

**From:** [REDACTED]  
**To:** [PI](#)  
**Subject:** Objection : 250841/DPP ; 250641/DPP ; 250627/DPP  
**Date:** 18 August 2025 10:54:23

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## **Objection to Planning Applications for Short-Term Let Use at Mearns Street**

Dear Sir/Madam,

I am writing as a resident of "Indigo Development" in Mearns Street to formally object to the three current planning applications seeking permission for the use of residential flats as short-term lets.

My objections are as follows:

### **1. Over-concentration of Short-Term Lets**

- There are already a number of flats within this development operating as short-term lets. Allowing additional properties to be converted will significantly increase this proportion, to the detriment of permanent residents.
- The cumulative impact risks transforming what should be a residential development into the equivalent of an “aparthotel,” which is inappropriate for this location.

### **2. Loss of Residential Character & Community Cohesion**

- A residential development should prioritise long-term residents who contribute to a sense of community, mutual responsibility, and neighbourly support.
- A further increase in transient occupancy undermines this stability and sense of belonging, which is essential to the wellbeing of those of us who live here permanently.

### **3. Impact on Housing Supply**

- Flats intended for residential use should remain part of the local housing supply for permanent residents. Permitting more short-term lets reduces the availability of homes for people who wish to live here long-term.

### **4. Policy Considerations**

- Many local planning authorities now recognise the need to manage and limit the number of short-term lets in residential developments to protect amenity and housing availability.
- Granting further approvals here would run contrary to that principle and set a precedent for future applications, making it difficult to resist yet more conversions.

To be clear, My objection is specifically to the proposed *increase* in number, which I strongly believe would have an adverse cumulative impact on the building and its residents.

For these reasons, I respectfully request that the planning authority refuse these applications.

Yours faithfully,  
Alexander Bird