

To whom it may concern,

I am writing to expand on comments I made on planning application 22/04410/FUL regarding change of use considering the applicants' decision to request a review.

I am deeply concerned about the potential rise in anti-social behaviour and noise that this change of use may bring. Whilst my ground floor home does not share a stair with the concerned property, it does neighbour their communal back garden, only separated by a wall half a metre high. I am concerned that guests, who do not live in the area and may not have any sense of responsibility or attachment to it, unwittingly disturb current residents by making noise in what is currently a quiet and relaxing space. As access to a shared garden is now accounted for in the updated Guidance for Business, I do not believe that the current decision should be overturned.

2. Shared door access to the stair- Although the property's main entrance is on the street, the property currently has access to the stair through a door in the residence to give it access to the garden, which the applicant is advertising the use of. There have been numerous reports in the last few years of the disturbances that can be caused by short-term guests having access to the stair and it concerns me that this may lead to tension within the local community due a risk of increasing anti-social behaviour.

3. Property type/area - I believe the change of use to a short-term let is completely inappropriate when the local area and community is taken into consideration. One the strategic aims of the Edinburgh Local Development Plan is to "help create strong, sustainable and healthier communities, enabling all residents to enjoy a high quality of life." The residents of the properties 305 Easter Road surrounds are largely made up of working professionals and families and a strong, friendly sense of community is already in place here. A short-term let seriously risks the cohesion of this and the change of use would ultimately worsen the quality of life of the community. I earnestly implore you to reject this application for a Change of Use.

Furthermore, since the application was made, there has been an incident of anti-social behaviour relating to this property. At the end of November last year, a guest from the concerned property returned to the area at a 4am after a night of drinking and accidentally mistook our main door to be the door of the property they were staying at. When they could not get in this led to them banging and screaming at the door, demanding they were let in. This terrified my partner and lead to her seeking police assistance. I do not believe this would have happened if the property was not being used as a short-term let as people staying permanently in the area are generally aware of where they live, even whilst intoxicated. Frustratingly, due to the nature of short-term lets and how they are managed through online booking systems, there has not been a way to report this directly to owner of the property and make them aware of what happened.

Additionally, I have had multiple packages delivered to my address that were issued to "Oesis Limited" that have never been claimed or collected so this does not feel me with confidence that Oesis Limited can operate a short-term let responsibly and believe that original decision to refuse the change-of-use should be upheld.

Many thanks

Andrew Hay

From: [REDACTED]
To: [Eileen Haig](mailto:Eileen.Haig@...)
Subject: Re: Further representation for Notice of Review for 305 Easter Road 22/04410/FUL
Date: 30 April 2023 17:51:07
Attachments: [Hello neighbour .pdf](#)

Dear Eileen Haig,

Thank you for your email. I wish to comment on this additional representation by Mr Andrew Hay.

Access to communal spaces

Points 1) and 2) made by Mr Andrew Hay concern the use of the communal garden, shared main door access and the shared staircase. These points, upon reading our already submitted evidence, are entirely immaterial. I have already submitted responses to these earlier claims in the additional document, 'Responses to Neighbours Comments Objections', in which I have explained that guests have never had access to any communal spaces (including shared main door access, shared staircase and communal garden). I would like to invite the review committee members as well as Mr Hay to look at both the earlier submitted document and additional evidence, and independent reviews individually submitted by 43 guests on Booking.com (link below) that discuss all parts of the guest experience. Crucially, none of the 43 reviews mentions any access to communal spaces - as such access is restricted.

Booking.com link: <https://www.booking.com/Share-3HiOPv> (reviews are around halfway down the page).

Property Type/Area

Mr Andrew Hay's third concern, regarding the impact on the general community/area of 305 Easter Road, has also already been addressed in our appeal, particularly in the 'Responses to Neighbours Comments Objections' document. As we have thoroughly discussed in our appeal, the Easter Road area is not purely residential and already has a multitude of businesses within walking distance (including several short-term lets). Rather than disrupting this community, these small businesses help the community to flourish; our business has joined this local network and currently supports the laundrette across the road, local gas and electrical tradespersons, local grocery shops and local independent cleaning services. This localised economic benefit is demonstrable, as required by the Edinburgh Local Development Plan, and evidence has been provided in our appeal. Further evidence of our continuing support for the local community can be provided upon request.

Anti-social behaviour incident

Mr Andrew Hay's next concern regards an incident of anti-social behaviour that he alleges has occurred in relation to our business. While we regret any distress caused in relation to a drunken pedestrian approaching Mr Hay's front door, we have received no indication from neighbours or local authorities as to such an event taking place. As such, we would like to ascertain the authenticity of Mr Hay's claim by receiving the police reference of his complaint as well as any evidence that can materially demonstrate that the incident was related to our business. Notably, Mr Hay's residence is a front door flat and so his door opens directly onto Easter Road and so any drunken pedestrian could have approached his door. We share Mr Hay's concern about these drunken pedestrians as there have been incidents of drunken individuals smashing bottles and vomiting on the pavement around our business on Easter Road; However, we have never once received any evidence that these disruptive individuals were related to our short-term let.

Mr Hay also submits that he could not contact our business concerning the alleged drunken incident as we primarily operate through Booking.com. We respectfully submit that this is entirely untrue. Before we started operating as a holiday let business, we sent all of our

neighbours the attached notice which crucially contained our contact details, to let our neighbours know that we had newly bought the 305 Easter Road flat. In addition, our contact details are publicly available on several sites including Google, as we are a Companies House registered business. Specifically, Google Maps (the first link that comes up) contains our telephone number. I will attach the Google link below. Failing electronic methods, Mr Hay was always welcome to let us know through a physical note/letter as, being one of our neighbours, he already knew where our front door was.

Google Maps link (with contract details): <https://goo.gl/maps/A4ayFSwaKh2KpfKr6>

Misdelivered Packages

Mr Hay's final claim concerns packages that were mistakenly delivered to him. He claims that multiple packages arrived at his home but this claim cannot be true as we have only had one instance of erroneous delivery.

Notably, the address our company is registered to on Companies House is not 305 Easter Road (link provided - it is a Dalkeith address) and so we do not usually receive packages at 305 Easter Road. The only instance where we requested delivery straight to 305 Easter Road was for our waste disposal bags in October 2022. Though we were aware that there was a mistake with the delivery, as we did not receive our package, despite our multiple attempts at contacting Biffa we were not able to track down where the parcels had ended up. Though we regret any inconvenience caused, clearly the error was on the side of Biffa/their courier and not our business.

Furthermore, interestingly the waste disposal bag delivery was a signed-for delivery and so if Mr Hay does truly have these parcels, then he must have quite irresponsibly and knowingly signed for packages that were not his and furthermore, failed to return them to their owner. If Mr Hay does have our packages we would hope that he would be a responsible neighbour and reciprocate the friendly and neighbourly relationship we have established with the residents of Easter Road and please return our packages.

If records of our attempts to regain the parcels with Biffa are necessary, they may be disclosed upon request. We as a company fail to see how our diligent efforts to track down our missing parcels, could in any way demonstrate irresponsibility.

Companies House link (demonstrating Dalkeith address): <https://find-and-update.company-information.service.gov.uk/company/SC730352/officers>

Thank you for giving me the opportunity to comment on the further representation from Mr Hay.

Best wishes

Kodippili Parakramawansha



On Thu, 27 Apr 2023 at 12:59, Eileen Haig <Eileen.Haig@edinburgh.gov.uk> wrote:

Dear Mr Parakramawansha

Please find attached a further representation with regards to the Notice of Review at the above address.

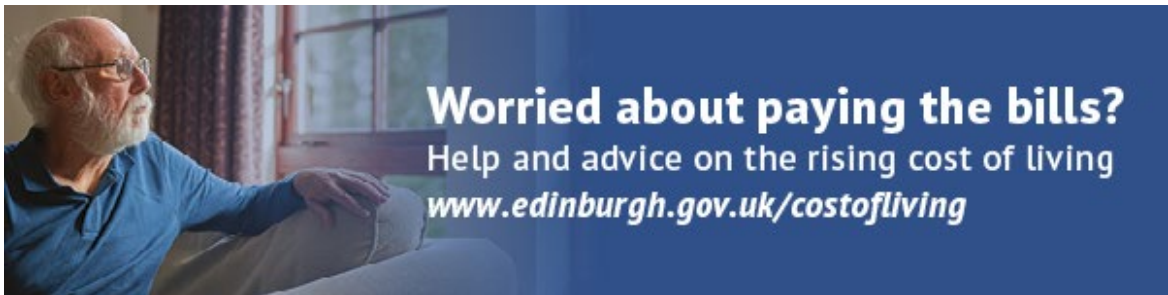
You have 14 days if you wish to make comment.

Regards

Eileen Haig

Eileen Haig|Transactions – Planning & Building Standards|Customer and Digital Services|
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My working pattern is Monday – Thursday



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