that the planning authorities will carefully consider the positive track record of Barbara and the potential benefits that this change could bring to our neighbourhood.



If you require any additional information or if there are further steps I can take to support this application, please do not hesitate to contact me. Thank you for your time and consideration.

Sincerely,

Gillian Campbell