



Item 6

29th April 2025

Planning & Building Standards 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 100338959-001

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

Agent Details

Please enter Agent details

Company/Organisation: David McNaughton Design Ltd

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

First Name: * David Building Name:

Last Name: * McNaughton Building Number: 47

Telephone Number: * Address 1 (Street): * Back Sneddon Street

Extension Number: Address 2:

Mobile Number: Town/City: * Paisley

Fax Number: Country: * UK

Postcode: * PA3 2DD

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="J"/>	Building Number:	<input type="text" value="19"/>
Last Name: *	<input type="text" value="Brown"/>	Address 1 (Street): *	<input type="text" value="Ben Alder Drive"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Paisley"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PA2 7NP"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="Glasgow City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="662034"/>	Easting	<input type="text" value="252298"/>
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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)

Appeal to Local review Board against refusal of planning permission for private dwelling house.

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.

Please see separate documents submitted

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)

Plans and Drawings relating to the application, Design Statement, SG5 completed form and Review Board Statement.

Application Details

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

20/00890/FUL

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

11/05/2020

What date was the decision issued by the planning authority? *

23/10/2020

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 David McNaughton

Declaration Date: 04/12/2020

Local Review Board Statement- Site Adjacent To 49 Sanquhar Road, Glasgow

On Behalf of Mr J Brown

Background

The Appellant Mr J Brown is seeking a local review following the refusal of his planning application to erect a single detached dwelling on the vacant site adjacent to 49 Sanquhar Road, Glasgow, Planning reference: 20/00890/FUL. Self-build projects account for 7-10 per cent of new housing and research shows that more than half of the population would like to build their own home at some stage in their lives. It is a large undertaking, that requires time and dedication, but most people think it's worth it in the long run. The difficulty with the process is land availability. Given the difficulties with finding a site for an individual to build a home it is necessary to consider sites that large developers may overlook or are too small to be of any interest for commercial benefit or are unkempt spaces offering no amenity to the public and in this case used for depositing waste materials and green waste. Mr J Brown is appealing to the local review board to ask the board to reverse the decision of his planning application refusal to build a single dwelling house.

The Site

The site is located to the East of Sanquhar Road and is accessible from an existing round about. The site is partially planted with some trees of varying poor condition. The site has been used as a dumping ground by residents, as is evident from discarded domestic waste, shrub cuttings and tarmac and rubble. The site is backed to the North by mature trees in various degrees of condition and is linked to a green space that runs behind the rear gardens of a well-established housing development of predominantly 2 storey detached dwellings.

The green space acts as a pleasant buffer to the rear of the properties but has no path network, lighting or public access and fences have been built to restrict access. Given the density of the vegetation and the boggy nature in some areas it is unlikely that area will be developed as a recreational area and instead be retained as an existing green backdrop to the houses which is supported by this application.

The site under consideration is currently not maintained and is not used for any recreational purpose and therefore does not present a loss of amenity to residents. Some of the planting has developed poorly and the quality of the planting has been lacking.

The site in some locations is being misused by residents in terms of dumping soils and green waste and as highlighted in *section 8.5 of the Habit survey* which will cause a detrimental effect over time. The client will seek to enhance the planted structure to the rear of the green space and where some poor quality shrubs and weak trees are removed they will be replaced with healthy species that will thrive and improve the biodiversity.

The introduction of development will cease misuse of the site and over time the green space will provide a more diverse environment in which local species will thrive. The enhancement of the green corridor is in line with CDP 6 (Greenbelt and Green Network).

The existing site can easily accommodate a new detached dwelling and improve the quality of green space. The existing disregard for the space is common where easy access is given and green waste deposits along with household waste and debris is not a desirable outlook for residents.

The Impact of the New House

In discussions with the ecologist it is quite clear that only 1 of the trees would have pre dated this estate and would be subject to a TPO. This is to the rear and will be kept as part of the garden.

There is a Biodiversity Plan to install bat boxes, bird boxes, insect refuge and habitat piles that would offer a high wildlife value, which is sadly lacking due to the existing poor-quality environment. Due to constant flooding in the lower part of the site the existing planting will not have any chance to flourish and will never survive long term in the boggy ground. The site is a dumping ground and really offers no ecological value at present and cannot be of high amenity value in terms of wildlife or visual impact. It should also be noted that the site is contaminated with dumped tarmac, excavation debris, hedge cuttings and green waste making it a dumping ground created by the existing residents. A far cry from a high-quality green space. The proposals will therefore have an incredibly positive impact on the existing green space.

In terms of a green buffer from the site adjacent it should be taken in to consideration that only a few meters from the site there is no meaningful buffer only small planting strip and houses in Sanquhar Road look directly on to the gables and rear elevations of the houses in the Ballochmyle site. The proposals suggest a gable to gable relationship which will not impose on either side of the boundary fence in terms of overlooking over shadowing or negative impact. On greater inspection of the surrounding area it is clear that private developers have been allowed to build their house type on either side of the street from each other with no consideration for a sense of place or a break in estate type.

In terms of loss of visual amenity, no existing houses from Sanquhar Road overlook the site directly, this has probably what has led to the dumping of materials on the site which are concealed by the unkempt ground. The proposed house would overlook this area and give added security and visual surveillance.

We would be happy to amend the parking arrangement to accommodate transportation as the site is large enough to accommodate. Note only one house next to the site has a side driveway.

A SG5 form was submitted with the application and completed by the SAP consultant which meets the technical aspects of new build housing. It is also likely that this will be enhanced as the technical design is completed and energy saving measures explored in detail.

Given the above and that the site and surrounding area would be improved overall I would urge the review board to reconsider its position. It is extremely difficult for an individual to find a plot within the City of Glasgow to build their own bespoke home. It is unfortunate that private developers can build on open space across the city whereas individual citizens are denied even when the design is sensitive, and wildlife enhancing and improves the environment of existing neighbours.

Where we respect that planning, policy is encouraged to provide high quality green spaces it should be considered that the south of the city is generally, *greener* than the north with an abundance of green spaces.

This development is actively encouraging wildlife into the green space and should be valued as an incredibly positive development.

Personal Statement

'Myself and my family are hoping that members of the Review Board will give careful consideration to our reasons for seeking review as outlined above. We are seeking the opportunity to build our home, a home to last us for life, we love the City of Glasgow and as a family would like to make this our permanent residence, for us this is the opportunity of a family lifetime of joy and stability not the opportunity to invest for financial return. The location is ideal for our own family needs, schooling and work as well as being close to our extended family, and along with our architect believe we have worked hard to genuinely and openly address the appropriate policy matters in our submission and give members of the Review Board a fair case for upholding our review' -*Mr J Brown*.