



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

Item 4

11th November 2025

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Ravikumar Singh
47 Oykel Crescent
Glasgow
G33 1FD

Our ref: DECISION
GCC Application Ref: **25/00800/FUL**

16 June 2025

Dear Sir/Madam

SITE: 47 Oykel Crescent Glasgow G33 1FD

PROPOSAL: Use of garage as habitable accommodation with associated alterations and erection of extension to rear of dwellinghouse - Section 42 application to amend condition 01 of planning permission 21/00716/FUL.

I am obliged to inform you that a decision to refuse your application, **25/00800/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 **Abiodun Johnson** via email abiodun.johnson@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 25/00800/FUL

Use of garage as habitable accommodation with associated alterations and erection of extension to rear of dwellinghouse - Section 42 application to amend condition 01 of planning permission 21/00716/FUL.

AT

47 Oykel Crescent Glasgow G33 1FD

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 proposal is contrary to Policy 16: Quality Homes of National Planning Framework 4 and policy CDP1 and SG1 'Placemaking' of the Glasgow City Development Plan in that removing the use restrictions of condition 01 of planning permission reference 21/00716/FUL would disassociate the use of the granny flat as ancillary accommodation to the main dwellinghouse, effectively creating a new dwellinghouse within the existing residential plot.

The resultant dwellinghouse would not provide quality accommodation that is suitable for residential use. The resultant dwellinghouse lacks a frontage on to a public street and has no private garden ground. The proposed dwellinghouse is accessed from the rear private garden of the main dwellinghouse, and would result in unacceptable privacy and amenity conflicts with the main dwellinghouse. The proposal would not result in good quality accommodation with appropriate facilities and residential amenity.

Drawings

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

1. 002 A LOCATION PLAN Received 9 April 2025
2. GA 002 FLOOR PLAN Received 9 April 2025
3. PLAN OUTLINING MANAGEMENT OF LONG-TERM RENTAL Received 9 April 2025

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

A handwritten signature in black ink, appearing to read 'S. Shaw'.

Dated: 16th June 2025

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 downloading and completing the form available at <https://www.eplanning.scot/ePlanningClient/>. It should then be emailed, along with accompanying documents, to localreviewcommittee@glasgow.gov.uk.

In most cases a fee is applicable for a notice of review and details of the relevant fee can be found here: [Decision and Appeal – Glasgow City Council](#). The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. The statement and any other information that the applicant wishes to rely on for the Review must be submitted with the Notice of Review as this cannot be submitted at a later date. You must state by what procedure (written representations, hearing session(s) or 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.