

| | |
|-------------|------------------|
| Agenda item | 11.1 |
| Report no | HLC/38/26 |

THE HIGHLAND COUNCIL

Committee: THE HIGHLAND LICENSING COMMITTEE

Date: 31 March 2026

Report title: Application for the grant of a short term let licence – 4 Fraser Place, Ullapool, IV26 2UX (Ward 5 – Ross & Skye)

Report by: The Principal Solicitor – Regulatory Services

1. Purpose/Executive Summary

1.1 This report relates to an application for the grant of a short term let licence.

2. Recommendation

2.1 Members are asked to determine the application in accordance with the Council's hearings procedure.

3. Background

- 3.1 In terms of The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, a licence is required for residential accommodation for use as a short term let.
- 3.2 Short term let means the use of residential accommodation provided by a host in the course of business to a guest, where all of the following criteria are met:
- The guest does not use the accommodation as their only or principal home
 - The short term let is entered into for commercial consideration
 - The guest is not:
 1. An immediate family member of the host
 2. Sharing the accommodation with the host for the principal purpose of advancing the guest's education as part of an arrangement made or approved by a school, college, or further or higher educational institution, or
 3. an owner or part-owner of the accommodation
 - the accommodation is not provided for the principal purpose of facilitating the provision of work or services by the guest to the host or to another member of the host's household
 - the accommodation is not excluded accommodation, and
 - the short-term let does not constitute an excluded tenancy

4. Application

- 4.1 On 28 January 2026 a validated application for the grant of a short term let licence was received from Mr Sandor Ross on behalf of the Partnership of Mr Sandor Ross and Mrs Ruth Ross having their main office at Davaar, Moss Road, Ullapool, IV26 2TF.
- 4.2 The property to which the application relates is 4 Fraser Place, Ullapool, IV26 2UX (the "Premises"). A site plan was provided by the applicant as part of the application process and is attached as an appendix to this report (**Appendix 1**). The Premises are those edged in red on the plan on page 1 of Appendix 1.
- 4.3 The application for the short term let licence has been made on the basis that the Partnership of Mr Ross and Mrs Ross will be the host/operator of the Premises. The application was made after 1 October 2023 and, as such, the hosts/operators cannot operate the premises as a short term let until a licence has been obtained.
- 4.4 Mr Sandor Ross and Mrs Ruth Ross are named on the application as the owners of the Premises.
- 4.5 The persons named on the application as being responsible for the day-to-day management of the Premises are the said Mr Ross and Mrs Ross.
- 4.6 The type of letting which has been applied for is 'secondary letting', which means the host/operator is letting a property where they do not normally live.
- 4.7 The Premises is described as a semi-detached dwellinghouse which can accommodate a maximum capacity of four guests.

Floor plans of the Premises were provided by the applicant as part of the application process, and these can be found on pages 2 and 3 of Appendix 1.

5. Process

5.1 The application was circulated to the following Agencies/Services for consultation:

- Police Scotland;
- Scottish Fire & Rescue Service;
- Highland Council's Environmental Health Service; and
- Highland Council's Building Standards Team.

5.2 Police Scotland and all Council Services have confirmed that they have no objections to the application.

5.3 The Scottish Fire & Rescue Service have been consulted on the application, and at the time of writing, a response is awaited. If available, a verbal update can be provided to the Committee by the Principal Solicitor – Regulatory Services.

6. Certificate of Compliance

6.1 The applicant has provided a certificate of compliance confirming that a public notice of application for their short term let licence was displayed at or near the Premises for a period of 21 days from 29 January 2026.

7. Public objections

7.1 It is open to any member of the public to submit an objection or representation in relation to an application for a licence for a short term let licence.

During the notice of display period, the following timeous objections were received and are attached as Appendices to this report:

- Objection received by email on 5 February 2026 from Mr Adam Underwood **(Appendix 2)**;
- Objection received by two emails on 6 February 2026 and a further email on 11 February 2026 from Ms Hayley Lewis **(Appendix 3)**;
- Objection received by email on 13 February 2026 from Ms Meghan Lewis **(Appendix 4)**;
- Objection received by email on 18 February 2026 from Mr Alasdair Crofton **(Appendix 5)**.

8. Determining issues

Paragraph 5(3) of Schedule 1 of the Civic Government (Scotland) Act 1982 states that a licensing authority shall refuse an application to grant or renew a licence where:

- a) The applicant or, where the applicant is not a natural person, any director of it or partner in it or any other person responsible for its management, is either:
 - i. for the time being disqualified under section 7(6) of the Civic Government (Scotland) Act 1982, or;
 - ii. is not a fit and proper person to be the holder of the licence.

- b) The activity to which it relates would be managed by or carried on for the benefit of a person, other than the applicant, who would be refused the grant or renewal of such licence if he made the application himself;
- c) where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or vessel, those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to—
 - (i) the location, character or condition of the premises or the character or condition of the vehicle or vessel;
 - (ii) the nature and extent of the proposed activity;
 - (iii) the kind of persons likely to be in the premises, vehicle or vessel;
 - (iv) the possibility of undue public nuisance; or
 - (iv) public order or public safety; or
- d) there is other good reason for refusing the application.

If required, the Principal Solicitor – Regulatory Services will offer particular advice on the criteria relating to this particular application.

- 8.2 A copy of this report has been sent to the applicant and objectors who, in the terms of paragraph 4(2) of the Civic Government (Scotland) Act 1982, have all been invited to attend and will be provided with an opportunity to be heard by the Committee.
- 8.3 All parties have also been advised of the procedure which will be followed at the meeting which may also be viewed via the following link:

<https://www.highland.gov.uk/downloads/file/2343/licensing-hearings-procedure-licensing-committee->

9. Observations on objections

- 9.1 In the emails of objection found at Appendices 2 to 5, points have been made which should not be taken into account by the Committee when determining this licence application, as they are outwith the scope of the grounds that a licensing authority can consider in terms of the refusal of an application to grant or renew a licence, as detailed at point 8.1 of this Report.
- 9.2 If required, the Principal Solicitor – Regulatory Services will offer further advice or clarification on these points.

10. Policies

The following policy is relevant to this application:

- Short-term let licensing policy statement (which includes the mandatory and additional licence conditions attached to all Short Term Let Licences) can be accessed here:- <https://www.highland.gov.uk/downloads/download/63/short-term-lets-policy-statement>, or a hard copy can be supplied where requested.

11. Implications

11.1 Not applicable.

Date: 27 February 2026

Author: Martina Plechacova

Reference: [FS789420251](#)

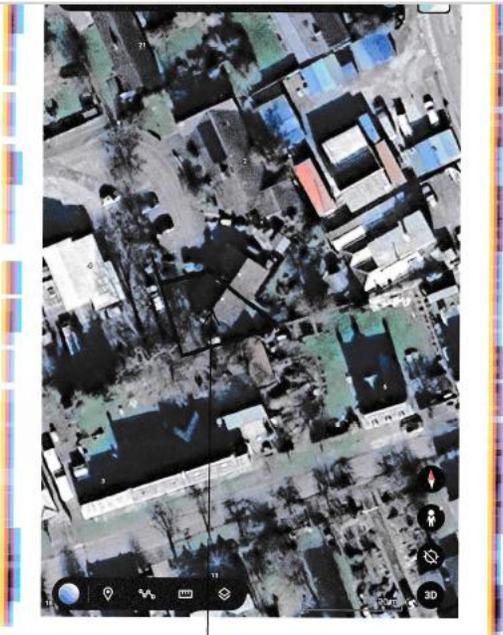
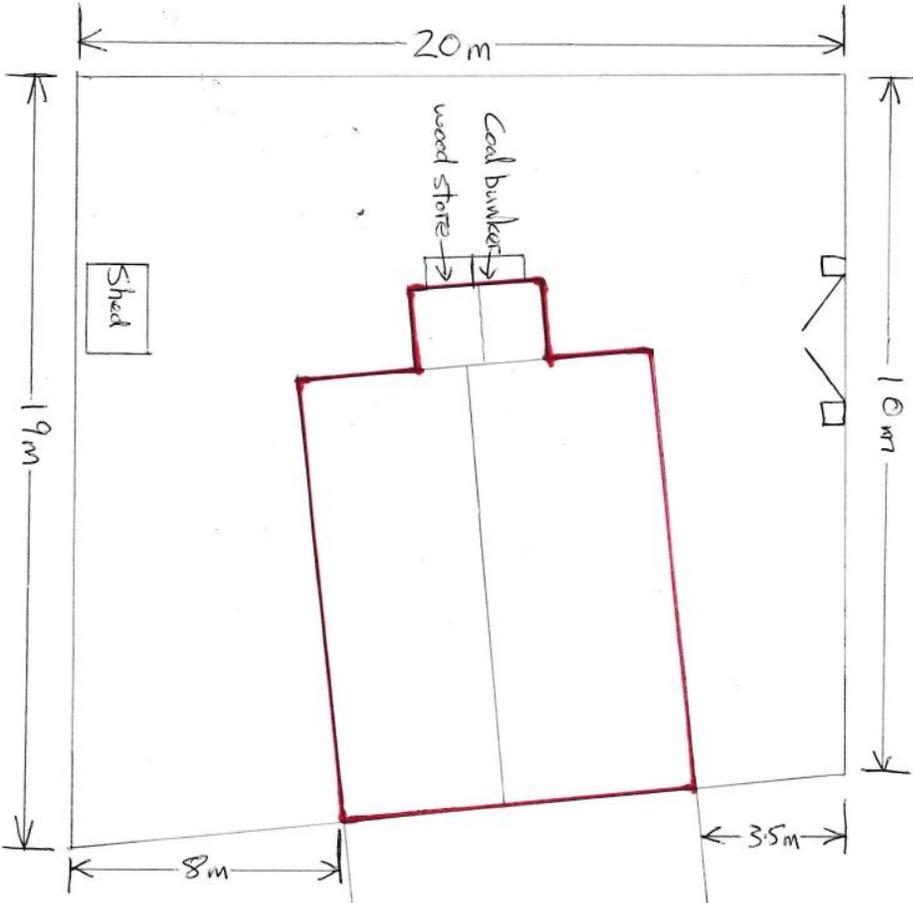
Background Papers:

- Civic Government (Scotland) Act 1982
- The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022

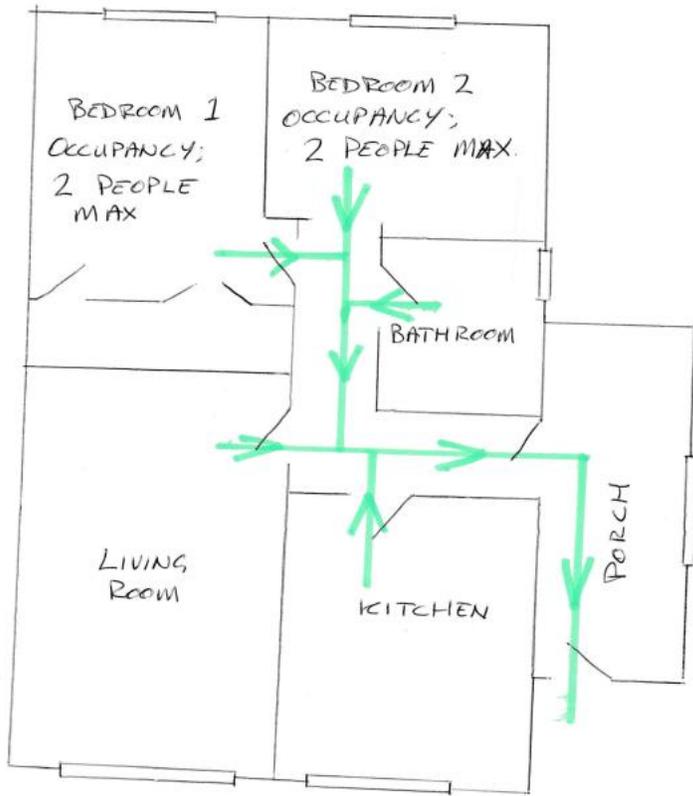
Appendices:

- Appendix 1: Site plan detailing the extent of the Premises and floor plans for the Premises;
Appendix 2: Objection received by email on 5 February 2026 from Mr Adam Underwood;
Appendix 3: Objection received by emails on 6 February 2026 and 11 February 2026 from Ms Hayley Lewis;
Appendix 4: Objection received by email on 13 February 2026 from Ms Meghan Lewis;
Appendix 5: Objection received by email on 18 February 2026 from Mr Alasdair Crofton.

APPENDIX 1

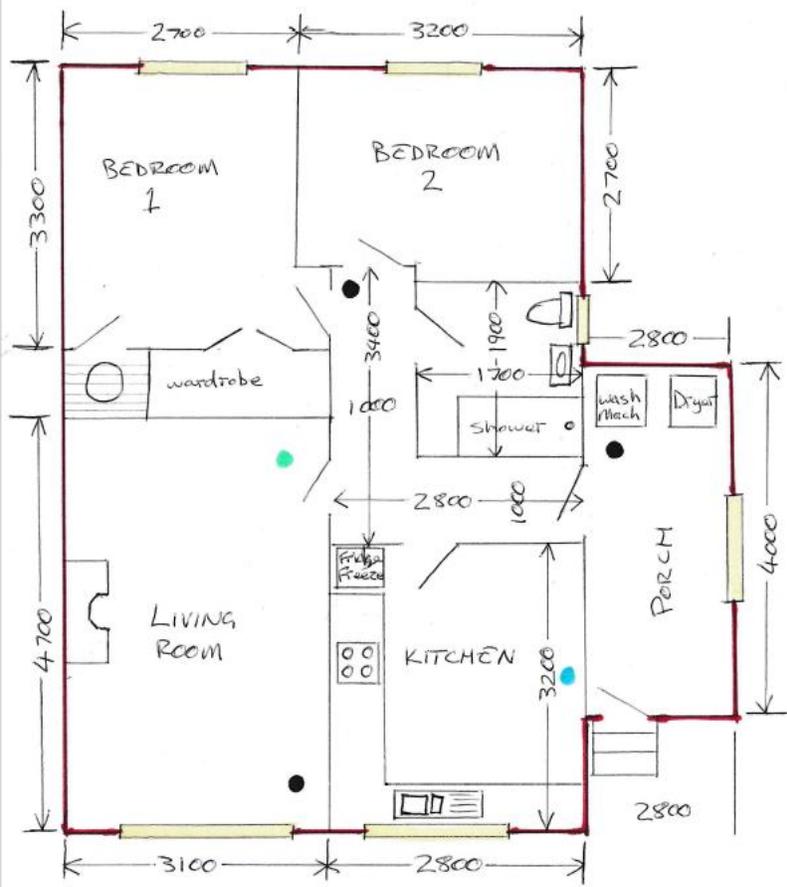


4 FRASER PLACE



■ FIRE ESCAPE ROUTES.

MAXIMUM OCCUPANCY;
2 PEOPLE/BEDROOM, 4 PEOPLE TOTAL



- SMOKE DETECTOR
- CO² DETECTOR
- HEAT DETECTOR
- ▭ WINDOWS

Martina Plechacova (Legal (Licensing))

From: Adam Underwood [REDACTED]
Sent: 05 February 2026 11:45
To: STL Licensing
Subject: Formal Objection to Short-Term Let Licence Application - 4 Fraser Place, Ullapool
Attachments: 1000050485.jpg; 1000050489.jpg

Categories: [REDACTED]

CAUTION: This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Short-term Let Licence Objection
Property: 4 Fraser Place, Ullapool, IV26 2UX

To whom it may concern,

I am writing to formally object to the above application for a short-term let licence. I am a permanent resident at [REDACTED] where I live with my partner and our family.

Fraser Place is a very small residential cul-de-sac consisting of only four dwellings, with houses [REDACTED] all occupied by permanent residents. There are no through routes, and current vehicle movements are extremely limited and predictable. As a result, children from the immediate neighbourhood regularly play outdoors and ride bicycles within the cul-de-sac and surrounding area, which is only possible due to its quiet and settled residential nature.

We chose to buy our family home [REDACTED] specifically because of its settled residential character, strong sense of community, low traffic levels, and sense of safety. The introduction of a short-term holiday let would fundamentally alter the character of this cul-de-sac, replacing a stable residential environment with frequent visitor turnover and unfamiliar vehicle movements. This change would have a significant adverse impact on residential amenity, community cohesion, and the wellbeing of our family.

The property at number 4 is located at the end of the cul-de-sac, meaning that all traffic associated with a short-term let - including guest vehicles, deliveries, and cleaning or maintenance staff - would be required to pass directly by the other three homes. This would result in a disproportionate increase in traffic movements within a very confined residential space.

- Emergency Access, Fire Station Operations, and Public Safety

The sole access point from Ladysmith Street serves Fraser Place, Fraser Court (age-exclusive/close-care housing complex), Lochbroom House Community Care Home, and the Ullapool Fire Station.

Ullapool Fire Station is staffed by on-call firefighters. It is essential that firefighters are able to reach the station promptly and without obstruction when responding to emergencies. Additional vehicles associated with the short-term let would directly contribute to higher traffic levels on an emergency response route and particularly sensitive road. The access road is narrow, and a fire appliance cannot safely pass another vehicle travelling in the opposite direction. Such an increase in vehicle movements along this route, particularly from unfamiliar drivers associated with short-term letting, would significantly increase the risk of delay or obstruction to emergency response.

The importance of maintaining clear, predictable access along this road is heightened by the presence of elderly and vulnerable residents, a community care facility, and the primary school lane entrance located directly opposite the access point on Ladysmith Street. It is a popular walking/cycling route for children. I also regularly witness a vulnerable neighbour using the road (not pavement) to walk with a bike for support.

These constraints are fixed, site-specific, and verifiable. Photographs and measurements of the access road are provided to illustrate these conditions.

- Existing Concentration of Short-Term Lets in the Immediate Area

There is already a high concentration of short-term holiday lets within the immediate surrounding area. The property at number 13 Ladysmith Street, located directly at the sole entrance and exit for Fraser Place, was granted a short-term let licence last

summer. Immediately behind our property, sharing a garden boundary wall and overlooking our back garden, is number 1 Moss Road, which is also operated as a short-term let. These examples are indicative of a wider concentration of short-term lets within the surrounding streets of Fraser Place and Fraser Court, and throughout the village of Ullapool.

The cumulative impact of this existing concentration has already placed pressure on residential amenity, housing availability, and community balance. Granting an additional licence within such a small and constrained residential cul-de-sac would further intensify these impacts in a location that is particularly unsuitable for short-term letting.

- Housing Shortage and Local Family Experience

As a local working family, we experienced first-hand the significant shortage of long-term housing in Ullapool. Prior to purchasing our home at [REDACTED] last year, we spent several years attempting to secure both long-term rental and purchase accommodation suitable for raising our family. During this period, we were forced to live in a damp and unhealthy rental property for a substantial portion of our son's childhood. After approximately six years of searching, we were finally able to buy a permanent family home.

This experience demonstrates the limited availability of family housing for permanent residents within the village and highlights how the continued conversion of residential properties into short-term lets further reduces the supply of long-term accommodation, exacerbating difficulties for locals, families and key workers, including teachers, essential public service staff, and staff required to keep local businesses running.

Conclusion

For the reasons set out above - including the site-specific access constraints, the need to protect emergency response capability, public safety considerations, residential amenity, cumulative impacts of existing short-term lets, and the ongoing shortage of long-term housing - I consider the proposed short-term let at 4 Fraser Place to be incompatible with the character, safety requirements, and residential function of the area, and contrary to Highland Council's licensing objectives.

I respectfully request that this application is refused.

Yours faithfully,

Adam Underwood

[REDACTED]

[REDACTED]





APPENDIX 3

From: Hayley Lewis [REDACTED]

Sent: 11 February 2026 12:16

To: STL Licensing <STL@highland.gov.uk>

Subject: Fwd: Formal Objection To Short-Term Let Licence Application For 4 Fraser Place, Ullapool - photo of Fraser Place

CAUTION: This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.



To whom it may concern,

Thank you for confirming receipt of my formal objection. I would like to add this photo, and objection point, to my formal objection which can be found in the emails below, along with the image of the Fire Appliance.

I wish to submit the attached annotated photograph in further support of my formal objection. The image clearly demonstrates the limited scale and physical layout of Fraser Place, which consists of

only four dwellings within a small, self-contained cul-de-sac. The street is set far back from the main road, has no through traffic, and is not situated within a mixed-use or tourist-focused area; it is a purely residential street in character and function. As shown, No. 4 is located at the end of the cul-de-sac, such that all vehicle movements associated with the property must pass directly by the other three homes and occur within the confined shared turning area. The property is also angled toward neighbouring homes and front gardens, bringing associated activity into close and direct proximity with surrounding properties. Our front garden is our principal outdoor family space, and this spatial relationship is therefore directly relevant to residential amenity, privacy, and the established sense of community within the cul-de-sac. In a setting of this scale, the introduction of short-term visitor occupation with regular turnover would represent a fundamental change to the character and amenity of what is presently a small, stable residential environment.

Kind regards,

Hayley Lewis

[REDACTED]

[REDACTED]

[REDACTED]

----- Forwarded message -----

From: **Hayley Lewis** [REDACTED]

Date: Fri, 6 Feb 2026, 16:16

Subject: Fwd: Formal Objection To Short-Term Let Licence Application For 4 Fraser Place, Ullapool - photo of Fire Appliance leaving through shared exit road

To: STL Licensing <stl@highland.gov.uk>



To whom it may concern,

Please find the attached photo of the Fire Appliance leaving the station on the sole access/exit road that I have mentioned in my objection. This photo is to illustrate the point that this road is narrow and that the introduction of significantly higher levels of traffic associated with a short-term let, particularly from unfamiliar vehicles, would directly affect this emergency response route.

I would like for this to be included with my below objection.

Kind regards,

Hayley

----- Forwarded message -----

From: **Hayley Lewis** [REDACTED]

Date: Fri, 6 Feb 2026, 11:58

Subject: Formal Objection To Short-Term Let Licence Application For 4 Fraser Place, Ullapool

To: STL Licensing <stl@highland.gov.uk>

Dear Sir/Madam,

I wish to formally object to the application for a short-term let licence at 4 Fraser Place, Ullapool, IV26 2UX.

This objection is submitted on the grounds that the proposed secondary letting would be contrary to Highland Council's stated objectives of protecting residential amenity, community wellbeing, public safety, and the effective functioning of residential neighbourhoods, as well as safeguarding the supply of long-term housing.

I reside at [REDACTED] with my partner and our young son. We chose this quiet residential cul-de-sac to raise a family and to enjoy supportive community living.

- Loss of residential amenity, negative effect on residents wellbeing and unsuitability of location

Fraser Place is a small, four home cul-de-sac. The use of this property as a short-term let would introduce a regular turnover of visitors and vehicles into a small, established residential cul-de-sac, resulting in a measurable increase in traffic, the presence of unfamiliar drivers and occupants, and additional vehicle movements past neighbouring homes. As No. 4 Fraser Place is located at the end of the cul-de-sac, all short-term let traffic would be required to pass directly by the other three dwellings, entirely altering the character and function of the residential environment. The increased traffic, unfamiliar vehicle movements and introduction of frequent visitors into this currently quiet, reliable and trustworthy area, would directly affect children's ability to safely use the area surrounding their homes as part of their residential environment, reducing opportunities for outdoor play and interaction with neighbouring children, which is a recognised component of residential amenity and community wellbeing. As a mother, the eradication of this enjoyment for children, and the loss of the peace of mind usually experienced by myself, would have a negative impact on my mental wellbeing. The introduction of transient occupancy into such a small and contained residential setting is inappropriate and unsuited to the location.

- Road Safety, Traffic and Suitability

The sole entrance and exit for Fraser Place is directly across the road from the Primary School Lane entrance. This junction is a popular walking route for children and families to both the Primary School and High School. The proposed short-term let would create additional vehicle movements far beyond those associated with a single permanent household, including frequent guest turnover and servicing. The resulting increase in traffic, combined with the presence of unfamiliar drivers, would affect the safe use of the area by children.

Fraser Place adjoins Fraser Court, an age-exclusive close-care housing complex. Vulnerable residents from Fraser Court regularly walk along the sole shared access and exit road serving both of these residential areas. Something that is only possible due to the current low traffic levels and familiar drivers. The operation of a short-term let at Fraser Place would result in a significant increase in traffic along this shared route, directly affecting these residents.

(It is also noted that, despite being directly impacted by increased traffic due to the shared access arrangement, residents of Fraser Court have not been made aware of the short-term let application, and therefore have not had the opportunity to make representations should they wish. The statutory public notice is only visible to the three neighbouring properties within Fraser Place itself.)

Fraser Court is in turn adjacent to Lochbroom House Community Care Home, which also relies on the same single access and exit route from Ladysmith Street. The presence of both an age-exclusive housing complex and a community care facility, all served by a single access road, further demonstrates the unsuitability of this location for short-term letting and highlights the sensitivity of the area to increased traffic and unfamiliar vehicle movements.

Furthermore, the sole access and exit road also serves Ullapool Fire Station. The road is narrow, and the fire appliance cannot safely pass another vehicle travelling in the opposite direction. The introduction of a short-term let would increase traffic on this sensitive emergency response route, including frequent movements by unfamiliar drivers. This would directly affect the ability of emergency services to access and exit the station without delay, creating a risk to public safety.

Overall, the proposed short-term let would significantly increase traffic along a narrow, shared access road serving vulnerable residents, a care home, and emergency services, and would directly affect children's safety and residential amenity. These factors collectively demonstrate that the property is unsuitable for short-term letting and conflict with Highland Council's objectives to protect residential amenity, community wellbeing, and public safety.

- Existing Concentration of Short-Term Lets in the Immediate Area

There is already a high concentration of short-term holiday lets within the immediate surrounding area. The property at number 13 Ladysmith Street, located directly at the sole entrance and exit for Fraser Place, operates as a short-term holiday let. Immediately behind our property [REDACTED] sharing a garden boundary wall and overlooking our back garden, is another short-term let (1 Moss Road). These examples are indicative of a wider concentration of short-term lets within the surrounding streets of Fraser Place and Fraser Court, and throughout the village of Ullapool.

The cumulative impact of this existing concentration has already placed pressure on residential amenity, housing availability, and community balance. Granting an additional licence within such a small and constrained residential cul-de-sac would further intensify these impacts in a location that is particularly unsuitable for short-term letting.

- Housing Shortage and Local Family Experience

As a local working family, we experienced first-hand the significant shortage of long-term housing in Ullapool. Prior to purchasing our home [REDACTED] last year, we spent several years attempting to secure both long-term rental and purchase accommodation suitable for raising our family. During this period, we were forced to live in the only available property to us which was a damp and unhealthy rental property. We had no choice but to remain there for a substantial portion of our son's childhood and had to consider leaving Ullapool for more suitable accommodation. After years of searching, we were finally able to buy a permanent family home.

This experience demonstrates the limited availability of housing for permanent residents within the village and highlights how the continued conversion of residential properties into short-term lets further reduces the supply of long-term accommodation, exacerbating difficulties for locals, families and key workers, including teachers, essential public service staff, and staff required to keep local businesses running.

Conclusion

For the reasons set out above - including the site-specific access constraints, the need to protect emergency response capability, public safety considerations, residential amenity, community wellbeing, cumulative impacts of existing short-term lets, and the ongoing shortage of long-term housing - I consider the proposed short-term let at 4 Fraser Place to be incompatible with the character, safety requirements, and residential function of the area, and contrary to Highland Council's licensing objectives.

I respectfully request that this application is refused.

Yours faithfully,

Hayley Lewis

[REDACTED]

Martina Plechacova (Legal (Licensing))

From: Meghan Lewis [REDACTED]
Sent: 13 February 2026 12:04
To: STL Licensing
Subject: Objection to short term letting, Ullapool

Categories: [REDACTED]

CAUTION: This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern.

My name is Meghan Lewis, and I am the owner and occupant of Number [REDACTED] Ullapool. I am a [REDACTED] year old local who grew up in Ullapool.

I am writing this letter to formally and firmly object to the application for a short-term letting license at Number 4.

My partner and I purchased our house in only December last year. We were amazed to have found such a discrete property, despite being in a heavily tourist-based area. The cul-de-sac has a very private nature, with only four houses on the postcode, and a small, shared parking space outside the houses. It has a close-knit and friendly environment, reinforced by the fact that my sister, her fiancé, and their son live one house down from us [REDACTED]. Our retired neighbours [REDACTED] have been nothing but accommodating and helpful.

The recent application has caused me real concern. All my above reasons for buying my house now feel at risk - and lead me to question whether I have made the right decision in buying here. I feel as though my privacy, stability, and sense of closeness and quietness are now at risk.

The application feels completely inappropriate for a location this size and layout. There are only four houses on the postcode - forming a very limited and intimate space to be shared by neighbours. I think it's fair to say that none of the residents of this postcode would take kindly to seeing different tourists come in and out of the cul-de-sac weekly.

Number 4 is located at the end of the street, meaning short-term letting guests would have to pass all neighbouring homes to access it. The footfall, vehicles, and general activity would be accelerated in what is an otherwise very quiet corner of the village.

Apart from the occupants of number 1,2, and 3 - generally the only people to come down this road are delivery companies. It is extremely quiet.

Ullapool is being affected by a well-documented housing pressure, which I have had first-hand experience of. (3 Years of looking for somewhere to rent)

There is a huge shortage of long-term accommodation. The granting of additional short-term holiday accommodation exasperates these pressures. This is conflicting to see from the council - who should be supporting local sustainable communities like Ullapool.

Here is a rundown of the points I have carefully considered, which have led me to my objection.

- Cul-de-sacs are specifically designed to minimise noise, traffic, and disruption - and this doesn't align with a short-term letting agreement which encourages footfall and activity.
- Tourists are unfamiliar with local expectations and will inevitably change the feel of the whole immediate area. The area will no longer have the feel that I was looking for when I bought the house. The council should be supporting young locals who are managing to buy in the area, not taking away from their experience.
- Privacy will be undermined, and the lived experience of the street changed permanently.
- Parking is very limited, even with number 4 empty - so access will be obstructed. Turning and having any guests or visitors over to our properties will be more difficult. My partner and I each have a car so take up a space in the shared car park.
- Ullapool has a very well documented housing shortage, where local people cannot remain in the community, and workers from out with the community cannot join.
- Tourism is being prioritised over residents in a close-knit area. There is already ample tourist accommodation in Ullapool, we do not need more. Take the campsite for example - which to my knowledge, is run by the individual who is applying for this short-term letting license at number 4.
- There is an anti-social behaviour risk in a very quiet area, where different guests will be visiting the property every week, and they may not respect the quiet nature of the cul-de-sac.
- The house will be next door to an active Fire Station, which does not feel appropriate for short term 'Airbnb' type accommodation. Access will always need to be clear, too.

I hope this application is taken seriously and that it is clear to see the effect that this letting application will have on our cul-de-sac. Forgetting the housing crisis - there are places in Ullapool that could be more suited to short-term letting, but our quiet cul-de-sac is not the appropriate place.

If possible, could I please receive confirmation that my objection has been received by the council and is being considered.

Signed,

Meghan Lewis - [REDACTED]

Martina Plechacova (Legal (Licensing))

From: Alasdair Crofton [REDACTED]
Sent: 18 February 2026 08:32
To: STL Licensing
Subject: 4 Fraser Place

Categories: [REDACTED]

CAUTION: This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/ Madam,
My name is Alasdair Crofton, and I am one of the residents and owners of [REDACTED], Ullapool. I am emailing you to formally object to our neighbouring house 4 Fraser place applying for a short-term letting license.

I have a number of concerns regarding this as I believe a short term letting license would be very harmful to this small, peaceful cul de sac that we have chosen to live on.

From a purely logistical point of view there is already very limited parking space for the three occupied houses on this address and additional vehicles from short term guests will make this problem much worse. The lack of space could then also cause issues for emergency vehicles trying to gain access to the cul de sac. This a very real concern as there was an ambulance called for one of our elderly neighbours very recently. There is also a fire station directly beside us and if the parking spaces in the cul de sac were to overflow this could potentially cause people to park in front of the fire station and obstruct their emergency vehicles. I would hate

4 Fraser Place is also located at the end of the cul de sac so the guests would have to pass by all the other houses in order to access it. This level of increased footfall and vehicles in this small cul de sac poses many potential problems. The noise and disturbance from guests arriving and departing the building at unsociable hours is very concerning to me as this cul de sac is normally very quiet and I'm sure none of our neighbours would appreciate this. I also believe the introduction of a commercial-style transient use house into a tiny four house cul de sac like this harms the quiet nature and sense of community that we have there. Tourist guests making use of the garden which looks into our own also feels like an invasion of our privacy.

There is also a wider concern about the loss of residential housing in Ullapool. The highland council has already identified that the housing market in Wester Ross is under 'significant' pressure due to homes being converted into short-term lets. on account of our postcode containing 4 houses one of these houses being turned into a commercial holiday let is a 25 percent loss in permanent housing which is a hugely disproportionate impact on the local community.

In summary, I believe this proposal is contrary to NPF4 Policy 30(e), as it results in both an unacceptable impact on local residential amenity and the loss of essential housing stock that is not outweighed by any demonstrable local economic benefit. Given the acute housing pressure in Ullapool and the physical constraints of our small cul-de-sac, I urge the Council to refuse this application to protect the character and sustainability of our community.

I look forward to receiving confirmation that my objection has been registered.

Yours faithfully,

Alasdair Crofton