



Item 6

9th September 2025

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: [onlineplanning@glasgow.gov.uk](mailto:onlineplanning@glasgow.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100679494-006

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

|                       |                        |                                                      |                   |
|-----------------------|------------------------|------------------------------------------------------|-------------------|
| Company/Organisation: | BATT Architecture Ltd. |                                                      |                   |
| Ref. Number:          |                        | You must enter a Building Name or Number, or both: * |                   |
| First Name: *         | John                   | Building Name:                                       |                   |
| Last Name: *          | Wyvar                  | Building Number:                                     | 5                 |
| Telephone Number: *   |                        | Address 1 (Street): *                                | Munro Drive       |
| Extension Number:     |                        | Address 2:                                           |                   |
| Mobile Number:        |                        | Town/City: *                                         | Milton Of Campsie |
| Fax Number:           |                        | Country: *                                           | United Kingdom    |
|                       |                        | Postcode: *                                          | G66 8HA           |
| Email Address: *      |                        |                                                      |                   |

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

|                      |                                        |                                                      |                                          |
|----------------------|----------------------------------------|------------------------------------------------------|------------------------------------------|
| Title:               | <input type="text" value="Mr"/>        | You must enter a Building Name or Number, or both: * |                                          |
| Other Title:         | <input type="text"/>                   | Building Name:                                       | <input type="text"/>                     |
| First Name: *        | <input type="text" value="Robert"/>    | Building Number:                                     | <input type="text" value="11"/>          |
| Last Name: *         | <input type="text" value="McCartney"/> | Address 1 (Street): *                                | <input type="text" value="Beverley Rd"/> |
| Company/Organisation | <input type="text"/>                   | Address 2:                                           | <input type="text"/>                     |
| Telephone Number: *  | <input type="text" value=""/>          | Town/City: *                                         | <input type="text" value="Glasgow"/>     |
| Extension Number:    | <input type="text"/>                   | Country: *                                           | <input type="text" value="Scotland"/>    |
| Mobile Number:       | <input type="text"/>                   | Postcode: *                                          | <input type="text" value="G43 2RT"/>     |
| Fax Number:          | <input type="text"/>                   |                                                      |                                          |
| Email Address: *     | <input type="text" value=""/>          |                                                      |                                          |

## Site Address Details

|                                                                       |                                                   |
|-----------------------------------------------------------------------|---------------------------------------------------|
| Planning Authority:                                                   | <input type="text" value="Glasgow City Council"/> |
| Full postal address of the site (including postcode where available): |                                                   |
| Address 1:                                                            | <input type="text" value="11 BEVERLEY ROAD"/>     |
| Address 2:                                                            | <input type="text"/>                              |
| Address 3:                                                            | <input type="text"/>                              |
| Address 4:                                                            | <input type="text"/>                              |
| Address 5:                                                            | <input type="text"/>                              |
| Town/City/Settlement:                                                 | <input type="text" value="GLASGOW"/>              |
| Post Code:                                                            | <input type="text" value="G43 2RT"/>              |

Please identify/describe the location of the site or sites

|          |                                     |         |                                     |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="660471"/> | Easting | <input type="text" value="256937"/> |
|----------|-------------------------------------|---------|-------------------------------------|

## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Existing Garage removed & associated ground works for proposed replacement Garage with Gym space above

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The proposal enhances the property's functionality without detracting from the character of the Newlands Conservation Area. High-quality design and materials ensure compatibility with the existing dwelling. Minimal tree removal is proposed, with compensatory landscaping. The garage's location respects site constraints and is not visually intrusive. The application aligns with placemaking principles and merits approval.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

photographs to follow

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/01862/FUL Erection

What date was the application submitted to the planning authority? \*

24/07/2024

What date was the decision issued by the planning authority? \*

27/03/2025

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☒ Yes ☐ No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr John Wyvar

Declaration Date: 24/06/2025

## Payment Details

Online payment: 650898

Payment date: 24/06/2025 22:00:07

Created: 24/06/2025 22:00



## **Appeal Statement: Planning Application 24/01862/FUL**

**Site:** 11 Beverley Road, Glasgow, G43 2RT

**Proposal:** Erection of outbuilding comprising garage with upper storey gym/kitchen, alterations to garden, and formation of additional access

We respectfully appeal the refusal of the above planning application and submit the following response to the reasons given for refusal:

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### **1. Alleged Non-Compliance with the Development Plan**

We contend that the proposal complies with the overall aims of the Development Plan, delivering a high-quality, functional addition without detracting from the setting. Material considerations such as design quality, minimal landscape impact, and functional improvement support the proposal.

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### **2. Conflict with NPF4 Policies 7, 14, 16 and Glasgow CDP Policies CDP1 & CDP9, and SG1/SG9**

The application aligns with these policies: sympathetic design preserves the character of the Newlands Conservation Area; the structure enhances residential functionality; landscaping offsets minor vegetation loss; and conservation area principles are respected.

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### **3. Impact on the Newlands Conservation Area**

The trees to be removed are neither mature nor subject to a Tree Preservation Order (TPO). They have limited ecological and visual value. Replanting proposals will maintain and enhance the green character of the area. The minimal removal of hedge and boundary wall will be replaced in matching materials. The garage, though forward of the dwelling, is set back and screened; similar forward garages exist locally.

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### **4. Concerns of Overdominance**

The garage's ground floor is excavated below existing ground level, significantly reducing its visual mass and impact. This lowers the building profile relative to surrounding structures. The two-storey form remains subordinate and well-integrated, ensuring no overbearing effect on neighbours or the streetscape.

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### **5. Access and Safety Improvements**

The current single access, located at the corner of Beverley Road and Calderwood Road, is hazardous due to proximity to the playpark to the northeast, increasing risk to pedestrians

and vehicles. The proposed second access will alleviate safety concerns by providing an alternative, safer entry and exit.

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## **Conclusion**

The proposal respects the conservation setting while enhancing the home's utility and safety. Minor boundary and vegetation changes are balanced by sensitive design and mitigation. The excavation reduces visual dominance, and the new access improves safety. We request the refusal be reconsidered and approval granted.



**John Wyvar** RIAS

Director

**BATT Architecture Ltd.**

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