



Local Review - Further Representations for Application No 22/03432/FUL

1A Glenogle Road, Edinburgh, EH3 5JQ

Change of use (retrospective) from residential to short-term let use (sui generis)

Representation received 22 February 2023

"I'd like to note that this unlawful STL has still been operating despite its refusal for planning permission. The case is so strong against this STL that in no way should a review be required".

Appellant Comment

The neighbour does not identify where they live in location to the property. We assume that they are someone that has previously commented on the application, whose address suggested they did not live near the property, and the content of their objection has already been rebutted in detail in the supporting appeal statement. Members will be aware that the appellant is within their rights to continue to operate their premises as an STL, whilst pursuing an appeal through the LRB for the retrospective change of use.

The neighbour states that, *"the case is so strong against this STL"* yet provides no details of their concerns or substantive evidence to support this claim. Whereas the appellant has provided a detailed appeal statement outlining a significant case in support of this application which they will have had the opportunity to review and not made any comment on. Such a statement also bears no relation to the specific operation of this STL, which has been let without complaint since 2016. The STL provides a vital service of significant benefit to the local economy in Edinburgh, accommodating both tourists and overflow accommodation for extended families/visitors of neighbours in the colonies. The appellant strongly believes that this request for review is warranted, given the lack of site visit undertaken by the case officer (that we have now requested of Members), and lack of reflection given to the specific size and location of the property which mitigates any adverse impacts.

Unfounded criticism through anonymous sources such as this, and recent anti-social behaviour and vandalism directed at the appellants' property appears to be part of an orchestrated anti-STL protest across the city, which has been reported to the local ward councillor. These groups are blanket targeting families and small business owners who take pride in running high quality accommodation for the benefit of the city. Members should note positively that of the 36 immediate neighbours notified of the planning application, no objections appear to have been raised.

As a small studio property with a maximum occupancy of two people, which has main door access, stands separately from the wider colony development, and does not overlook any residential properties, the impacts will be comparable with that of a residential use and therefore will cause no greater adverse harm to neighbours. We therefore believe this is a case where balance can be applied, and this STL should be allowed to continue providing a valuable service for the city and colony families.