



## Item 4

15th April 2025

Neighbourhoods, Regeneration  
and Sustainability  
Glasgow City Council  
Exchange House  
231 George Street  
Glasgow, G1 1RX  
[www.glasgow.gov.uk](http://www.glasgow.gov.uk)

Executive Director  
George Gillespie  
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Fouin + Bell Architects Ltd  
Fouin Bell  
1 John's Place  
Edinburgh  
EH6 7EL

Our ref: DECISION  
GCC Application Ref: **24/00072/FUL**

29 October 2024

Dear Sir/Madam

**SITE: 619 Shields Road Glasgow G41 2RT**

**PROPOSAL: Use of flatted dwelling as house in multiple occupancy (HMO) for 14 persons.**

I am obliged to inform you that a decision to refuse your application, **24/00072/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 **Laura Johnston** on direct phone **0141 287 8485**, or email [laura.johnston@glasgow.gov.uk](mailto:laura.johnston@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 24/00072/FUL

**Use of flatted dwelling as house in multiple occupancy (HMO) for 14 persons.**

AT

**619 Shields Road Glasgow G41 2RT**

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 Policy 13: Sustainable Transport, Policy 14: Design, Quality & Place, Policy 16: Quality Homes and Policy 23: Health and Safety of the National Planning Framework 4, CDP1: The Placemaking Principle, CDP 10 and SG 10: Meeting Housing Needs and CDP11 and SG11: Sustainable Transport of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.
03. The proposal fails to accord with policies 14, 16 and 23 of NPF4 and CDP1, SG1: Placemaking and SG 10: Meeting Housing Needs of the adopted City Development Plan by reason of the impact the proposal will have upon the health and wellbeing of its tenants and local residents due to the introduction of a commercial use of the scale and quality proposed to a modest family home in an established residential area. Fourteen, potentially unrelated adults living in the sub-standard accommodation proposed would be detrimental to the health and wellbeing of tenants but also to neighbouring residential amenity due to increased traffic, noise and general activity. Furthermore, the proposed development will be detrimental to the amenity of the property and wider area and is inconsistent with the six qualities of successful places.
04. The proposal fails to accord with policies 14 and 16 of NPF4 and CDP1 and SG1: Placemaking of the adopted City Development Plan as no details regarding the arrangement for bin storage within the rear curtilage has been provided. This would be to the detriment of residential and visual amenity of the property and wider area.

05. The proposal fails to accord with policy 13 of NPF4 and CDP10 and CDP11 and SG11: Sustainable Transport of the adopted City Development Plan due to lack of consideration for inclusion of secure and sheltered cycle parking.

### **Drawings**

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

1. PL100 SITE LOCATION PLAN Received 11 January 2024
2. PL03 PROPOSED LAYOUT PLANS LOWER GROUND FLOOR B Received 11 January 2024
3. PL04 PROPOSED LAYOUT PLANS UPPER GROUND FLOOR B Received 11 January 2024
4. PL05 SITE BLOCK PLAN A Received 11 January 2024

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



**Dated: 29th October 2024**

**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.