

John & Clare Corcoran  
Flat 0/1  
13 Carrochan Gardens  
Balloch G83 8FF  
10<sup>th</sup> May 2024

To: West Dunbartonshire Council, Licensing Team, Regulatory and Regeneration Services, Municipal Buildings,  
College St., Dumbarton G82 1NR

Subject: Application for Short-Term Lets Licence at 2/1 13 Carrochan Gardens

We, the undersigned hereby submit formal objection to the above application. Initial grounds for objection relate to the title on our property (DMB98234) which, in the Burdens section, states,

*“4.1 Each plot shall be used solely for the purposes of erection of a residential dwellinghouse (which shall include flatted dwellinghouses) and each dwellinghouse shall be used and occupied **solely** as a private dwellinghouse...”; and*

*“4.3 Each Owner shall be bound not to do anything which causes nuisance to any other Owner.”*

Furthermore, more than 60% of the residents of 13 & 14 Carrochan Gardens are retired, including ourselves. This will be our final home and it was purchased for that reason as it provides us with security and comfort in peaceful surroundings free from any potential nuisance or disruption. Since purchasing the property we have enjoyed living here nuisance and disruption free. Many of the residents have purchased on the same premise. We are a close-knit community who look out for each other.

My wife and I have experienced living next to a short-term lease property in the recent past and I have to say that nuisance is inevitable. Despite assurances from the agent to the contrary we had to endure disruption in the form of rubbish left in common areas, noise at all times of the day and night, comings and goings at all times of the day and night, animals defecating in common areas, partying and even direct abuse when complaints were made. At this juncture in our lives this is something we do not wish to endure again. We have no doubt that all sorts of assurances will follow up this application. I could write them myself, however assurances are only words and the reality usually ends up being something else to the detriment of the quality of life of the neighbouring residents.

We fully anticipate that the award of an STL licence in a wholly private residential development such as ours would bring with it difficulties and indeed nuisance that will affect the quality of life of all the neighbouring residents.

We believe that the application should also be rejected on the basis that there exists currently, significant over provision of short-term holiday accommodation in the area. Many traditional B&B establishments have ceased to operate as a result of the proliferation of short-term holiday lets such as Air B&Bs.

We have also alerted our factor, Hacking and Paterson, as they provide the administration of the common buildings insurance which may be impacted should such a licence be awarded.

Signed



John Corcoran



Clare Eileen Corcoran