



Glasgow City Council

Planning Local Review Committee

Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

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Item 1

10th June 2025

25/00026/LOCAL – Flat 1, 376 Great Western Road G4 9HT
Sub-division of flatted dwelling to form 2no flatted dwellings

Purpose of Report:

To provide the Committee with a summary of the relevant considerations in the above review.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 11

Citywide: n/a

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

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1 LOCATION AND DEVELOPMENT PLAN DESIGNATIONS

- 1.1 The application site is a first-floor flatted property within a blond sandstone four-storey tenement block. This block fronts Great Western Road to the south, with a small lane access to Lansdowne Crescent Lane to the west. The ground floor of the block is largely in commercial use, with residential properties above. The site is within the Glasgow West Conservation Area.
- 1.2 The flats will be accessed via the communal close entrance from Great Western Road. There is access to the rear amenity deck, but no through access to any rear garden area.
- 1.3 It is proposed to subdivide the existing 3-bedroom flatted dwelling into two, creating one 2-bedroom flat and one 1-bedroom flat. No external alterations are proposed.
- 1.4 Both flats would be dual aspect. However, the smaller, one-bedroom flat would only have aspect to the lane and to the (north-facing) rear of the property.
- 1.5 The existing flat access to a communal rear amenity deck at first-floor level, currently allows views into the first-floor flat. After the conversion, these windows will serve the main living spaces (kitchen/living area and bedroom) of the one-bedroom flat.

2 DEVELOPMENT PLAN POLICIES

- 2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan (CDP) policies and Supplementary Guidance are:

Policy 7	Historic assets and places
Policy 12	Zero waste
Policy 13	Sustainable transport
Policy 14	Design, quality and places
- 2.2 The relevant City Development Plan policies and Supplementary Guidance are:

CDP1/SG1:	The Placemaking Principle
CDP9/SG9:	Historic Environment
CDP11/SG11:	Sustainable Transport

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

3.1 The reasons for refusal are set out below:

- 1) The proposal is contrary to the NPF4 Policy 14 (adopted February 2023) and CDP1 and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) as specified below, and there is no overriding reason to depart therefrom.
- 2) By reason that the proposed subdivision would result in the loss of a large single-floor flatted unit which has not been sufficiently justified.
- 3) By reason that the level of the proposed one-bedroom flatted dwelling would have a low level of aspect and a poor-quality outlook which would have an unacceptable impact on the residential amenity of the dwelling.
- 4) The proposal is contrary to the NPF4 Policy 12 (adopted February 2023) and CDP1 and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) in so far as the proposed development has failed to include appropriate and well designed provisions for waste and recycling facilities for all dwellings.
- 5) The proposal is contrary to the NPF4 Policy 13 (adopted February 2023) CDP11 and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) in so far as the proposed development does not make any provision for vehicle or cycle parking and as proposed, would exacerbate parking conflicts in the surrounding area to the detriment of road safety and residential amenity.

4 APPEAL STATEMENT

4.1 A summary of the material points raised in the appeal statement is given below:

01. The refusal reason states the proposals conflict with the Glasgow City Development Plan but does not specify which provisions or any overriding material considerations, making it impossible to respond meaningfully. Therefore, its legitimacy as a basis for refusal is questionable and it should be disregarded in this Request to Review.
02. The refusal lacks specific policy reference and is unjustified. Amid the housing emergency, the proposal meets market demand for smaller units and aligns with SG1 refurbishment policy. Prior subdivided floors support this, and rejecting the Review over timing is unreasonable.
03. Unlike reason 2, this reason for refusal doesn't refer to any Development Plan policies. The one-bedroom flat has a sunny southerly aspect, and its outlook,

though not to the rear, isn't enough to call it "poor quality." Outlook is subjective, and the planning system shouldn't limit personal choice, especially in a housing emergency.

04. The existing flat, like others in the block and across the city, has access to a communal bin storage area for recycling and general waste. The two proposed units would share this same facility. Both the existing flat and the proposed units have a similar theoretical capacity of five people, so they are expected to generate comparable levels of waste. Therefore, the current waste facilities are sufficient to meet the needs of the proposed development.
05. Cycle storage within flats is standard in Glasgow tenements and would apply here. The benefit of adding housing outweighs this minor issue. It is not certain that future residents will own cars, especially in this highly accessible area where car-free living is common. Even if cars are associated with the new unit, they would be subject to existing parking restrictions like all others, and no road safety issues would arise.
06. There is no clear link between the development and any negative impact on residential amenity related to cycle or car storage. The refusal lacks proper justification and cannot reasonably be supported.

5 RELEVANT PLANNING HISTORY

- 5.1 The previous planning application history for the property includes the following:
- 24/00562/FUL – Sub-division of flatted dwelling to form 2no flatted dwellings - Withdrawn

6 REPRESENTATIONS AND CONSULTATIONS

- 6.1 There were 3 representations received in objection to the application. The concerns have been summarised below:
- The subdivision is contrary to policy (SG1 Part 2) as no justification has been provided (marketing information or refurbishment details) to support this.
 - Inadequate waste provision – an additional property will increase the number of people and amount of waste generated. Waste storage and management is not adequately addressed.
- 6.2 There were no representations received to the review.

7 COMMITTEE CONSIDERATIONS

7.1 Committee should consider if the following are in accordance with NPF4, the relevant City Development Plan policies and Supplementary Guidance, and if there are material considerations which outweigh the Development Plan considerations.

7.2 The following are the relevant policy considerations:

7.3 **NPF4 Policy 14: Design, quality and places, Policy 12: Zero waste and CDP1/SG1 (Part 2): The placemaking principle**

CDP1 and NPF4 Policy 14 are considered for all development proposals, advising new development should aspire towards the highest standards of design while providing high quality amenity to existing and new residents in the City. New development should respect the environment by responding to its qualities and character, while protecting the City's heritage. SG1 (Part 2) provides the following detailed guidance:

Conversion and Subdivision to Residential Use

General Standards - all dwellings should ideally have dual aspect (flats with sole access into a parking court or shared rear area will generally be unacceptable); all habitable rooms should receive natural daylight and ventilation; access to upper floors should be provided internally; there should be internal access from each dwelling to both front and rear of the building; and parking should accord with SG11 standards.

Subdivisions of Single Floor Flats – As well as permanently removing larger units from the housing stock, this can increase pressure on communal facilities to the detriment of residential amenity and the surrounding area. Proposals will only be acceptable where one of the following can be identified: the proposal forms part of a comprehensive refurbishment of the entire building; the property have been actively marketed as a single self-contained flat unsuccessfully; or the repair/refurbishment costs are so great so as to necessitate the intensification of residential use.

SG1 (Part 2): Waste, Recycling and Collection

All new developments must include appropriate and well-designed provision for waste storage, recycling and collection which meets the City's wider placemaking objectives.

Committee should note that:

- The proposal involves subdividing a single flat into smaller units, but it does not include refurbishing the entire building.
- The applicant has not demonstrated that the flat's condition justifies the subdivision. Although a market appraisal showing housing demand was submitted, it does not satisfy the policy's criteria.
- The proposals achieve dual aspect, but the smaller one-bedroom flat faces north onto a lane and a largely unused rear amenity deck with a large flue. This results in an unacceptable level of aspect for the smaller unit.
- Natural daylight and ventilation requirements have been met. However, no additional flue or ventilation details are included in the subdivision proposals.

- Internal access to the upper floors has been provided via the communal close.
- The proposal lacks proper front-to-rear access. Residents must leave the building and use a shared private lane to reach bins stored on the lane, not in a dedicated store. This arrangement does not provide high-quality residential amenity for the flats or neighbors.

Committee should consider whether:

- the proposal meets the dual aspect standard, taking into account the smaller one-bedroom flat's north-facing position onto a lane and the largely unused rear amenity deck with a large flue?
- natural daylight and ventilation are adequately provided in the proposed subdivision?
- the proposed bin storage arrangements located on a private shared lane without a dedicated store, are acceptable?

7.4 **NPF4 Policy 13 and CDP11/SG11: Sustainable transport**

These policies seek to ensure all development is designed and delivered to support and accommodate sustainable and active transport options. SG11 includes details of the standards expected.

Cycle Parking – Minimum standard is one space per unit unless a dedicated storage facility is available. Cycle parking must be safe, sheltered and secure.

Vehicle Parking – Minimum standard is one space per dwelling unit and 0.25 unallocated spaces per dwelling for visitors.

Committee should note that:

- No cycle or vehicle parking provision is proposed. However, any associated cars would be subject to existing parking restrictions.

Committee should consider whether:

- The lack of cycle and car parking provision is acceptable in this case.
- The proposal give rise to parking problems.

7.5 **NPF4 Policy 7: Historic assets and places, CDP 9 and SG 9 Historic Environment**

NPF4 Policy 7 aims to ensure that development in or affecting conservation areas respects and enhances their character, appearance, and setting. This includes careful consideration of design, materials, layout, and the area's architectural and historic context. Relevant considerations include the:

- architectural and historic character of the area;
- existing density, built form and layout; and
- context and siting, quality of design and suitable materials.

e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

CDP 9 and SG 9 Historic Environment aims to protect, preserve and enhance the City's historic environment and heritage. They support the placemaking aims of CDP 1 and SG1.

SG 9 notes that Conservation Area status does not necessarily mean that new development is always unacceptable, but it does mean that great care should be taken to ensure that any new development will preserve or enhance the character and appearance of the area.

All proposals for new development in, or affecting the settings of Conservation Areas, must:

- a) Preserve and enhance the special character and appearance of the area and respect its historic context;
- b) be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment;
- c) protect significant views into, and out of, the area;
- d) retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and
- e) retain trees which contribute positively to the historic character of the area

Committee should note that:

- The proposal involves subdividing a single flat into smaller units.
- No external alterations are proposed.

Committee should consider whether:

- the proposal provides sufficient justification for the subdivision in accordance with planning policy.
- the proposal preserves or enhances the character, appearance, and setting of the conservation area in line with the above policy.

8 COMMITTEE DECISION

8.1 The options available to the Committee are:

- a. Grant planning permission, with or without conditions;
- b. Refuse planning permission; or
- c. Continue the application for further information.

Policy and Resource Implications

Resource Implications:

Financial: n/a

Legal: n/a

Personnel: n/a

Procurement: n/a

Council Strategic Plan: n/a

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. n/a

What are the potential equality impacts as a result of this report? no significant impact

Please highlight if the policy/proposal will help address socio-economic disadvantage. n/a

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: n/a

What are the potential climate impacts as a result of this proposal? n/a

Will the proposal contribute to Glasgow's net zero carbon target? n/a

**Privacy and Data
Protection Impacts:**

Are there any potential
data protection impacts
as a result of this report
N

If Yes, please confirm that
a Data Protection Impact
Assessment (DPIA) has
been carried out

9 RECOMMENDATIONS

- 9.1 That Committee consider the content of this report in coming to their decision.