

35065

In advising elected members in planning applications how do planning officers arrive at the following decisions.

In considering a planning application how does the council planning officer define the “quiet residential nature” of a street?

We hold no recorded information regarding this. This is a matter of planning judgement.

In considering a planning application When does a street cease to have a “quiet residential nature”?

We hold no recorded information regarding this. This is a matter of planning judgement.

In planning matters what analysis has been undertaken and is used by the council planning officer to define the frequency, level and type of noise which contribute to the definition of “quiet residential nature”?

A Noise Impact Assessment may be requested if the proposed use is noisy and there are noise receptors such as residential uses nearby.

In considering a planning application how close to a busy thoroughfare which is a bus route and shopping centre does an adjoining street cease to have a “quiet residential nature”? Is it 100 metres, 50 metres, 25 metres?

The planning authority does not hold this information.

In considering a planning application what analysis has the council planning officer undertaken and/or used to define “disturbance”. Does that definition include the noise level frequency and length of an individual disturbance? If so, how is that calculated?

This would be assessed as part of a Noise Impact Assessment which is then assessed by professional officers from Environmental Protection

In considering a planning application what frequency of through traffic in a 24 hour period would define a “quiet residential nature” in a street?

The planning authority does not hold this information.

What analysis has the council planning officer undertaken or applied in assessing if transient visitors increase noise levels in a place rather than residents of that place? What test does the council use in making this judgement? Does this include the number of visitors, the frequency of visits, the accommodation capacity of the place being visited by the visitors?

This is a matter of planning judgement with appeal decisions being material considerations in coming to a conclusion.

What analysis has the council planning officer undertaken or used to determine if stairs to a basement off a pavement can generate more noise and disturbance than stairs to ground floor entrances from a pavement?

The planning authority does not hold this information.

What analysis has the council planning officer undertaken or used to determine if luggage on

castors causes more noise than any other street noise including shopping trolleys used by local residents?

The planning authority does not hold this information.

Why does the council local plan not prohibit change of use of a house to a short term let if the council consider that short term lets are against its existing policy?

There are no policies in the current Local Development Plan which prohibit the loss of residential use and there are no policies on short term lets. Changes of use are assessed against policy Hou 7 relating to new uses in residential areas.

on what occasions would the council planning officer consider a short term let was not against its housing policy?

All applications for short stay lets are available to view on the Planning portal at <https://citydev-portal.edinburgh.gov.uk/idoxpa-web/search.do?action=simple&searchType=Application>. Using the keyword field enter various options such as short stay let, short term visitor accommodation, Airbnb or other similar words. The cases will have reports of handling which set out the reason for the decision.

Does the council planning officer take into account the size of bedrooms of places which are the subject of an application for change of use from residential to short term let? Does the council have a lower minimum bedroom size for short term accommodation such as hotel rooms rather than the minimum size of bedrooms in a house or flat?

Each case is dealt with on its own merits and the number and size of bedrooms may be a material consideration.