

Name: Domas & Gintare Teskeviciene.

Site: 28 Caledonian Place Edinburgh EH11 2AP

Description: Proposed change of use to form short term let.

Planning Application: 22/03007/FUL

Response to Further Written Representations

Thank you for your letter in connection with the above LRB Appeal, and for providing us with an opportunity to respond to the further written representations submitted by Mr Mackinnon.

We have reviewed Mr Mackinnon's submission and he has restated his view that *"Edinburgh needs more local housing for people who live in Edinburgh this is a residential area and should be no AirBnb in this area"*

As we have set out quite clearly in our Grounds of Appeal Statement, the introduction of the Edinburgh Short-term Let Control Area has not introduced a blanket ban on short term lets and each application must be assessed on its own merits, and against the material considerations relating to each application. These merits are listed in detail in our Grounds of Appeal Statement.

Mr Mackinnon's submission also fails to acknowledge that the properties were previously a shop, and neither of the properties have been let or occupied on a long-term residential basis. They were converted from their original retail use for the sole purpose to be used as short term lets.

There will therefore be no loss of housing as a result of the continued use of these properties as short term lets.

In this respect, Mr Mackinnon also appears to be unaware that the properties have been in use as short term lets over the past 4.5 years, and this has not led to any materially detrimental effect on the living conditions of nearby residents.

It is therefore our position that the continued use of the properties as short term lets in this particular location is entirely appropriate, will not lead to the loss of housing, and complies with relevant planning policy.