



Item 4

21st January 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  
BEng (Hons) CEng MICE

Plan A Consultancy Ltd  
Ms Fiona Campbell  
59 Springfield Park Road  
Rutherglen  
G73 3RG

Our ref: DECISION  
GCC Application Ref: **24/00057/FUL**

7 June 2024

Dear Sir/Madam

**SITE:** Site On Corner Of Queens Park Avenue/ Crosshill Avenue Glasgow

**PROPOSAL:** Erection of detached dwellinghouse - material variation to 22/00568/FUL to incorporate a detached single storey garage.

I am obliged to inform you that a decision to refuse your application, **24/00057/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 **Eileen Dudziak** on direct phone **0141 287 6094**, or email **eileen.dudziak@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 **24/00057/FUL**

**Erection of detached dwellinghouse - material variation to 22/00568/FUL to incorporate a detached single storey garage.**

AT

**Site On Corner Of Queens Park Avenue/ Crosshill Avenue 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 Policy 7: Historic Assets & Places, Policy 14: Design, Quality & Place and Policy 16: Quality Homes of the National Planning Framework 4, CDP 1: The Placemaking Principle, CDP 9: Historic Environment, and SG 9: Historic 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 Policy 7: Historic Assets & Places of National Planning Framework 4 in that the proposed development fails to preserve or enhance the historic character and appearance of the Crosshill Conservation Area due to its inappropriate siting, built form and design.
04. The proposal is contrary to Policy 14: Design, Quality & Place of National Planning Framework 4 in that the proposed development has not been designed to improve the quality of the area. Furthermore, the proposed development has been poorly designed, will be detrimental to the amenity of the area and is inconsistent with the six qualities of successful places due to its siting, built form and design.

05. The proposal is contrary to Policy 16: Quality Homes of National Planning Framework 4 in that the proposed development will have a detrimental impact on the character and environmental quality of the home and the surrounding area in terms of its of inappropriate siting, built form and design.
06. The proposal is contrary to CDP 1 of the City Development Plan in that the proposed development fails to meet the highest standards of design while providing high quality amenity to existing and new residents in the City. Furthermore, the proposed development fails to respect the quality and character of the historic environment and does not protect the City's heritage.
07. The proposal is contrary to CDP 9 of the City Development Plan in that the proposed development, due to the siting, built form and design, will have a detrimental impact on the special architectural interest of the Crosshill Conservation Area.
08. The proposal is contrary to SG 9 of the City Development Plan in that by reason of its siting, built form and design, the proposed development would detract from the character and appearance of the Crosshill Conservation Area.

### Drawings

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

1. L(--)-0 BLOCK PLAN Received 9 January 2024
2. L(--)-01 SITE PLAN AS PROPOSED Received 9 January 2024
3. L(2-)-01 GROUND FLOOR PLAN Received 9 January 2024
4. L(2-)-02 FIRST FLOOR PLAN Received 9 January 2024
5. L(2-)-02 ROOF PLAN Received 9 January 2024
6. L(2-)-10 NORTH ELEVATION\_AS PROPOSED Received 9 January 2024
7. L(2-)-11 SOUTH ELEVATION\_AS PROPOSED Received 9 January 2024
8. L(2-)-12 EAST ELEVATION\_AS PROPOSED Received 9 January 2024
9. L(2-)-13 WEST ELEVATION\_AS PROPOSED Received 9 January 2024
- 10.L(79)-01 GARAGE AS PROPOSED Received 9 January 2024

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



**Dated: 7th June 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.