

From: [REDACTED]
To: [Licensing](#)
Subject: Application for Short-Term Lets Licence at 2/1 13 Carrochan Gardens
Date: 03 June 2024 14:12:33

Dear WDC licensing team,

Having reviewed the notice placed on 13 Carrochan Gardens for the intended short-term let of flat 2/1, as the resident of Flat 2/2 14 Carrochan Gardens I'm writing to formally object to the relevant application. Initial grounds for objection relate to the dedicated Burdens section within the title deeds; relevant extracts as below.

- "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"
- "4.3 Each Owner shall be bound not to do anything which causes nuisance to any other Owner"

The award of an STL licence in a quiet, small private residential development such as Carrochan Gardens would bring with it difficulties, unwanted nuisance, and risk of disturbance that will affect the quality of life of all the neighbouring residents, particularly those immediately above and below 2/1.

The residents believe that the application should also be rejected on the basis that there is currently significant over provision of short term holiday accommodation in the area, noting many traditional B&B establishments have ceased to operate as a result of the proliferation of holiday lets as intended for 2/1 Carrochan Gardens. With local authorities in tourist hotspots such as North Wales and Cornwall frequently coming under heavy criticism for allowing far too many properties to be swept up by profiteers, this is not a route we want to go down in the Loch Lomond area for the foreseeable.

Regards,

Andrew