

Date: 21 February 2024 15:47:52

Thankyou for your e-mail regarding application 24/00057/FUL enclosing details of the proposal and your Neighbour Notification Notice both of 14 February 2024. I am unable to access the decision notice for the original application 22/00568/FUL through your online planning system to ascertain whether the current application seeks to overturn a specific condition of that decision. Nevertheless, I submit the following observations for your consideration.

The site layout for 22/00568/FUL was subject to significant amendment following my (and others) representations, particularly in relation to existing building lines on Queens Park Avenue and Crosshill Avenue, which resulted in the deletion of a proposed two-storey garage and workshop. While the currently proposed single storey garage would have less visual impact than the earlier proposal, it is essentially in the same location as the previous one, being sited wholly outwith existing building lines and will consequently have a visual impact on both adjoining Avenues. I appreciate that there are few options within the site for the location of a detached garage but this results from the location and scale of the solum of the dwelling being constructed, in other words, it is the choice of the developer that this is so. It is not an argument for ignoring existing development patterns.

The only other garage on this side of Crosshill Avenue is associated with the adjacent villa at number 21. That garage however is sited well towards the rear of the site and has no visual impact whatsoever on either Queens Park Avenue or Crosshill Avenue. On the other side of Crosshill Avenue, an exiting double garage at number 8/8a is set well back beside the associated house, is almost 100 yards from the Avenue and again has no visual impact. Further up the Avenue, most houses(nos. 20, 22, 32 and 34) have a garage beside the Avenue. Most of these are repurposed or old buildings. I am reliably informed that only one of these – a former gatehouse- is presently in use. I accept that that could change with changes in ownership but the present position is *de facto* that only one garage having a visual impact on the Avenue is in operation. None of the cottages in Crosshill Avenue nor any of the tenement flats on Queens Park Avenue have garage accommodation. Evidentially, therefore, the existence and use of garages is not a feature of development in the locality.

I am conscious of the Council's overarching strategy to reduce the usage of private cars in favour of Public and Sustainable forms of transport. I am aware also that a number of recent residential developments in various locations in the city have been approved with a much reduced requirement for the provision of parking accommodation than would have been the case hitherto . It is heartening that the Planning Development Control function is no longer a slave to the demands of the private car.

In the light of the foregoing observations, I must conclude that there is no material case for the approval of application 24/00057/FUL.

Yours sincerely,

George Aitken

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New notifications

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The following results have been updated recently:

Saved Search Results

"22/00568/FUL" Planning Application 03-Apr-2022 3:17 PM

Erection of detached dwellinghouse - material variation to 22/00568/FUL to incorporate a detached single storey garage. - Site On Corner Of Queens Park Avenue/ Crosshill Avenue Glasgow

Ref. No: 24/00057/FUL | Received date: Tue 09 Jan 2024 | Status: Pending - Consideration | Case Type: Planning Application

Kind regards

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Comments for Planning Application 24/00057/FUL

Item 6(b)

21st January 2025

Application Summary

Application Number: 24/00057/FUL

Address: 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.

Case Officer: Ross Middleton

Customer Details

Name: Mrs Alison McHugh

Address: Flat 1/1, 11 Queens Park Avenue, Glasgow G42 8BX

Comment Details

Commenter Type:

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Subject: Objection to Planning Application [24/00057/FUL] - Single Storey Garage

Dear Planning Authority,

I am writing to express my objection to the planning application referenced above, which pertains to the proposed construction of a single-storey garage at Site On Corner Of Queens Park Avenue/ Crosshill Avenue Glasgow. My objection is based on the following grounds:

1. Non-Compliance with Existing Building Lines:

The planning site is situated beyond the existing building lines, which is inconsistent with the established development patterns in the area. This deviation may disrupt the visual harmony of the neighborhood and undermine the existing streetscape and character.

2. Inconsistency with Surrounding Architecture:

The visual impact of the proposed garage is not consistent with the character of Queens Park Avenue. The absence of visible garages along the street contributes to the unique aesthetic appeal of the neighborhood.

3. Insufficient Space Allocation:

The positioning of the garage building in close proximity to the existing wall and street raises concerns about the available space for the lawson cypress, the existing brick wall, and the pavement on Queens Park Avenue.

4. Existing Use:

The application wrongly labels the site as undeveloped; it was a garden before being sold.

5. Inconsistency with Environmental Policies:

A two-car garage contradicts the council's emissions reduction and space-saving policies. Reevaluate the proposal in light of environmental impact and sustainability commitments.

6. Drainage Network and Flooding Risks:

The application aims to connect to the drainage network and water supply without addressing flooding risks. Queens Park Avenue faces annual flooding and is particularly bad at the entrance with Crosshill Avenue.

I appreciate your attention.

Yours sincerely,

Alison McHugh

Comments for Planning Application 24/00057/FUL

Item 6(c)

21st January 2025

Application Summary

Application Number: 24/00057/FUL

Address: 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.

Case Officer: Ross Middleton

Customer Details

Name: Mr David McCabe

Address: Flat 1/2, 3 Queens Park Avenue, Glasgow G42 8BX

Comment Details

Commenter Type:

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I see this application as a way of implementing the initial plan, which included a garage, thus reverting back to a design that, quite correctly, has previously been rejected.

The new proposed garage is essentially in the same location as the previous one, being sited wholly outside of existing building lines and will consequently have a visual impact on both adjoining Avenues.

If the applicants had wanted a garage, then they should have created it with the approved footprint, not adding it via the backdoor and hoping we would not notice.