



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

Item 4

21st January 2025

Executive Director
George Gillespie
BEng (Hons) CEng MICE

McEwan Designs
Alan McEwan
99 Philips Wynd
Hamilton
ML3 8PH

Our ref: DECISION
GCC Application Ref: **24/01317/FUL**

9 July 2024

Dear Sir/Madam

SITE: 16 Upland Road Glasgow G14 9BG

PROPOSAL: Erection of two storey extension to side of dwellinghouse.

I am obliged to inform you that a decision to refuse your application, **24/01317/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 **Jamie McArdle** on direct phone **0141 287 6042**, or email james.mcardle@drs.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 24/01317/FUL

Erection of two storey extension to side of dwellinghouse.

AT

16 Upland Road Glasgow G14 9BG

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, SG 1: Placemaking (Part 2, Residential Development - Alterations to Dwellings & Gardens) 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 character and appearance of the Scotstoun Conservation Area. Furthermore, the proposed development fails to respect the architectural and historic character of the Scotstoun Conservation Area due to its siting, scale, design and use of unsuitable materials.
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, scale, design and use of unsuitable materials.

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 siting, scale, design and use of unsuitable materials.
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 will erode the character of the building and neighbouring properties and will have a detrimental impact on the special architectural interest of the Scotstoun Conservation Area.
08. The proposal is contrary to SG 1 of the City Development Plan in that the extension, by virtue of its siting, scale, design and use of unsuitable materials will visually detract from the character and appearance of the property and would not be in keeping with the existing end-terrace dwelling and the wider area. The proposed development will prejudice the prevailing architectural character of the property and wider townscape, interrupting the visual continuity of the terrace. The incongruous appearance of the proposed development does not reflect the character of the original building and the locale and does not complement the property. The proposed development will give the appearance of an incongruous and disproportionate addition to the dwelling which would dominate the existing building and the neighbouring dwellings to the detriment of visual and residential amenity and the character of the street scene.
09. The proposal is contrary to SG 9 of the City Development Plan in that the extension, by virtue of its siting, scale, design and use of unsuitable materials will visually detract from the character and appearance of the property and the Scotstoun Conservation Area. The proposed development, including the loss of the original chimney, will have a negative impact on the historic environment and fails to respect and complement the character and appearance of the historic environment and the special architectural and historic interest of the Scotstoun Conservation Area.

Drawings

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

1. Location Plan Received 15 May 2024
2. Block Plan Received 15 May 2024
3. A104 Proposed Ground Floor Plan Received 15 May 2024
4. A106 Proposed East Elevation Received 15 May 2024
5. A107 Proposed North Elevation Received 15 May 2024
6. A108 Proposed South Elevation Received 15 May 2024
7. A109 Proposed Roof Plan Received 15 May 2024
8. A110 Proposed Upper Floor Plan Received 15 May 2024

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



Dated: 9th July 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.