

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** Representation - Notice of Objection  
**Date:** 03 June 2024 16:57:13  
**Attachments:** [drawing 2.png](#)

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Application for Short-Term Lets Licence at 2/1 13 Carrochan Gardens, Balloch, G83 8FF

Dear West Dunbartonshire Council Licensing Team,

I am writing to formally object to the recent application for a short-term let at 2/1 13 Carrochan Gardens, Balloch, G83 8FF. As a resident of 9 Carrochan Gardens, Balloch, G83 8FF, I believe that approving this application would violate the terms outlined in our property deeds and negatively impact the development and its community.

### **Basis for Objection:**

#### **1. Violation of Burdens Restrictions:**

The title on the properties within Carrochan Gardens explicitly details, within the Burdens section, that:

*“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”*

Allowing the property (2/1 13 Carrochan Gardens, Balloch, G83 8FF) to be used as a short-term let directly contravenes these stipulations. These restrictions are in place to ensure that the properties maintain their character as private residences and that the rights and expectations of all homeowners are upheld.

#### **2. Potential for Increased Noise and Disturbance:**

Short-term lets often result in a higher turnover of occupants, which can lead to increased noise and disturbance. This is particularly concerning in a residential area where homeowners expect a peaceful and stable living environment. The transient nature of short-term lets means that new guests may not have the same level of consideration for permanent residents, leading to potential issues with noise, parking, and general disruption.

#### **3. Community Cohesion and Security:**

Our community's cohesion and security rely on knowing our neighbours and having a stable residential population. Introducing a short-term let undermines this stability and can lead to concerns about security, as a constant flow of new, unknown individuals would be accessing the property. The flats (which the property making this application is a part of) are directly behind my property. I would have countless individuals overlooking my back garden and 2 of my 3 children's bedrooms. This, as a parent of young children, makes me extremely uncomfortable.

#### **4. Impact on Property Values:**

The use of properties as short-term lets can affect the value of surrounding properties. Potential buyers may be deterred by the presence of short-term rentals, leading to a decline in property values and desirability of the area.

#### **Conclusion:**

For the reasons outlined above, I respectfully request that the council reject the application for a short-term let at 2/1 13 Carrochan Gardens, Balloch, G83 8FF. Upholding the terms of our deeds and preserving the integrity and tranquility of our community is of utmost importance.

Thank you for considering my objection. I trust that the council will take these concerns into account when making its decision.

Yours sincerely,

Mr Christopher Scott  
9 Carrochan Gardens, Balloch, G83 8FF

