

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT
1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW
PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name Mr Lee Deans

Address



Postcode



Contact Telephone 1



Contact Telephone 2

E-mail*



Agent

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

E-mail*

Mark this box to confirm all contact should be
through this representative: ☐

*Do you agree to correspondence regarding your review being sent by e-mail? Yes

Planning Authority

Perth and Kinross

Planning authority's application reference number 25/01024/FL

Site address 6A Priory Place, Perth, PH2 0DT

Description of proposed development

Change of Use from Flat to Short Term Accommodation

Date of application 07/07/2025

Date of decision (if any) 12/09/2025

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- | | | |
|----|---|-------------------------------------|
| 1. | Application for planning permission (including householder application) | <input checked="" type="checkbox"/> |
| 2. | Application for planning permission in principle | <input type="checkbox"/> |
| 3. | Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) | <input type="checkbox"/> |
| 4. | Application for approval of matters specified in conditions | <input type="checkbox"/> |

Reasons for seeking review

- | | | |
|----|--|-------------------------------------|
| 1. | Refusal of application by appointed officer | <input checked="" type="checkbox"/> |
| 2. | Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/> |
| 3. | Conditions imposed on consent by appointed officer | <input type="checkbox"/> |

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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may mark more than one box if you wish the review to be conducted by a combination of procedures.

- | | | |
|----|--|-------------------------------------|
| 1. | Further written submissions | <input checked="" type="checkbox"/> |
| 2. | One or more hearing sessions | <input type="checkbox"/> |
| 3. | Site inspection | <input type="checkbox"/> |
| 4. | Assessment of review documents only, with no further procedure | <input checked="" type="checkbox"/> |

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

References providing context and comparison.
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Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | | |
|----|---|-----|
| 1. | Can the site be viewed entirely from public land? | Yes |
| 2. | Is it possible for the site to be accessed safely, and without barriers to entry? | Yes |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

No

Statement

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.

Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

I wish to submit this Notice of Review in appeal of the decision made by the planning department regarding 6A Priory Place.

The property was originally a semi-detached house and has since been converted to form two separate flats, each with its own private entrance. 6A Priory Place is accessed directly from the front of the building with a dedicated parking space, while 6B is accessed via a side passage and private external stair.

Precedent and Planning Context

In the Local Review Body's decision on application 23/01599/FLL, it was noted that a property with its own separate entrance, private parking, and proximity to local amenities was considered consistent with the Development Plan and was therefore approved. The circumstances of that property are similar to those of 6A Priory Place.

I also refer to the recently approved application 25/00237/FLL, located approximately 150 metres from 6A Priory Place within the Craigie area. That property is situated on the first floor of a fully residential flatted block and can only be accessed via a shared entrance. This was granted consent on the basis that it complied with the Development Plan. In comparison, 6A Priory Place has its own private entrance, reducing any potential for impact on neighbours.

Residential Amenity and Character

6A Priory Place is located on a street that already experiences high vehicular and pedestrian movements associated with nearby Craigie Neighbourhood Centre and other local amenities. In this context the limited additional movement generated by short-term let guests (maximum 4 at any one time) would not materially alter the character of the area or adversely affect the amenity of neighbouring properties.

The property lies within an area of mixed residential and local service uses including nearby shops and community facilities. This demonstrates that the character of the area is not exclusively residential and the introduction of one short-term let would not materially alter the established character.

The flat has its own independent access and private parking meaning there is no intensification of shared internal circulation. Waste management is fully contained within the private, enclosed garden of 6A meaning guests will not use any shared areas. The shared waste access path will be used 1 per week by management putting bins out for collection. These arrangements ensure that the amenity of neighbouring properties is maintained.

Housing Strategy Data

Housing Strategy data submitted in application 23/01028/FLL records the saturation level of short-term lets in the PH2 postcode as 1.1%. Housing Strategy stated this is below the level at which it would affect the availability of residential housing stock or the character of a neighbourhood.

With the information provided along side our original planning application, I believe our application successfully ties in with relevant planning policy whilst providing a sustainable function going forward that can contribute to Perth's important tourist economy and reputation as a food, drink, creative and cultural destination. We therefore respectfully request approval for this application.

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 new material, 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.

This statement draws on publicly available information on PKC planning portal including previous planning approvals and housing strategy data. These references are provided for context and comparison and not considered new evidence as readily available.

List of documents and evidence

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.

Planning Application, Site Plan, Location Plan, Floor Plan, Justification Statement

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

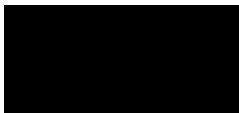
Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for

approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed: Lee Deans



Date: 13/09/2025



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100711855-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Change of Use from a Residential to Short Term Let

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☒ Applicant ☐ Agent

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Lee"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Deans"/>	Address 1 (Street): * <input type="text"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text"/>
Extension Number:	<input type="text"/>	Country: * <input type="text"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="6A PRIORY PLACE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PERTH"/>
Post Code:	<input type="text" value="PH2 0DT"/>

Please identify/describe the location of the site or sites

<input type="text"/>	
Northing	<input type="text" value="722697"/>
Easting	<input type="text" value="311230"/>

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

78.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Currently used as a ground floor residential dwelling with its own private front entrance. There is a flat dwelling above which is also self contained and has its own private entrance with no shared communal spaces.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

1

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

1

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

☐ Yes ☒ No

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

☐ Yes ☒ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- ☒ Yes
☐ No, using a private water supply
☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☐ Yes ☒ No

If Yes or No, please provide further details: * (Max 500 characters)

Refuse and Recycling arrangements would remain the same

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☐ Yes ☒ No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☐ Yes ☒ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Are you able to identify and give appropriate notice to ALL the other owners? *

☒ Yes ☐ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Miss Lisa McRae

Address:

[REDACTED]

Date of Service of Notice: *

05/07/2025

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Mr Lee Deans

On behalf of:

Date: 04/07/2025

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

☒ Site Layout Plan or Block plan.

☐ Elevations.

☒ Floor plans.

☐ Cross sections.

☐ Roof plan.

☐ Master Plan/Framework Plan.

☐ Landscape plan.

☐ Photographs and/or photomontages.

☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☐ Yes ☒ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Lee Deans

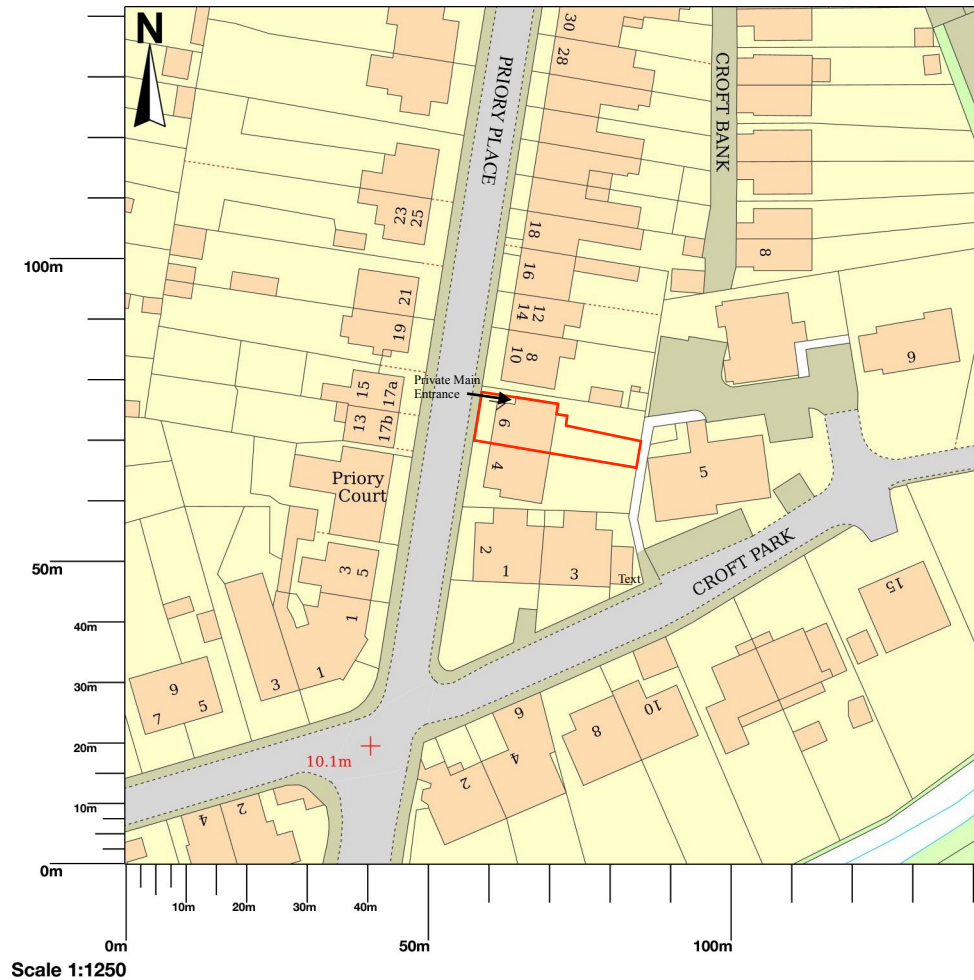
Declaration Date: 04/07/2025

Payment Details

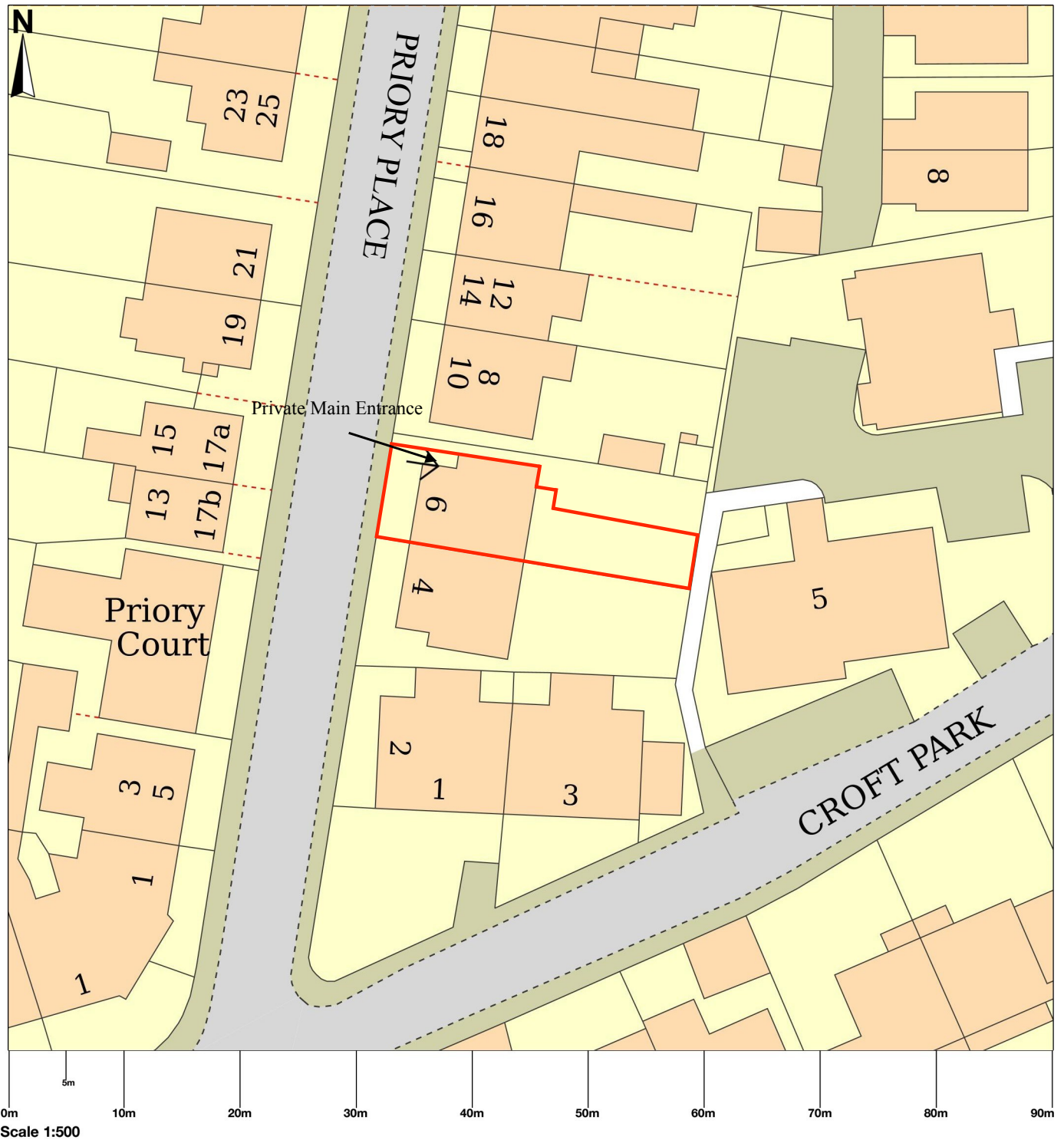




6a, Priory Place, Perth, PH2 0DT

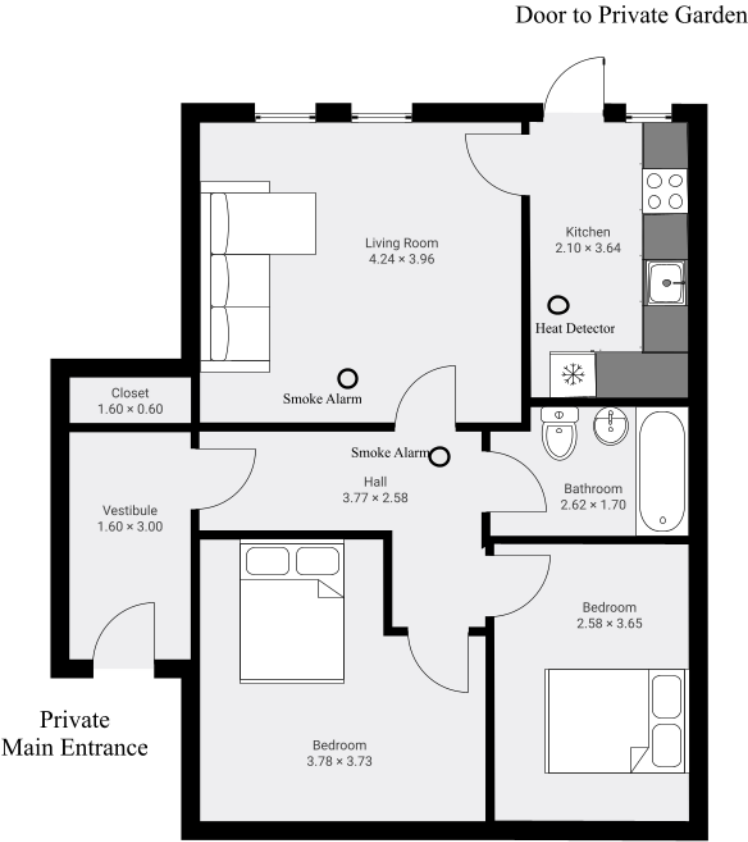


6a, Priory Place, Perth, PH2 0DT



FLOOR PLAN: 6A Priory Place, Perth, PH2 0DT

DATE: 17/05/2025
DRAWN BY: Lee Deans
DRAWING No.: 0038
PAPER: A4



Development Proposal: Change of Use from Residential to Short Term Visitor Accommodation

Location: 6A Priory Place, Perth, PH2 0DT

Applicant: Mr Lee Deans

1.1 Purpose

1.2 Current Use The property is currently used as a ground floor residential flat

1.3 Intended Use Proposed use as a luxury Short Term Let unit. Stay durations will vary depending on guest needs and will range between 3 days to 28 days. The maximum number of guests would be 4.

2. Site Location The site is located in the city of Perth where guests can access a range of local amenities including bars, barbers, takeaways and beauty shops just minutes away. It is approximately 0.4 miles (5-7 minute walk) from Perth Bus and Train stations. The close proximity of public transport to the site significantly reduces the requirement for guest vehicles. Supply of guest information booklet within the property giving direction to bars, restaurants, shops and tourist attractions will encourage outside spending within Perth by guests and workers.

3. Site Characteristics No changes to the site characteristics are proposed. The building is a 2 storey semi detached house. This unit is located on the ground floor with it's own private main entrance door and it's own parking space to the front. The private garden is fully enclosed and accessed via a private door from the kitchen into this area. There are no shared or communal accesses. The property sits on a busy road, Priory Lane, which is the main link road from Craigie area heading out towards Edinburgh, Inch View Primary School and Glenearn industrial estate. The busy road and immediate businesses contribute to the overall noise and bustling environment throughout the early morning and late evening.

4. Floor Plans No changes are proposed to the floor plan of this property.

5. Management & Control The property will be managed by myself and live within 5 minutes of the property ensuring someone on hand close by. Advertising will take place on Airbnb & Booking.com websites which offers control methods. Minimum stay will be set to 3 nights. Screening of potential guests includes in putting of ID verification of individuals, minimum age requirements (24 years and above), taking large damage deposits and issuing our strict terms and conditions policy that they must sign and agree to. These measures greatly reduce the risk of any issues with guests for neighbours.

The property will be aimed at tourists and working professionals that have requirements to work away from home. Over the years we have managed to acquire a large number of corporate clients that regularly require short term accommodations. They include insurance clients, trade companies, builders and other service providers.

6.1 Neighbour Impact Due to the benefit of Private entrance, no shared communal areas and busy location there is expected to be no to negligible impact felt by neighbours. I will be in regular contact with residents to discuss management of the development, any issues or improvements that can be made.

6.2 Cleaning Change overs are handled by myself, we have 1 dedicated cleaner to each property. The lack of third party management means that any issues can be addressed immediately by the applicants. Cleaning takes place at the end of each stay. A very high standard of cleanliness and hygiene is always maintained and essential for short term lets. Cleaning hours of the property are always between the hours of 10am – 3pm. Internal recycling bins will be made available for paper and card, glass, plastics and general waste to help maintain good practice.

6.3 Parking There is 1 off street parking space included with the property. Due to the close proximity of the main Train and Bus Station, many guests will travel by train and can either walk or take a short taxi to the property.

Conclusion

It is hoped that the officers will be able to support this application, as it is considered to successfully tie in with relevant planning policy whilst providing a sustainable function going forward that can contribute to Perth's important tourist economy and reputation as a food, drink, creative and cultural destination. We therefor respectfully request approval for this application.