

Applicant or Agent Details

Applicant Agent

Applicant Details

Mrs

Barbara

Blincoe

Currie

Midlothian

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)

Proposal to change the use of the property from a Class 9 House to Sui Generis, in accordance with Edinburgh City Council's requirements for short-term letting. The proposal includes a condition to limit short-term letting to a maximum of seven months per year (213 days).

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.

We seek a review of the refusal to permit seasonal short-term letting for our property at 8 Currievale Farm for 218 days per year, following council guidance. This limited use preserves community character and meets local housing needs, with no objections from neighbours and several in support. Our nearby family manages the property, ensuring high standards and no complaints. Seasonal letting prevents vacancy, supports the local economy, and allows us to maintain family ties in 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)

Support Letter Additional Details (from application) Appeal Document (from first application) Additional Details (for this appeal)

Application Details

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

100684609-001

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

08/09/2024

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

15/10/2024

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: 03/11/2024

Please provide a description of the 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.

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.

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 of 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.

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.

[REDACTED] 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.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes

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 now 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.

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)

Resubmission of Planning Application: Change of Use from Residential to Short-Term Let

Property Address: 8 Currievale Farm, Currie, EH14 4AA

Dear Sir/Madam,

When we initially submitted this proposal, our aim was simply to formalise the arrangement we've maintained since 2018, balancing time in our Edinburgh home with short-term letting while we're away. We were not aware at that time that a planning change could be granted on a limited, part-year basis. As suggested by the Councillors, who noted our application was well thought out, we're now resubmitting with a revised proposal that restricts short-term letting to a maximum of seven months per year.

This revised application allows us to continue visiting our family in a financially viable way while also providing reassurance to both the Council and our neighbours. We hope this demonstrates our commitment to a fair, practical solution suited to our unique situation—one that offers clear, limited terms, with no intent to overuse or change our approach in the future.

Our daughter and son-in-law, who live just down the lane, will continue to manage the property for us in our absence to ensure everything runs smoothly and with our neighbours in the forefront of our mind.

Traffic Concerns and Public Transport Access

We understand there were concerns about potential increased traffic from short-term lets. However, our experience is that guests who choose to stay here either bring one car—just as we do—or use public transport, which is readily available. With a train station just half a mile from the property and multiple bus services accessible within short walking distance in Currie and at Heriot-Watt University, we find many of our guests opt not to bring a car at all. This means that, if anything, traffic impact is likely reduced when the property is let, as we stay here with a car continuously.

Positive Community Contribution

Our letting history further highlights the community benefit of this property. 20% of our guests are either local residents from Currie or the surrounding area, have family living nearby, or are working locally. We've welcomed people who needed temporary accommodation due to home renovations, relocations, or unexpected circumstances—

Our neighbours have also used our property to host visiting family and friends.

We were pleased to hear that none of the 17 properties in Currievale Farm lodged an objection to our initial submission. In fact, several of our neighbours have offered to provide supporting statements for this proposal and are open to being contacted.

In light of these factors, we believe our short-term let has a positive impact on our community, allowing our property to stay actively connected to the area. We're hopeful that this revised application aligns with the Council's guidance and meets with a positive outcome.

Thank you very much for your consideration.

Yours faithfully,
Barbara Blincoe

Dear Sir/Madam,

**Resubmission of Planning Application: Change of Use from Residential to Short-Term Let
Property Address: 8 Currievale Farm**

I'm writing to resubmit our planning application for the above property, following the feedback we received during the appeal meeting earlier this year. While our initial application was declined due to concerns about the permanent nature of the change of use, the Councillors made it clear that they would welcome a revised application that addressed these concerns, particularly by limiting the time we would short term let the property.

When we first submitted our application, we were not aware that planning permission could be granted conditionally. Based on the guidance we received from the appeals meeting, we're now proposing a change of use that's limited to a maximum of seven months (213 days) per year. This approach aligns perfectly with our needs, as we typically stay in Edinburgh for up to five months each year. Our daughter and son-in-law, who live just down the lane, will manage the property in our absence ensuring everything runs smoothly and in line with any conditions set by the Council (they have co-managed with us since 2018 when we first started short term letting of the property).

We also want to address the point raised during the appeal about public transport as there were queries in regard to existing public transport in our immediate neighbourhood. The property is very well connected, with a train station at the end of the lane (1/2 mile) and many bus services accessible within short walking distance from both Currie and Herriot Watt University. Our short-term tenants either bring their own cars (effectively like for like with our own use) or alternatively use these public transport options. The train is an incredibly popular option so there should be no impact on local traffic or more importantly our neighbours.

We're submitting this application based on the Council's advice. We hope it will be met with a positive outcome given the level of support during the hearing last time and now we have made the required amendments.

If there's anything else you need from us, please don't hesitate to get in touch.

Thank you for your consideration.

Yours faithfully,

Barbara Blincoe



[REDACTED]

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,

[REDACTED]