

## Proposal Details

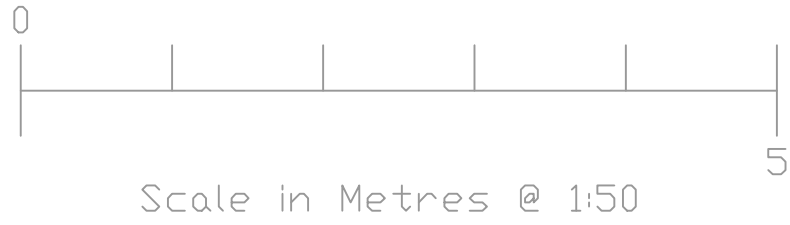
Proposal Name	100672928
Proposal Description	This appeal is against the decision re our application for a STL for our home in East Linton. We have owned the flat for twenty years and have renting it out for short periods since 2020 with no issues and positive neighbours.
Address	FLAT 2, 7 THE SQUARE, EAST LINTON, EH40 3AD
Local Authority	East Lothian Council
Application Online Reference	100672928-001

## Application Status

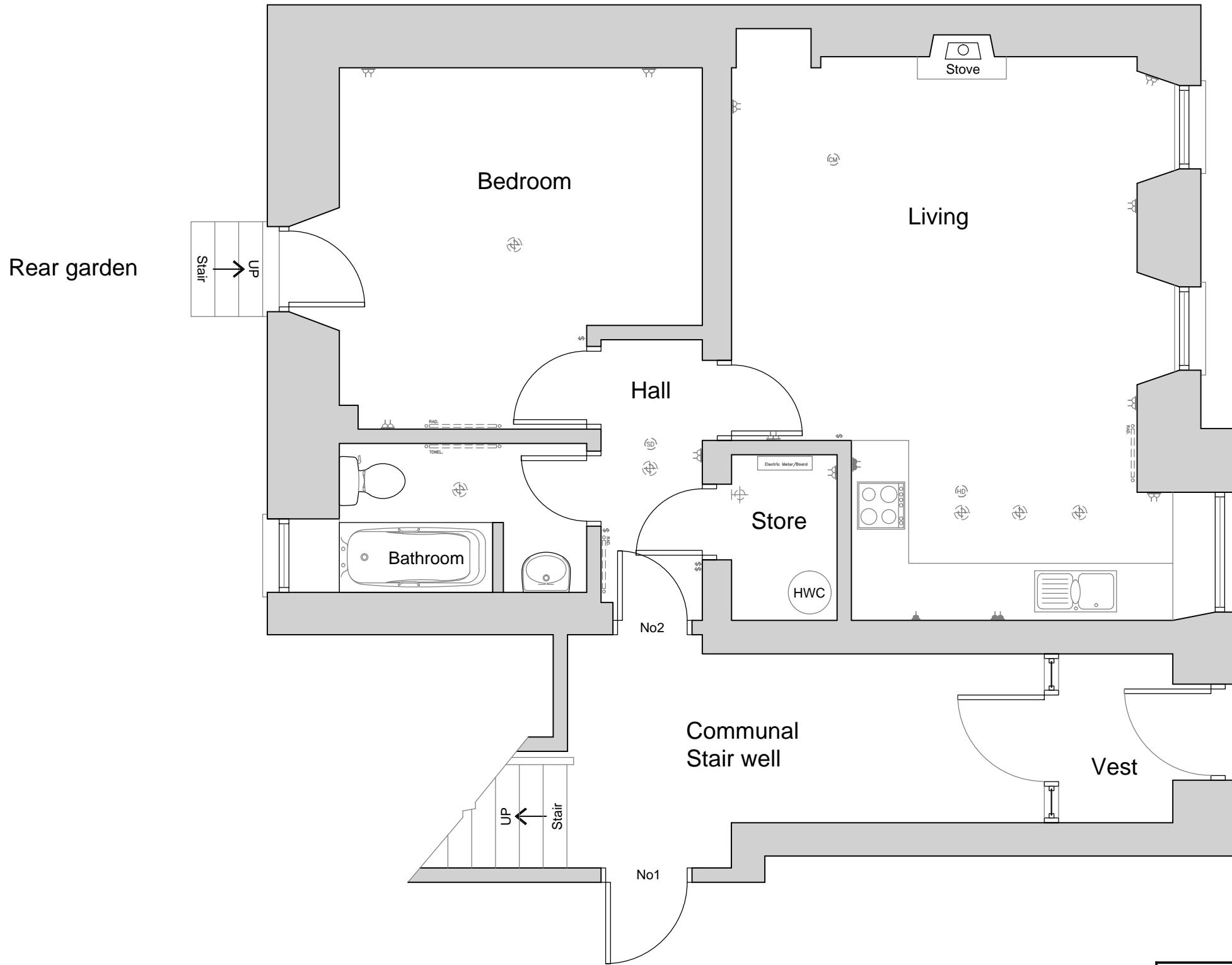
Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

## Attachment Details

Notice of Review	System	A4
Floor Plan	Attached	A3
Location Plan	Attached	A4
Site Plan	Attached	A4
Airbnb bookings	Attached	A4
Notes on EL	Attached	A4
Photos of communal areas	Attached	A4
Word doc	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-001.xml	Attached	A0



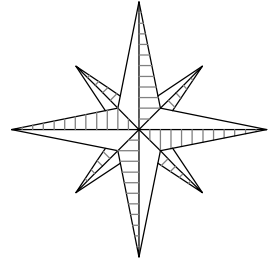
SERVICES LEGEND			
	MOUNTED SMOKE DETECTOR		SINGLE 13 AMP OUTLET
	CARBON MONOXIDE DETECTOR		TWIN 13 AMP OUTLET
	TOWEL RAIL		TWIN 13 AMP OUTLET @ 1100mm AFFL.
	RADIATOR		SWITCH
	PENDANT LIGHT FITTING		2-WAY SWITCH
			MOUNTED HEAT DETECTOR
			SURFACE MOUNTED DOWNLIGHTER
			WALL LIGHT



Ground Floor Plan of 7/2  
(47.8Msq)  
1:50

<b>LOTHIAN PLANS</b>		CLIENT: Amanda Wiyte	
www.lothianplans.com		JOB: 7/2 The square, East Linton, EH40 3AD	
NUMBER: 7TS-PL01	REVISION A	SCALE 1:50@A3	TITLE: Ground Floor Plan
		DRAWN SL	
		CHECK SL	
		DATE OCT2023	

N



# LOTHIAN PLANS

www.lothianplans.com

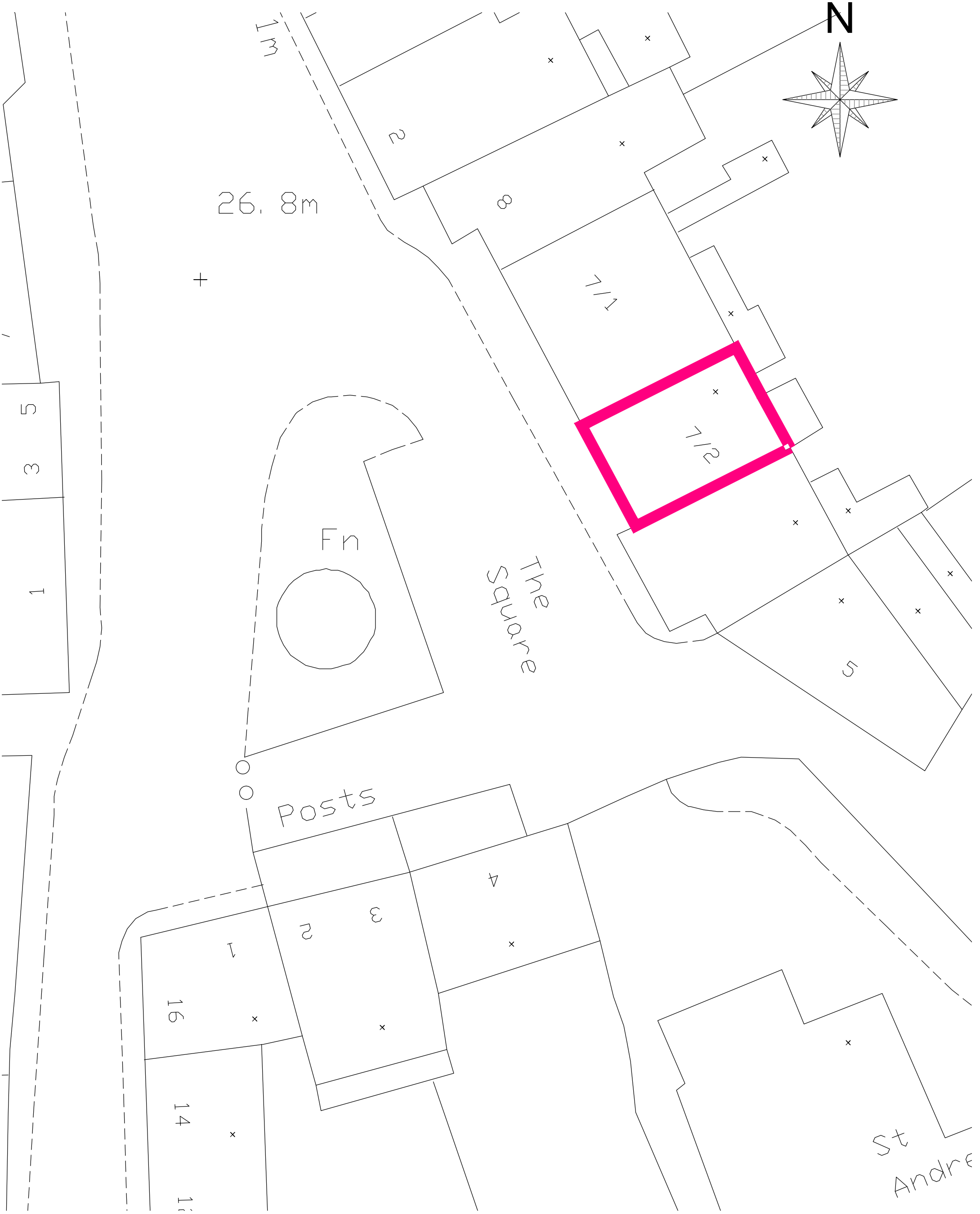
CLIENT: Amanda Wiyte

JOB: 7/2 The square,  
East Linton, EH40 3AD

NUMBER:	REVISION	SCALE	1:1250@A4
7TS-PL02	A	DRAWN	SL
		CHECK	SL
		DATE	OCT2023

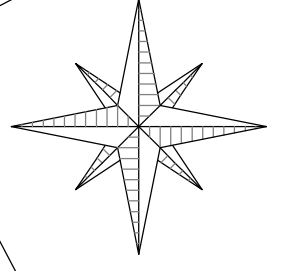
TITLE: Location plan

Location Plan  
1:1250



26.8m

N



The Square

Fn

Posts

St Andre



Scale in Metres @ 1:200

Site Plan  
1:200

<b>LOTHIAN PLANS</b>		CLIENT: Amanda Wiyte
www.lothianplans.com		JOB: 7/2 The square, East Linton, EH40 3AD
NUMBER: 7TS-PL03	REVISION: A	TITLE: Site plan
	SCALE: 1:200	
	DRAWN: SL	
	CHECK: SL	
	DATE: OCT2023	

Date	Type	Confirmation Code	Start Date	Nights	Guest	Listing
<b>Year 2023</b>						
09/07/2023	Reservation	HMAY39FFBT	09/06/2023	3	Philip Whitley	Central East Linton flat, sleeps 2
08/10/2023	Reservation	HMYKEN9DQW	08/08/2023	12	Claudia Depping	Central East Linton flat, sleeps 2
07/31/2023	Reservation	HM9X3WYTQD	07/28/2023	10	Lesley Lamb	Central East Linton flat, sleeps 2
07/18/2023	Reservation	HMR8YXYWXM	07/17/2023	4	Francesca Flynn	Central East Linton flat, sleeps 2
07/03/2023	Reservation	HM2WHHSXHS	06/30/2023	2	Carole Kean	Central East Linton flat, sleeps 2
05/29/2023	Reservation	HMQMEHY2RT	05/27/2023	3	Oliver Jacobs	Central East Linton flat, sleeps 2
05/22/2023	Reservation	HMBX9N2YN3	05/19/2023	2	Fiona Gerrard	Central East Linton flat, sleeps 2
05/15/2023	Reservation	HM9K5EBCHM	05/12/2023	2	Zak Shenfield	Central East Linton flat, sleeps 2
05/08/2023	Reservation	HMB398MRCT	05/06/2023	2	Sallie Connery	Central East Linton flat, sleeps 2
04/11/2023	Reservation	HMYEYZ4HA4	04/09/2023	19	Freya Shelvey	Central East Linton flat, sleeps 2
<b>Year 2022</b>						
12/26/2022	Resolution Adjustment Resolution	HMNFF8WFMR	10/08/2022	0	Cherie Taylor	Central East Linton flat, sleeps 2
12/26/2022	Adjustment	HMNFF8WFMR	10/08/2022	0	Cherie Taylor	Central East Linton flat, sleeps 2
12/26/2022	Reservation	HMBCC8SQRQ	12/22/2022	7	Madeline Bates	Central East Linton flat, sleeps 2
10/11/2022	Reservation	HMNFF8WFMR	10/08/2022	28	Cherie Taylor	Central East Linton flat, sleeps 2
09/26/2022	Reservation	HMWT2N9PTW	09/25/2022	9	Ana Araujo Stella Sibbit-	Central East Linton flat, sleeps 2
08/16/2022	Reservation	HMX3PQP9ED	08/14/2022	33	Johnston	Central East Linton flat, sleeps 2
08/11/2022	Reservation	HM8YAADD4H	08/10/2022	2	Jude Lane	Central East Linton flat, sleeps 2
07/29/2022	Reservation	HM4W4W4ZC8	07/28/2022	7	Claire Bennett	Central East Linton flat, sleeps 2
07/22/2022	Reservation	HMFR38Q2HD	07/21/2022	3	Simon Lamb	Central East Linton flat, sleeps 2
07/18/2022	Reservation	HMKJJSTEK5	07/16/2022	2	Neil Roberts	Central East Linton flat, sleeps 2
05/05/2022	Cancellation Fee	HMTTD48ST4	02/03/2022	0	Tom	Central East Linton flat, sleeps 2

05/05/2022	Reservation	HMTYW4M2DM	05/03/2022	26	Carolyn Docherty	Central East Linton flat, sleeps 2
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**Year 2021**

08/25/2021	Reservation	HMTFDDTBQM	08/23/2021	5	Thomas Wilkins	Central East Linton flat, sleeps 2
08/12/2021	Reservation Resolution	HMK3SJZ5MZ	08/10/2021	2	Morag Lea	Central East Linton flat, sleeps 2
08/09/2021	Adjustment Resolution	HM9M33TNBP	07/05/2021	0	Tommy Colraine	Central East Linton flat, sleeps 2
08/09/2021	Adjustment	HMQAJCZWM8	07/01/2021	0	Dan Kittle	Central East Linton flat, sleeps 2
08/09/2021	Reservation	HMQN4JDA5C	08/02/2021	2	Dan Hailes	Central East Linton flat, sleeps 2
08/09/2021	Reservation	HM4RSHTM2Z	08/05/2021	5	Briony Jones	Central East Linton flat, sleeps 2
07/07/2021	Reservation	HM9M33TNBP	07/05/2021	26	Tommy Colraine	Central East Linton flat, sleeps 2
07/05/2021	Reservation	HMQAJCZWM8	07/01/2021	3	Dan Kittle	Central East Linton flat, sleeps 2
01/18/2021	Reservation	HMBDHCHMJY	01/18/2021	3	Carly Reeve	Central East Linton flat, sleeps 2

**Year 2020**

08/31/2020	Reservation	HMCRX5P5DE	08/30/2020	28	Beth Doughty- Gough	Central East Linton flat, sleeps 2
07/21/2020	Reservation	HMA89SYFY2	07/20/2020	25	Carly Reeve	Central East Linton flat, sleeps 2

**7/2 The Square, EH40 3AD**  
Application **100641155-001**

**Background**

I own the flat and my partner Iain Reekie and I have the flat as a home. He is 79 and has children in the village and we bought the flat to be nearer grandchildren and family in East Lothian. This was bought in 2010.

**How often will the house/flat be used as a holiday let per year?**

This year it has been rented 59 days (23) – you can see from the attached form that this is the norm. The amount of time in a year I would envisage renting is 60 days maximum.

**How many people can it accommodate?**

2 people. The flat has a king size bed and a sofa bed, but I never take more than two people renting.

**Will it be let to groups or people from same household?**

No.

**How often will the property be let per week and what would the average length of stay of guests be? (Approximately)**

**Depending on work diaries and commitments – the**

Average length of stay is 2/3 days. This summer we had two separate bookings of 10 and 12 days however its usually long weekends. Earlier in the year we had a young woman on the Chippendale Furniture School Course and that was for 19 days.

In 2022 we had a number of bookings of people relocating to the area and building projects being behind schedule.

**Is it cleaned after every let and is this by a commercial cleaning company?**

Yes, the cleaning and laundry is managed after every let by a local cleaner/housekeeper.

**How long has the property operated as holiday let?**

I have had it on Airbnb since 2020. I consider it a home let – rather than a holiday let. As my diary of work schedule and commitments shape up, I free up the diary.

**Please confirm in this statement that this is your home address and will be let when not residing at the property.**

I confirm that this is my home and I let the property when my partner and I are not residing at the property.

10/10/23

[Redacted Signature]



**Photo 1** - The View of the garden from the decking – accessed via our property flat 2.





**Photo 2 – see the access to the garden for Flat 2 via the bedroom door onto the decking.**



**Photo 3** - the other tenants access the garden via an external stairway, the wall of which you can see in the second photo.



**Photo 4 - The communal hallway** – flat 2 is on the right and flat 1 is on the left. The parcels on the floor are for flat 1. There is [REDACTED], and therefore is not accessed via a key.