



**Neighbourhoods, Regeneration
and Sustainability**
Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Item 4

27th May 2025

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Severino Design Ltd
Paul McLaughlin
9 Grantlea Grove
Mount Vernon
Glasgow
G32 9JW

Our ref: DECISION
GCC Application Ref: **23/00993/FUL**

29 November 2023

Dear Sir/Madam

SITE: 143-143A Dumbarton Road Glasgow

PROPOSAL: Amalgamation of premises to form cafe (Class 3) and associated external alterations.

I am obliged to inform you that a decision to refuse your application, **23/00993/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **David Haney** on direct phone , or email **david.haney@glasgow.gov.uk**, who will be happy to help you.

Yours faithfully

Head of Planning

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION 23/00993/FUL

Amalgamation of premises to form cafe (Class 3) and associated external alterations.

AT

143-143A Dumbarton Road Glasgow

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
02. The proposed development is contrary to the adopted National Planning Framework 4, Policy 27 City, Town, Local and Commercial Centres a) and c) and to Glasgow City Development Plan, Policy CDP 4 Network of Centres and Supplementary Guidance SG 4 Network of Centres (Assessment Guidelines 4: Proposed Non-Retail Uses within Major Town Centres, 10: Food, Drink and Entertainment Uses, 12: Treatment and Disposal of Cooking/Heating Fumes and 14: Waste Management and Disposal).
03. The style and design of the proposed shopfront would be contrary to Policy CDP 1 The Placemaking Principle and Supplementary Guidance SG 1 Placemaking (Part 2) as it would not complement that of the building and would significantly detract from the character of the building.
04. The proposal, which would result in 75% of the units on the street block frontage being in authorised non-Class 1A use, would detract from the vitality and viability of the Major Town Centre by decreasing its mix of uses and, therefore, is contrary to National Planning Framework 4, Policy 27.
05. The proposal would result in the unacceptable loss of Class 1A retail units and in 75% of the units on the street block frontage being in authorised non-Class 1A use, which would erode the retail character of the Major Town Centre to the detriment of its vitality and viability and therefore is contrary to SG 4, Assessment Guideline 4.

06. The proposal does not demonstrate that the property has been appropriately marketed for Class 1A use for a minimum period of 12 months prior to submission of the non-Class 1A proposal and that the marketing exercise was unsuccessful in attracting Class 1A operators and therefore is contrary to SG 4, Assessment Guideline 4.
07. The consideration of the Planning Authority is that there is still a reasonable prospect of Class 1 use being resumed in the unit and an exception is not justified.
08. Due to the kitchen extract vent below neighbouring residential flats, the proposed development would adversely affect the wellbeing and amenity of residents of the flats on the upper floors of the tenement due to the effects of cooking odours and fumes. Therefore, the proposal does not meet the requirements of SG 4 Assessment Guideline 4, Assessment Guideline 10, and Assessment Guideline 12 and is contrary to National Planning Framework 4, Policy 27; Policy CDP 1; and SG 1.
09. Insufficient information has been provided to demonstrate the proposal has made suitable arrangements for the management and disposal of waste. Consequently, the proposal does not meet the requirements of SG 4 Assessment Guideline 14 and is contrary to National Planning Framework 4, Policy 12.

Drawings

The development has been refused in relation to the following drawing(s)

- | | |
|---------------------------------------|---|
| 1. FD 154 .05PL 3 REV A LOCATION PLAN | Received 25 April 2023 |
| 2. FD 154.02PL 3 REV | PROPOSED PLANS Received 25 April 2023 |
| 3. FD 154.04PL 3 REV | PROPOSED EXTERNAL ELEVATIONS Received 25 April 2023 |

As qualified by the above reason(s), or as otherwise agreed in writing with the Planning Authority



Dated: 29th November 2023

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection [online](#). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by submitting online at <https://www.eplanning.scot/ePlanningClient/>

The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. You must state by what procedure (written representations, hearing session(s), inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.