

## Short-term Let Planning Guidance

The introduction of the licensing scheme will require Short-term Let operators to interact with the Planning Authority to establish if they have the necessary planning permissions in place when applying for a Short-term Let licence. Fife Council Planning Services has currently not designated any short-term let control areas although that position may change through the review of the Local Development Plan.



Our current advice is that planning permission is required for the use of a property as a short-term let if a material change of use occurs. This is determined on a case-by-case basis. As such, we can only establish if planning permission is required through an application for a certificate of lawfulness which can be completed online via [www.eplanning.scot](http://www.eplanning.scot)

In general terms planning permission is likely to be required if:

- The property is a flat with a shared entrance door or access to the property requires to be taken through a shared or communal space.

Planning permission will not be required if:

- The property (dwelling house or flat) has its own separate access and its use as a short-term housing let does not impact on the amenity of neighbouring properties.

Guidance relating to licensing is available on our website:

[Short term lets | Fife Council](#)

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