



Item 4

27th May 2025

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100698665-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☒ Applicant ☐ Agent

Applicant Details

Please enter Applicant details

Title:

Mr

You must enter a Building Name or Number, or both: *

Other Title:

Building Name:

Keepers Cottage

First Name: *

Kieron

Building Number:

Last Name: *

Lynch

Address 1
(Street): *

Laggan Estate

Company/Organisation

AETHER

Address 2:

Telephone Number: *

Town/City: *

Crieff

Extension Number:

Country: *

Perthshire

Mobile Number:

Postcode: *

PH7 4JL

Fax Number:

Email Address: *

Site Address Details

Planning Authority:

Glasgow City Council

Full postal address of the site (including postcode where available):

Address 1:

60 TURNBERRY ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G11 5AP

Please identify/describe the location of the site or sites

Northing

667261

Easting

255547

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *

(Max 500 characters)

Demolition of existing commercial building and creation of new one bed dwelling.

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☐ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☒ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Application was submitted 7 Nov 2024. More than two months has now passed. No decision has been given.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Original application documents.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

100691205-003

What date was the application submitted to the planning authority? *

07/11/2024

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☐ Yes ☐ No ☒ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Kieron Lynch

Declaration Date: 20/01/2025

58-60 Turnberry Road, Hyndland, Glasgow.

Combined Design, Access & Environmental Statement

Our proposal represents a heavily revised and reduced design taking onboard the Council's stated reasons in our previous refused application, 22/00418/FUL.

Our proposal creates a one bedroom 2 person accessible dwelling on one floor, wholly within the extents of the existing building currently on site.

Orientated east west , external amenity spaces a open courtyard from the kitchen dining area, accessed by a full height glazed wall, and a private garden to between the existing drive and the building facade.

The new building does alter or affect the existing boundary walls, therefore the exiting boundary conditions will remain unaffected by our proposal.

The garden is viewed from within the dwelling and accessed through a full width, full height glazed facade. The main entrance to the dwelling is located in the same garden facade and accessed via a new 1.2m wide wheelchair accessible path and 2.0m wide paved terrace across the facade, also giving access to the garden store.

External walls when not glazed are finished in sustainable vertical larch cladding, black colour. The entrance door will be bespoke and finished external to match the timber facades.

The interior space is open ceiling with partition subdivision for the bedroom and bathroom,. The living, dining and kitchen areas are open plan. The internal ceiling created follows the existing roof pitch, starting from 2.0m at the eaves to 3.175m at the internal ridge, providing a generous light filled volume throughout.

Natural day light and ventilation is via the glazed facades with openable tilt and turn windows, a bathroom tilt and turn window and openable Velux type roof light. Highly energy efficient and exceeding the 'Gold Standard', airtight installed to Passive House construction methods.

The dwelling will be electricity powered only, no gas or oil fuels.

Supplementary space and water heating and heated water storage is by energy efficient electric systems.

The proposed dwelling will use a Mechanical Ventilation Heat recovery system.

6no. Photovoltaic cells are mounted on the roof.

External areas and pedestrian routes will be lit from within the site by low level energy efficient LED lamps.

All light fittings are LED and low energy type.

All plumbing is energy efficient, insulated throughout and any fittings are 'miser' type. WC is a dual flush type.

Waste water and soil drainage is to the main combined sewer in Turnberry Road, a pump assisted system to an expansion chamber in the drive, from there is gravity fed to the public sewer.

Surface water and rainwater is harvested to onsite storage chambers, for reuse by the household, filtered for flushing and laundry use.

An overflow from the storage chambers will discharge collected surface and rainwater into the main sewer in Turnberry Road, if required.

Drinking, food preparation and bathing water is by public mains supply.

Surface water concerns are alleviated by a new ground floor level now raised to be above the existing drive level, with the garden sloping away from the dwelling to fall less than 1:10 to the existing drive where any runoff will drain into the storage chambers. Reduced runoff is assisted by proprietary contaminant collecting permeable paving to pathways and parking areas. A sedum roof will store at least 75% of the rainfall to the roof over a year. These methods together will mitigate any concern for a risk of rainfall flooding.

The new roof is a sedum green roof. Trims are black coloured aluminium and gutter and roof edges are charcoal single ply membrane welded joint type.

Glazing is highly energy efficient triple glazed type with black powder coated finish. Roof lights are obscure glazed.

The interior spaces are all designed to accessible standards.

Parking for two cars is provided, electric charging will be accessible from both these spaces, exit from the drive will be in forward gear.

Cycle parking is in the garden or in secure garden storage built into the side of the new dwelling .

The neighbouring trees outright the site are protected from excavation works by our adopting a structural raft floor from which the new walls and roof will be built.

Existing asphalt will be removed to create the garden and courtyard.

Refuse bins as required by the Council, will be located on the existing drive, allowing more than sufficient space for vehicles and pedestrians to pass, ease of access by residents and ease of removal from the public pavement after collections.

Gross open internal floor areas, Living/Dining/Kitchen 37.5m², Bedroom 14.35m² plus fitted double wardrobe, Bathroom 6.0m²

General internal storage 3.2m³.

External Amenity space is, garden area is ?m², courtyard is ?m², existing drive is ?m².

Eaves and ridge heights are same as existing building on the site.

Architect Kieron Lynch

November 2024