

From: [REDACTED]
To: [Local Review Body](#)
Subject: 18 Spring Gardens Your Ref: 22/00179/REVREF
Date: 02 December 2022 14:07:39

Your Ref: 22/00179/REVREF - 18 SPRING GARDENS

Dear Sir/Madam

I am writing to support the application concerning 18 Spring Gardens. The short term letting has never caused a disturbance to us and has not had a detrimental affect on our living conditions and amenities. Their guests are generally family groups and the house is rarely at full capacity. I know that the owners frequently stay at the house themselves and owner occupation and empty nights outweigh guest stay occupancy by a fair margin.

*Yours faithfully
R McFarland*

6 Spring Gardens, Edinburgh EH8 8HX

From: [REDACTED]
To: [Local Review Body](#)
Cc: [Cran Cheryl](#)
Subject: Planning appl. 22/03161/FUL M Cran , 18 Spring Gdns EH8 8HX
Date: 06 December 2022 16:26:58

Dear Sirs,

My family property, 20/3 Spring Gardens, is in close proximity to Number 18 and whilst we as a family are aware that Mike and Cheryl Cran run short term lets we understand that their guests are mostly family groups who do not cause any disturbance, and certainly no loss of amenity to neighbours. Having spoken to Mike Cran we know that he liaises very closely with the guests and as a result there are no guest difficulties.

Mike and Cheryl use the property a considerable amount themselves and as far as I am aware their letting is on a relatively small level.

Can I conclude by saying that I fully support their application.

Yours faithfully,
Julie La Roche.
(Owner, 20/3).

From: [REDACTED]
To: [Local Review Body](#)
Subject: Support for no 18 Spring Gardens.
Date: 02 December 2022 05:24:57

would like to offer my complete support to Mike and Cheryl for the continued use of their home, 18 Spring Gardens, for short term letting. My home overlooks their home and their guests have never caused a disturbance to the neighbouring properties. They normally have family groups staying who are quiet and respectful and they certainly don't cause any problems. Mike and Cheryl use their home a great deal and their letting is done on a fairly small scale. Any guests I have ever met as I walk my dog, are respectful and friendly.

David keegan... 20/4 spring gardens

8 Spring Gardens
Edinburgh
EH8 8HX

e: 

Planning Committee
Local Review Body
City of Edinburgh Council
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

7th December 2022

Ref: 22/03161/FUL (18 Spring Gardens, Edinburgh EH8 8HX)

To whom it may concern

Application for the change of use for this property was previously objected to and I wish to make further submissions in regard to the referral to the Local Review Body. Ref: *22/00179/REVREF*

The owners of No. 18 Spring Gardens have stated they live in the property and any short-term letting is a consequence to when they are not resident. This is not accurate. The owners of the property do not use this property as their primary residence and the pattern of residency by themselves is irregular and infrequent. They arrive with their chattels and depart with their chattels no different from a fee-paying 'Guest' to the short term let.

There has been an emphasis by the appellants on unanimous support to the operating of the property as a short-term let. During initial submissions of application, the context of the question used was not disclosed to obtain this "support". It further transpired the appellants had emailed the other townhouse residents within the development asking specifically if they had problems with visiting guests. The responses were mixed saying there were occasional issues however those responses were then used by the applicants to support their application for change of use to permanent commercial use. There were further open communications between the townhouse owners in which a number of them stated they wished any support to be removed, when it became apparent these responses were being used to support an application for change of use to commercial.

During the Neighbourhood notification process, there were supportive responses. It transpired of these support responses, only two were from individuals who have full-time residency with the immediate vicinity, one of whom also offers short-term letting. The remainder of the people who responded offering support do not live locally and some are resident overseas.

Figures provided on the occupancy and usage of the property by the applicants are significantly inaccurate. The appellants stated within their records they resided themselves within the property for 85 nights, it was empty for 183 nights and there has been 97 nights of short term letting. This is not accurate. I included a log with my original objection to the planning application which shows an accurate pattern of the commercial use of the property.

There is evidence of the capacity and disruption the level of use and function of the property causes to our household. Evidence to support this has previously been provided and further submissions are available. There have been various anti-social behaviour situations which have caused disruption.

Planning permission being granted is against the Local Development Plan Hou7. Change to Commercial use also goes against Guidance for Business based on the use of the property in respect of inappropriate use in residential areas and this short-term let has evidence that it does have an impact on neighbouring amenity. All of this still remains relevant. Granting of permission of change of use for this property will also go against any emerging policies.

During the DPEA case, the allocated reporter had been invited to view evidence such as CCTV footage of the disruption and invited to enter my property to view the aspect internally, including the shared courtyard, this offer was not undertaken.

There were inaccuracies within the report stating my property only had one inhabited room facing onto the shared courtyard, there are four habitable rooms.

The shared courtyard means there are regular interactions due to the shared access, between visitors to the short-term let and permanent residents. Most of these interactions are asking large groups of congregated people to move aside to alleviate entry and egress issues. This has a material harm on neighbouring amenity. There has been a history of complaints for valid reasons and not vexatious as suggested. Background noise and the comings and goings are different from what permanent residents would come to expect due to the scale and capacity of the short term letting.

The operating of the property as a short term let at this scale and capacity cannot be controlled by planning conditions. There is unsupervised entry and exit allowed by the owners for guests.

While the property functions as short-term letting, use of my property as my home can become challenging day to day. There have been continued complaints and reports regarding No.18 Spring Gardens as any direct complaint to the owners were fruitless. It is evident they are working hard to protect a commercial profit making business, however I am simply trying to provide a safe and secure liveable environment for a family in a home

which was built for families for residential use not for commercial use, with title deeds reflecting same.

Granting permission for this property to operate commercially is contrary to current policy and guidance as this short term let brings no enhancement to the character and appearance of the general area. The overall character of the area is residential. The current management of the property is via an absentee landlord and cannot be conditioned. Additionally future change of ownership could permit further and increasing difficulties. Should this be approved, it may displace families from full-time residency within the area.

Your sincerely



Richard Blades

From:

To:

[Local Review Body](#)

Cc:

22/03161/FUL M Cran , 18 Spring Gdns EH8 8HX

Date:

06 December 2022 16:26:58

Dear Sirs,

My family property, 20/3 Spring Gardens, is in close proximity to Number 18 and whilst we as a family are aware that Mike and Cheryl Cran run short term lets we understand that their guests are mostly family groups who do not cause any disturbance, and certainly no loss of amenity to neighbours. Having spoken to Mike Cran we know that he liaises very closely with the guests and as a result there are no guest difficulties.

Mike and Cheryl use the property a considerable amount themselves and as far as I am aware their letting is on a relatively small level.

Can I conclude by saying that I fully support their application.

Yours faithfully,

Julie La Roche.

(Owner, 20/3).

Report of Handling

Application for Planning Permission
18 Spring Gardens, Edinburgh, EH8 8HX

Proposal: Change of use from house to short stay commercial visitor accommodation.

Item – Local Delegated Decision
Application Number – 22/03161/FUL
Ward – B14 - Craigentinny/Duddingston

Recommendation

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

Summary

The proposal will have a materially detrimental effect on the living conditions and amenity of nearby residents. It does not comply with LDP policy Hou 7 or with the objectives of SPP, as it will not contribute towards sustainable development. There are no material considerations that outweigh this conclusion.

SECTION A – Application Background

Site Description

The application site is a four-storey townhouse on an end terrace plot at 18 Spring Gardens, Abbeyhill. The property has its own main front door, private back garden and integral garage. There is a shared courtyard to the front of the property.

Spring Gardens is the central section of a main road which connects Abbey Mount in the west to Queens Park in the east. The application property is located around a 15 minute walk from the main shopping centre at Abbeyhill / London Road. The property is in a predominantly residential area some distance from the city centre. Public transport links are available on London Road. Abbeyhill/Meadowbank is the nearest area where there are mixed uses including cafes, shops, restaurants and hospitality venues.

Description Of The Proposal

The application is for a change of use from a house to short stay visitor accommodation (sui-generis). No internal or external physical changes are proposed. The applicant has advised that the property has been used for short term let since 2016.

The property is the subject of an enforcement notice served by the Council stating that the property breaches planning legislation through use of the dwelling as a short term let. The notice states that the applicant should submit a planning application for change of use from residential to short term let. The applicant appealed the notice to the Scottish Government, who has agreed to sist the appeal until the outcome of any planning application is known. This sets out the context for this planning application.

Supporting Information

Planning statement.

Relevant Site History

No relevant site history.

Other Relevant Site History

22/00045/ENFORC

21/00596/ESHORT

19/00476/ESHORT

18/00584/ECOU

21/01541/FUL.

Consultation Engagement

No consultations.

Publicity and Public Engagement

Date of Neighbour Notification: 28 June 2022

Date of Advertisement: Not Applicable

Date of Site Notice: Not Applicable

Number of Contributors: 15

Section B - Assessment

Determining Issues

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

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:

- the Scottish Planning Policy presumption in favour of sustainable development, which is a significant material consideration due to the development plan being over 5 years old;

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

Assessment

To address these determining issues, it needs to be considered whether:

a) The proposals comply with the development plan?

The Development Plan comprises the Strategic and Local Development Plans. The relevant Edinburgh Local Development Plan 2016 (LDP) policies to be considered are:

- LDP Housing policy Hou 7.
- LDP Transport policies Tra 2 and Tra 3.

The non-statutory Guidance for Businesses is a material consideration that is relevant when considering LDP policy Hou 7.

Proposed use/Principle of Development

The application site is situated in the urban area as defined in the adopted Edinburgh Local Development Plan (LDP).

The main policy that is applicable to the assessment of short-stay commercial visitor accommodation (SCVA) lets is LDP policy Hou 7 (Inappropriate Uses in Residential Areas) which states that developments, including changes of use which would have a materially detrimental impact on the living conditions of nearby residents, will not be permitted.

The non-statutory Guidance for Businesses states that an assessment of a change of use of dwellings to SCVA 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.

Paragraph 220 of the LDP acknowledges that tourism is the biggest source of employment in Edinburgh, providing jobs for over 31,000 people. Whilst there is not a specific LDP policy relating to the jobs created through the required care, maintenance and upkeep of SVCA properties, the economic benefits are a material planning consideration.

The application property is a four storey townhouse which has a main door, a private garden to the rear and a shared courtyard to the front. The supporting statement confirms that the property to which the application relates has been used for the purposes of short term lets since 2016. Although the property has its own main door, there is a shared courtyard to the front which is used by the residents of the other four townhouses in the terrace. This will result in direct interaction between users of the short term letting accommodation and long term residents of the surrounding residential properties.

The property is located on Spring Gardens which is a predominantly residential street. The use of the property as a short term let would likely introduce an increased frequency of movement to the house at unsociable hours. The proposed four bedroom short stay use would enable eight or more related or unrelated visitors to arrive and stay at the premises for a short period of time on a regular basis throughout the year in a manner dissimilar to that of permanent residents. Any restriction on the number of people residing at the property at any one time is not enforceable through planning legislation. There is also no guarantee that guests would not come and go frequently throughout the day and night and transient visitors may have less regard for neighbours' amenity than long standing residents. This would be significantly different from the ambient background noise that residents might reasonably expect. The proposed change of use could also bring additional noise and disturbance into the shared courtyard area. This could also pose a risk to security for other residents. One objector has listed a number of specific incidents relating to excessive noise and disturbance from the property.

Anti-social behaviour such as noise disturbance can be dealt with through relevant legislation, such as Police Scotland or Environmental Health Acts.

The property is the subject of an enforcement notice served by the Council stating that the property breaches planning legislation through use of the dwelling as a short term visitor use. The notice states that the applicant should submit a planning application for change of use from residential to short term let. The applicant appealed the notice to the Scottish Government, who has agreed to sist the appeal until the outcome of any planning application is known.

The applicant states that they would be willing to accept a consent which is subject to the following conditions relating to short term use:-

- a personal permission;;
- maximum of 120 nights per year, and
- for three years only.

A personal consent would not be appropriate in the case of a short term let, The suggested condition restricting the number of days it could be used is unenforceable.

Scottish Planning Policy encourages a mix of uses in town centres to support their vibrancy, vitality and viability throughout the day and into the evening. This property is in neither a town centre nor a local centre, although it is not too far from local services and amenities on London Road.

The proposal will have a materially detrimental effect on the living conditions and amenity of nearby residents. It does not comply with LDP policy Hou 7.

Parking Standards

LDP policy Tra 2 - Private Car Parking encourages low car provision where a development is accessible to public transport stops and that existing off-street car parking spaces could adequately accommodate the proposed development.

LDP policy Tra 3 - Private Cycle Parking supports development where proposed cycle parking and storage provision complies with the standards set out in Council Guidance.

The property has an integral garage. One objector has commented that there are often visitors to this property parking on the street. The site is a 15 minute walk from key public transport routes. There is no cycle parking standards for SCVA's. Bikes could be parked within the property if required. The proposals comply with policies Tra 2 and Tra 3.

Conclusion in relation to the Development Plan

The proposal does not comply with LDP Policy Hou 7 as the change of use of this property to a short-term visitor let would materially harm neighbouring amenity. There are no material considerations that outweigh this conclusion.

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

The following material planning considerations have been identified:

SPP - Sustainable development

Scottish Planning Policy (SPP) is a significant material consideration due to the LDP being over 5 years old. Paragraph 28 of SPP gives a presumption in favour of development which contributes to sustainable development. Paragraph 29 outlines the thirteen principles which should guide the assessment of sustainable development.

The proposal does not comply with all thirteen principles outlined within Paragraph 29 of the SPP as it would not protect the amenity of existing development. The proposal will therefore not contribute to sustainable development.

Emerging policy context

The Draft National Planning Framework 4 has been consulted on but has not yet been adopted. As such, little weight can be attached to it as a material consideration in the determination of this application.

While City Plan 2030 represents the settled will of the Council, it has not yet been submitted to Scottish Ministers for examination. As such, little 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.

Public representations

A summary of the representations is provided below:

material objections

- Negative impact on residential amenity (noise, safety, security, privacy).Addressed in a) above.
- Negative economic impact. Addressed in a) above.
- Increase waste levels. A waste strategy should be agreed between applicant and CEC's Waste Services.
- Results in displacement of community. Addressed in a) above.
- Does not comply with LDP policy Hou 7. Addressed in a) above.
- There are existing issues with parking. Addressed in a) above.

non-material objections

- House prices/rents will rise. This is a commercial consideration not covered by planning policy.
- Encourages anti-social behaviour. This is a matter for Police Scotland.
- Negative impact on mental health of neighbours. This is a public health issue and not a material planning consideration.
- Poor attitude of users. Not a material consideration.
- Negative impact on insurance. This is not material planning consideration.
- Impact on traditional guest houses. This is not a material planning consideration.

material letters of support

- Will have no negative impact on residential amenity. Addressed in a) above.
- Neighbour has not experienced noise issues from this property. Addressed in a) above.
- Edinburgh needs tourists. Addressed in a) above.

non-material letters of support

- Happy to support application. Too general.
- No objection. Too general.
- Applicants have put together rigorous policies to alleviate concerns. Not specific.

Conclusion in relation to identified material considerations

The proposal does not raise any other material considerations.

Overall conclusion

The proposal will have a materially detrimental effect on the living conditions and amenity of nearby residents. It does not comply with LDP policy Hou 7 or with the objectives of SPP, as it will not contribute towards sustainable development. There are no material considerations that outweigh this conclusion.

Section C - Conditions/Reasons/Informatives

The recommendation is subject to the following;

1. The proposal is contrary to Local Development Plan policy Hou 7 in respect of Inappropriate Uses in Residential Areas, as the use of the property as a short stay let

will have a materially detrimental effect on the living conditions and amenity of nearby residents.

Background Reading/External References

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

Further Information - [Local Development Plan](#)

Date Registered: 16 June 2022

Drawing Numbers/Scheme

01.02

Scheme 1

David Givan
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Lesley Porteous, Planning Officer
E-mail: lesley.porteous@edinburgh.gov.uk

Appendix 1

Consultations

No consultations undertaken.

8 Spring Gardens
Edinburgh
EH8 8HX



Chief Planning Office/Planning Committee
City of Edinburgh Council
Waverly Court
4 East Market Street
Edinburgh
EH8 8BG

14th July 2022

Ref: 22/03161/FUL (18 Spring Gardens, Edinburgh EH8 8HX)

To whom it may concern

Application for the change of use for this property is objected to for the following reasons:

Spring Gardens is a quiet residential street and the change of use of 18 Spring Gardens from a residential dwelling to short - stay commercial visitor accommodation already has a materially detrimental impact on the living conditions of nearby residents due to its Inappropriate Use in a Residential Area. It historically and currently has a negative effect on the living conditions of nearby residents by virtue of increased traffic, noise and disturbance to the detriment of residential amenity.

The letting of this property is managed directly by the owners who live a considerable distance and are absent. There is no local on-site management, agent, concierge to uphold or police 'house rules' or attend to problems.

The proposal is contrary to adopted Edinburgh Local Development Plan and Policy Hou 7.

This property currently has an enforcement notice served.

Impact on loss of amenity of neighbouring residents is listed but not limited to the following examples:

Location and proximity. The main entrance to No.18 Spring Gardens is within meters of the main frontage of our property at No.8 Spring Gardens. Our main front door, primary

reception rooms, two bedrooms of which one is for a child are all faced onto the shared courtyard and the increase of noise and disruption due to the uncharacteristic movements which occur due to No.18 being used in this manner creates a loss of amenity. The quantity and frequency of visitors to the property for short-term visitor accommodation has an impact on our privacy.

In terms of scale of the operation. Always at, or approaching capacity, of the number of people this property sleeps, i.e 8 people and not always all from same household. It is more often than not, large groups who book the property, it would be unusual and unlikely for 1-2 people to book a property of this capacity using platforms such as AirBnB/Vrbo which means the property regularly attracts the maximum capacity.

Turnover of guests can be up-to three times per week and many service visits in between. Total number of visitors combined with the numerous cleaning and service visits is vastly different from the standard comings and goings of the property than if it had permanent residents. A log for 2022 is available and is of similar pattern to all previous years out-with the restrictions of the Covid-19 pandemic.

Shared area. The primary and only access to this property is via a shared courtyard. No.18 is situated nearest to the entrance of the courtyard and the large numbers and frequency of turnovers and increase in pedestrian and vehicular traffic creates a restriction in neighbours entrance and egress. The entrance area to the courtyard is regularly where the visitors congregate in large groups whilst arriving, departing, awaiting taxis, etc.

Parking and multiple vehicles attending. On occasion when visitors attend the property they will arrive in multiple vehicles which creates an increase in traffic and on-street parking demand. Some groups of visitors have arrived in mini-bus vehicles. Some arrive in multiple taxis which can all arrive at the same time. Some examples of these situations are available.

Night-time arrivals during unsocial hours have caused noise disturbance. One example of this was a self-drive mini-bus that arrived between 1AM and 2AM. The length of time and noise created it took for the visitors to fully unload people and luggage, gain entry to the property and eventually park the mini-bus and also park an accompanying separate car was a 1.5hrs in the middle of the night which woke our child twice.

Although there has been mention of 'House Rules' for visiting guests. There is no on-site presence from anyone who manages the letting or the owners to uphold any rules.

Specific incidents.

There have been a number of specific incidences which have occurred. There was a situation with a guest who arrived just before 6PM on a Friday evening and urinated within the courtyard. There have been numerous situations when guests have arrived they have blocked access to the courtyard with their vehicles and has been required to ask them to move vehicles to allow entry. This can be unsettling when coming home from work and not knowing whether there is access or not. There was a situation when a large group with significant amount of luggage stacked near the entry/exit to the courtyard awaiting taxis to collect them which then required a request to be made for them to move to allow me to

take my child to school. We had to awake guests at 7AM on another occasion as they had parked a mini-van in the centre of the courtyard with no way to exit.

A large group of young men had booked the property in February 2022 and the comings and goings of the visitors was frequent all night throughout the night. A group of separate females had also been brought back to the property for overnight stay. My family had the unfortunate situation of witnessing the girls leave the property the following morning.

There is no differentiation between types of bookings. The applicants proposal suggest not allowing bookings for particular events. Whether attendees to the property are visiting for any particular local event is irrelevant as it is the fact that large groups are attending that is the problem. None of the aforementioned issues causing loss of amenity can directly be correlated to whether visitors are there for sporting events, music concerts, etc.

The applicant's statement suggests since all properties have double glazing windows that noise should not be an issue, however it is unreasonable to expect other residents within the development to not open their windows to gain fresh-air within their own property.

Police Scotland calls. There have been situations which have required Police Scotland to be involved. The most notable being a visitor who urinated within the courtyard. It transpired this individual may have had a medical condition which everyone can show empathy toward, however this kind of unpleasant and unacceptable occurrence arises only as a result of individuals attending this property for short term visitor accommodation.

Environment team. No specific commercial refuse waste uplift arrangements are in place and if instated adds to traffic, noise, etc. There were previous communications with the littering and environmental team with complaint regarding cigarette ends being discarded from visitors to the property. 'House Rules' state that smoking is not permitted within the property or the grounds of the property this then requires smokers to exit onto the public pathway and the shared courtyard, to smoke which in turn creates noise and smoke pollution in our home. Discarded cigarette ends are then left on the road or pathway.

Maintenance/service visits

There can be up-to four individual attendances by commercial cleaning teams to the property in between turnovers which can be up to three turnovers of guests per week.

The title deeds for the properties which are combined with the entire development state the properties are for private residential use only and for no other purpose and therefore a change of use would then subsequently be against the terms of the title deed.

In relation to comments made as part of the related DPEA appeal, I wish to highlight that living within a challenging situation caused by the short term letting at No 18 has on occasion created highly emotive situations.

The applicant's proposal has stated that they would consider being content with the permission to be given to the individuals and not the property and to be capped at a maximum time-frame. This has no bearing to the historic, current and future loss of

amenity occurring as a result of the operation of the property as short term visitor accommodation.

There may be some employment generated to trades for the turnover of 'guests' and maintenance required to the property (which in itself generates traffic and noise). This should not be of consequence when consideration is being given to the application as this has little significance when balanced against the negative impact of quality of living for residents who live within the vicinity. It is important that the residential nature of the area is maintained and in particular as it is within close proximity to Holyrood Park.

There are other properties within the development which are not owner occupied and offer more traditional longer term letting. There has been no noted issues with this manner of letting that I am aware of. Longer term letting or full time residency may bring benefit as a longer term resident will show more desire to maintain the area in which they live whereas a transient visitor will not. There is a probability that some of the other letters of support are from owner(s) who are not full-time resident.

The granting of this application will have an unacceptable impact on the neighbourhood amenity and could open avenues for more properties within the development or area in general to commence short-term visitor accommodation.

Had we known there was a commercial visitor accommodation operating within meters when purchasing our home then our consideration to choose Spring Gardens for the location to raise our family may have differed.

Your sincerely

Richard Blades

07-Feb	Owner	3x cleaner visits	1x maintenance van
08-Feb		1x cleaner visit	
11-Feb		Guests	Car parked awkward, large group outside
12-Feb		Guests	
13-Feb		Guests	
14-Feb		Guests	Large group over two vehicles departing and congregating. Smoking/vaping
14-Feb		Cleaner	
15-Feb		Cleaner	
16-Feb		Cleaner	
17-Feb		Cleaner	
25-Feb		Cleaner	
25-Feb		Guests	Large group congregating at front of property
26-Feb		Guests	Large group males
27-Feb		Guests	Groups of males coming and going throughout night
27-Feb		Guests	Three girls leaving after overnight stay.
28-Feb		Guests	Large group departing.
28-Feb		2x Cleaner visits	
01-Mar		2x Cleaner visits	
02-Mar		Cleaner	
03-Mar		Cleaner	
10-Mar		Maintenance vehicle x2	
10-Mar		Guests	
11-Mar		Guests	Group congregated at driveway. Smoking and ends littered.
12-Mar		Guests	
13-Mar		Guests	
14-Mar		Guests	
14-Mar		Cleaner visit	
16-Mar		Cleaner visit x3	Cleaner visits 2x vehicles at same time
17-Mar		Cleaner visit	
26-Mar		Cleaner visit	
26-Mar		Guests	
27-Mar		Guests	
28-Mar		Guests	
29-Mar		Guests	
30-Mar		Guests	
30-Mar		Cleaner visit	Multiple cleaners attending in multiple cars.
30-Mar		Owner	
31-Mar		Owner	
01-Apr		Owner	
02-Apr		Owner	
03-Apr		Owner	
04-Apr		Owner	
05-Apr		Owner	
06-Apr		Owner	
07-Apr		Owner	
08-Apr		Owner	

08-Apr	Guests	Cleaner visit
09-Apr	Guests	
10-Apr	Guests	
11-Apr	Guests	Cleaner visit
12-Apr	Guests	
13-Apr	Guests	
14-Apr	Guests	
15-Apr	Guests	
16-Apr	Guests	
17-Apr	Guests	
18-Apr	Guests	3x Cleaner visits
19-Apr	Guests	
20-Apr	Guests	
21-Apr	Guests	
22-Apr	Guests	Large group of golfers and equipment congregated in courtyard
23-Apr	Guests	
24-Apr	Guests	3x Cleaner visits with 3 separate vehicles
25-Apr		
26-Apr		
27-Apr	Owner	
28-Jul	Owner	
29-Apr	Cleaner visit	
29-Apr	Guests	
30-Apr	Guests	
01-May	Guests	
02-May	Guests	2x Cleaner Visits
03-May		Service/Maintenance visits
05-May	Guests	Overnight arrival of mini-bus (1:40AM) with unloading and attempt to put bus in garage.
06-May	Guests	
07-May	Guests	Driveway blocked by guests congregating, mini-van and car. Large group leaving over prolonged period of time.
08-May		2x Cleaner visit
11-May	Guests	Large group loud and arrived in two mini-vans
12-May	Guests	
13-May	Guests	
14-May	Guests	
15-May	Guests	Group congregated preventing car exit
16-May	Guests	
17-May	Guests	
18-May	Guests	2x Large group early morning congregating and loading into taxis
18-May		2x Cleaner visit
19-May		Cleaner visit
20-May		Cleaner visit
20-May	Guests	Guests arriving, car parked over entrance to drive
21-May	Guests	
22-May	Guests	
23-May	Guests	Service vehicle

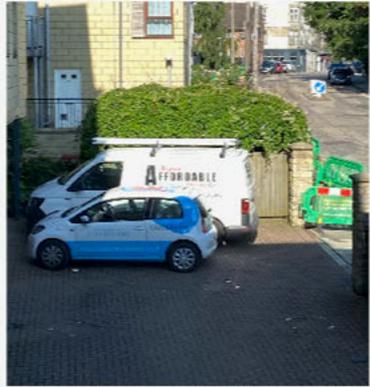
25-May		Maintenance van 2x visits
26-May		Maintenance van, 2x cleaner visits
27-May	Guests	Urinitating issue. Police Scotland call
28-May	Guests	Guest apology, residents email circular
29-May	Guests	
30-May	Guests	
31-May	Guests	
01-Jun	Guests	Large group congregating awaiting uplift. Also blocking car exit
01-Jun	Guests	2x Cleaner visit
02-Jun	Guests	
03-Jun	Guests	
04-Jun	Guests	
05-Jun	Guests	Cleaner visit, cleaner car parked across drive entrance whilst guests depart
05-Jun	Guests	
06-Jun	Guests	
07-Jun	Guests	
08-Jun	Guests	
09-Jun	Guests	Cleaner visit
09-Jun	Guests	Large noisy group arriving in mini-bus
10-Jun	Guests	Large loud group congregated on driveway preventing access
11-Jun	Guests	
12-Jun	Guests	Large loud group congregated early morning
13-Jun	Guests	Large group congregated
14-Jun	Guests	Large group preventing exit and taxi parked across driveway
14-Jun		Cleaner visit
15-Jun		Cleaner visit
24-Jun	Guests	
25-Jun	Guests	
26-Jun	Guests	
27-Jun	Guests	
28-Jun	Guests	
29-Jun		Cleaner visit
30-Jun	Guests	Cleaner visit Issues with guests arriving with multiple cars blocking access to courtyard Large group congregated x2
01-Jul	Guests	
02-Jul	Guests	
03-Jul	Guests	
04-Jul	Guests	Cleaner visit. Large group congregated
05-Jul	Guests	.
06-Jul	Guests	
09-Jul	Guests	Cleaner visit. Guests and cleaners congregated outside
10-Jul	Guests	
11-Jul	Guests	
12-Jul	Guests	Large group congregated. Cleaner visit x2
12-Jul	Guests	Large group arrival in multiple taxis

13-Jul

Guests

14-Jul

Guests



22/00179/REVREF - Objection to conversion of 18 Spring Gardens to short term let

PLACE is a grassroots network of residents personally affected by the rapid expansion of largely unlawful whole property short-term lets in our buildings and communities. The network was set up in April 2019 to share information on how to report short-term lets that are operating without planning permission or in breach of title conditions; and to lobby the City of Edinburgh Council and the Scottish Government to take action to protect residents' rights to peaceful, private and affordable homes.

We write to support residents who have been affected by the property in this case and to request that planning permission is again rejected. Their words echo many that we have received from residents who find their home affected by commercial activity operating within and near their homes.

We understand that proposals for a change of use will be assessed in terms of their likely impact on neighboring residential properties. We note that there is no private access from the street to this property and that the property is very close to several others with no shielding or separation.

We cite several cases relating to similar main door properties where a decision has been made which concludes that their impact would be detrimental to neighboring residential properties.

✓ 2021 - An Teagh Gael, The Lane, Dullatur, G68 0AU

Such gatherings or celebrations, whether described as a party or not, are likely to lead to additional activity, noise or disturbance at the property particularly at the weekends and in the evenings... These conclusions regarding the scale, character and regularity of the letting activity lead me to conclude that the short term letting is an ongoing commercial activity integrated with the appellants' occupancy of the property but carried out in a way that is not ancillary to the lawful dwellinghouse use.

- Neighbors already describe such additional activity and noise affecting their home.

✓ 2021 - 6 Campbell's Close , 87 Canongate , Edinburgh , EH8 8JJ

The appeal flat does not share an internal access stair with other flats. But the external steps used for its access pass very close to noise-sensitive parts of other residential properties. I assess this case on its own merits, and I believe that on balance it would not accord with policy Hou 7 of the Edinburgh Local Development Plan. This says that changes of use which would have a materially detrimental effect on the living conditions of nearby residents will not be permitted.

✓ 2019 - 1F, 11 Royal Circus, Edinburgh, EH3 6TL

"The communal entrance door is situated directly adjacent to the door and windows of the flats at number 13 Royal Circus and is in close proximity to the basement flat at Number 11B. Residents of those properties may also experience noise and disturbance, albeit to a lesser degree."

- This property is similarly close to neighboring homes.

✓ 2020 - Flat 1, 9 Elsie Inglis Way, Edinburgh, EH7 5FQ

I am not persuaded that the use of the French doors, via this space, is practical or indeed appropriate given the communal nature of the landscaping and given there is a clearly demarcated footpath to the communal entrance, only meters away. I am also not persuaded that the suggested use, only, of the French doors to the front of the property by short stay commercial visitors would avoid disturbance to neighbours in the adjacent ground floor flat. This is due to the proximity of the French doors of the appeal property to the nearest window in the adjacent flat and due to the potential number of visitors arriving and departing, the frequency of arrivals and departures and the times of arrivals and departures. Similarly, I am not persuaded that this would avoid disturbance to neighbours in the flat above which has French doors (and Juliet balcony) directly above the French doors to the appeal property.

- The balcony area has similar potential for noise to and from other homes.

✓ 2020 - 7 Lochmill Holdings, Antermony Road, Milton Of Campsie, G66 8AE

The council points out that the proximity of the holiday homes to the house at 7 Lochmill Holdings could lead to noise and disruption for residents at number 7. I agree that people often behave differently in holiday homes than they would at home. Holiday homes can also often be used for parties or social events when more noise could be expected. Frequent changeovers of guests would also mean more coming and going than would be normal in mainstream houses. Consequently, I agree with the council that the proximity of the holiday homes to number 7 could well lead to a reduction in residential amenity for residents in the latter house.

- This again describes the potential for impact to other main door homes as in this case.

✓ 2019 - Greenloaning, The Loan, West Linton, EH46 7HE

"...The house is accessed from an unsurfaced road in the north-east part of West Linton and is in an area characterised by large, in the main, detached houses set in substantial garden grounds in a semi-rural part of the village... the unauthorised use of 'Greenloaning' has an unacceptable impact on the character of the established amenity in this generally quiet part of West Linton."

- This home is in a similar residential area. The impact of short-term lets are felt strongly here as in this case.

From: [REDACTED]
To: [Local Review Body](#)
Cc: [REDACTED]
Subject: Local Review No 22/03161/FUL
Date: 11 December 2022 16:25:28

Ref: 22/00179/REVREF

You request further written submissions regarding reference.

Firstly, we draw your attention to the remarks made in our submission of support to the planning application and commend those remarks to the Local review body.

Secondly, we note that an Enforcement Notice against broadly the proposed use has been quashed.

Finally, for the avoidance of doubt, we reiterate our support for planning consent in regard of the subject application.

Martin Bishop

22 Spring Gardens
Edinburgh
EH8 8HX

[REDACTED]