



Executive Director  
Richard Brown

Development and Regeneration  
Services  
Glasgow City Council  
231 George Street  
Glasgow G1 1RX  
Phone **0141 287 8555**  
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Item 4

29th April 2025

David McNaughton Design Ltd  
David McNaughton  
47 Back Sneddon Street  
Paisley  
PA3 2DD

Our ref: DECISION  
GCC Application Ref: **20/00890/FUL**

23 October 2020

Dear Sir/Madam

**SITE:** Site Adjacent To 49 Sanquhar Road Glasgow

**PROPOSAL:** Erection of dwellinghouse.

I am obliged to inform you that a decision to refuse your application, **20/00890/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 **Jamie McArdle** on direct phone **0141 287 6042**, or email **james.mcardle@drs.glasgow.gov.uk**, who will be happy to help you.

Yours faithfully

for Executive Director of Development and Regeneration Services

**Encls.**



# PLANNING DECISION NOTICE

## Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION 20/00890/FUL

**Erection of dwellinghouse.**

AT

**Site Adjacent To 49 Sanquhar 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 development proposal is contrary to CDP 1: The Placemaking Principle, CDP 2: Sustainable Spatial Strategy, CDP 6: Green Belt and Green Network, CDP 7: Natural Environment, SG 1: Placemaking, IPG 6: Green Belt and Green Network and SG 7: Natural Environment of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.
03. The proposal is contrary to CDP 1 and SG 1: Placemaking of the City Development Plan (adopted 2017) in that the proposed development would result in the loss of established communal amenity greenspace which serves the existing residential properties and would fail to respect the natural environment by responding to its qualities and character and encouraging its appropriate use. The proposal is, therefore, detrimental to the residential amenity of neighbouring dwellings and the wider area.
04. The proposal is contrary to CDP 1 and SG 1: Placemaking of the City Development Plan (adopted 2017) in that the proposed development would result in the loss of existing mature trees without good Arboricultural reason and would fail to meet placemaking principles which the Council seeks to promote in order to deliver high quality residential environments. The proposal is, therefore, detrimental to the residential amenity of the proposed dwellings and the wider area.

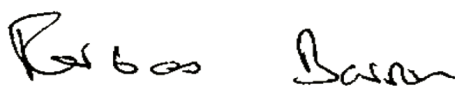
05. The proposal is contrary to CDP 1 and SG 1: Placemaking of the City Development Plan (adopted 2017) in that the proposed development would result in the overlooking and an unacceptable loss of privacy to existing neighbouring properties, specifically 21 Ballochmyle Drive. The proposal is, therefore, detrimental to the residential amenity of neighbouring dwellings.
06. The proposal is contrary to CDP 2: Sustainable Spatial Strategy of the City Development Plan (adopted 2017) in that the proposal does not accord with the Sustainable Spatial Strategy. The proposal therefore is detrimental to the regeneration and development of the existing urban area and would not contribute towards the creation of a sustainable City.
07. The proposal is contrary to CDP 6 and IPG 6: Green Belt and Green Network of the City Development Plan (adopted 2017) in that the proposed development would result in the loss of protected Open Space, with a significant adverse impact on the functions of the Open Space. The proposal is, therefore, contrary to the strong presumption in favour of the retention of protected Open Space.
08. The proposal is contrary to CDP 6 and IPG 6: Green Belt and Green Network of the City Development Plan (adopted 2017) in that the proposed development would result in the loss of protected open space which contributes positively to the setting, character and appearance of the area. The site is also valuable for nature conservation/biodiversity, landscape and geodiversity in the area. The proposal is therefore contrary to the strong presumption in favour of the retention of protected open space which makes a valuable contribution to the setting, character, appearance, nature conservation/biodiversity, landscape and geodiversity of the area.
09. The proposal is contrary to CDP 6 and IPG 6: Green Belt and Green Network of the City Development Plan (adopted 2017) in that the development would not be brought forward in conjunction with a proposal for new open space of an equivalent, or higher quality in an acceptable location which would better serve local needs, to replace that being lost.
10. The proposal is contrary to CDP 7 and SG 7: Natural Environment of the City Development Plan (adopted 2017) in that the development would result in the loss of mature trees, with a significant adverse impact on the amenity of the surrounding residential neighbourhood. The proposal is, therefore, contrary to the strong presumption in favour of the retention of trees protected by a Tree Preservation Order.
11. In the interests of proper planning of the area, the application contains insufficient information to allow the application to be properly assessed. Specifically, the failure to submit a biodiversity (bat) survey for an application site within part of the City's Open Space and Green Network; and no site sections have been provided, demonstrating the proposal's relation to neighbouring properties on Sanquhar Road or Ballochmyle Drive.

### **Drawings**

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

1. 01 LOCATION PLAN Received 23 March 2020
2. 05 STREET CONTEXT ELEVATION Received 23 March 2020
3. 06 PROPOSED ELEVATION Received 23 March 2020
4. 07 REAR ELEVATION AS PROPOSED Received 23 March 2020
5. 08 SECTION AA AS PROPOSED Received 23 March 2020
6. 03A PROPOSED SITE PLAN Received 30 April 2020
7. 04A PROPOSED FLOOR PLAN AND ROOF PLAN Received 30 April 2020
8. 09A SECTION BB AS PROPOSED Received 30 April 2020
9. 10A GABLE ELEVATIONS Received 11 May 2020

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



**Dated: 22 October 2020**

**For Executive Director  
Development and Regeneration Services  
Glasgow City Council**

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

<b>IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION</b>
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**BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.**

<b>RIGHTS OF APPEAL</b>
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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 electronically at <https://publicaccess.glasgow.gov.uk/online-applications/> or at Development and Regeneration Services, Development Management, 231 George Street, Glasgow G1 1RX, Monday to Thursday 9am to 5pm and Friday 9am to 4pm (excluding public holidays). 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 on Form LR01 obtainable from:-

**Planning Local Review Committee  
Corporate Services  
City Chambers  
GLASGOW  
G2 1DU**  
Tel: 0141 287 4377, Fax: 0141 287 5332  
Email: [committee.services@glasgow.gov.uk](mailto:committee.services@glasgow.gov.uk)

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.

