



Glasgow City Council

Planning Local Review Committee

Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

Item 1

12th August 2025

Contact: Sam Taylor Ext: 78654

25/00040/LOCAL – 23 Cromdale Street G51 4NA
Use of main door flatted dwelling (Sui Generis) as short term let (Sui Generis)

Purpose of Report:

To provide the Committee with a summary of the relevant considerations in the above review.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 5 (Govan)

Citywide: n/a

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

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1 LOCATION, DEVELOPMENT PLAN DESIGNATIONS AND PROPOSAL

Location

- 1.1 The application site is a ground-floor flat within a four-in-a-block property. This property is on Cromdale Street to its west. The site is in ward 5 (Govan). The site has a below base transport accessibility.
- 1.2 The flats will be accessed via a side entrance to the north of the property, accessible via a communal path. Access to the gardens, which are part owned with the other flats, are through doors adjacent to the flat entrance. No parking is provided within the curtilage of the property.

Proposal

- 1.3 It is proposed to use the existing 3-bedroom flatted dwelling as a short term let property. A maximum of 5 occupants would be using the property and access to a kitchen, living room and bathroom would be provided during their stay.
- 1.4 No physical alterations are proposed to the property.

2 DEVELOPMENT PLAN POLICIES

- 2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan (CDP) policies and Supplementary Guidance are:
 - **Policy 1:** Tackling the climate and nature crises
 - **Policy 2:** Climate mitigation and adaption
 - **Policy 23:** Health and Safety
 - **Policy 30:** Tourism
- 2.2 The relevant City Development Plan policies and Supplementary Guidance are:
 - **CDP 1 & SG 1:** The Placemaking Principle
 - **CDP 10 & SG 10:** Meeting Housing Needs

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

3.1 The reasons for refusal are set out below:

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 23: Health and Safety and Policy 30: Tourism of the National Planning Framework 4, CDP 1: The Placemaking Principle, SG 1: Placemaking, CDP 10: Meeting Housing Needs, and SG 10: Meeting Housing Needs 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 23: Health and Safety and Policy 30: Tourism of National Planning Framework 4 and CDP1 and SG1 of the Glasgow City Development Plan in that, due to the proximity of the subject property's front door and garden areas to neighbouring properties and the transitory nature of the proposed development, the use of the dwellinghouse as short-stay accommodation is likely to raise unacceptable noise and activity issues, which would be detrimental to the existing neighbours within the locale, thereby creating an adverse impact on residential amenity.
04. The proposal is contrary to Policy 30: Tourism of National Planning Framework 4 and CDP1 and SG1 and CDP10 and SG10 of the Glasgow City Development Plan in that the introduction of the transitory nature of the short-stay accommodation to a mainstream residential property fails to provide high quality amenity to existing and new residents in the City and fails to respect the quality and character of the local built environment.
05. The proposal is contrary to Policy CDP10 and SG10 of the Glasgow City Development Plan in that the application does not include a suitable management plan to adequately control potential adverse impacts on residential amenity.

4 APPEAL STATEMENT

4.1 A summary of the material points raised in the appeal statement is given below:

01. The flat will enhance temporary affordable accommodation options for visitors to the Queen Elizabeth Hospital and the Hillington industrial Suburb.
02. Given the nature of the target customers [temporary contractors, doctors and conference attendees, temporary workers, people with hospitalised

loved ones and people undergoing treatment], the proposed short-term letting is highly unlikely to cause and noise-related disturbances to neighbours.

03. NPF4 Policy 30 Tourism should not be considered in this case as the let does not target tourists.
04. Placemaking quality will increase for visitors as they will create less traffic, being more walkable to the hospital, in line with SG1/CDP1.
05. Referring to “CPD10 and SG10: Meeting housing needs” the proposed location can be successfully integrated within the existing residential development. The application is a main door flat; access to the property is on the side of the building with no disturbance to the neighbour.
06. Any noise, disturbance or pressure on local amenities will be no different from a long-term tenancy.

5 RELEVANT PLANNING HISTORY

- 5.1 The previous planning application history for the property includes the following:
 - 24/02599/PLU – Use of flatted dwelling (Sui Generis) as short-term let (Sui Generis). - Refuse Lawful UseCommittee should note that this review is for the refusal of the full application, 25/00041/FUL, “Use of main door flatted dwelling (Sui Generis) as short term let (Sui Generis)”.

6 REPRESENTATIONS AND CONSULTATIONS

- 6.1 There were no representations received to the application.
- 6.2 There were no representations received to the review.

7 COMMITTEE CONSIDERATIONS

- 7.1 Committee should consider if the following are in accordance with NPF4, the relevant City Development Plan policies and Supplementary Guidance, and if there are material considerations which outweigh the Development Plan considerations.
- 7.2 The following are the relevant policy considerations:
- 7.3 **Climate change and mitigation**

National Planning Framework 4: NPF4 Policy 1 Tackling the climate and nature crises and Policy 2: Climate Mitigation and Adaptation states that “when considering all development proposals significant weight will be given to the

global climate and nature crises” and that “development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.”

NPF4 Policy 30: Tourism states that “Proposals for tourism related development will take into account: v. Opportunities for sustainable travel, vi. measures taken to minimise carbon emissions.

Committee should note that:

- The area has a below-base public transport accessibility
- no cycle storage has been proposed for this site

Committee should consider whether:

- the proposal will have a positive effect on the climate crisis?
- the climate crisis and climate mitigation has been sufficiently considered in this proposal?

7.4 Housing need

NPF4 Policy 30: Tourism

- e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:
 - i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
 - ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

Committee should note that:

- While the appeal statement states that this application will not be used for tourism purposes, there is no policy distinction between a short term let used for one group against another. In this instance the property is marketed via Airbnb and Booking.com.
- The area is predominantly residential in character.
- It is unclear whether the site is accessible to wheelchair users

CDP 10 & SG 10: Meeting Housing Needs aims to ensure that the City’s growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. The Policy is supported by supplementary guidance, in this instance SG10 which states that proposals requiring planning permission for short-stay accommodation must be considered against key criteria for tourist accommodation in Section 4.

Key Criteria – Locational

4.5 The Council will generally support tourist accommodation:

- a) in locations with active travel routes and a frequent public transport service and with high accessibility;
- b) in locations with good access to shops and services, where these are not provided on site;

- c) that can demonstrate that it will not place additional pressure on local amenities and facilities;
- d) that can demonstrate there will be no adverse impact on the character and amenity of the area;
- e) that can demonstrate there will be no adverse impact on traffic congestion and parking; and
- f) that meets the relevant criteria in Section 4A or 4B, where appropriate.

Supporting Information

4.8 A Management Plan will be required to support proposals for tourist accommodation. It shall include the following information:

- a) Maintenance arrangements, including frequency of cleaning and laundry;
- b) Access arrangements for servicing and deliveries;
- c) Access arrangements for guests;
- d) Arrangements for storage and disposal of waste; and
- e) On-site management arrangements.

Key Criteria – Design and Amenity Space

4.6 Proposals for tourist accommodation will generally be supported where:

- a) it is of a size and scale in keeping with the surrounding environment;
- b) it does not introduce an incongruous or visibly intrusive addition to the surrounding area;
- c) it does not result in unacceptable intensification of activity, particularly in a predominantly residential building or area;
- d) a Management Plan for the development is provided, to the complete satisfaction of the Planning Authority (see Paragraph 4.8 below); and
- e) it meets the relevant criteria in Section 4A or 4B, where appropriate.

Section 4B Short-stay Accommodation

- 4.12 FLATS – Residential flats do not fall within Use Class 9 and are defined as Sui Generis (outwith a specific Use Class). This status reflects the fact that a flat within a block containing residential properties forms a different context given that it has shared circulation and amenity spaces, and horizontal as well as vertical separation. The use of a flat as short-stay accommodation, therefore, has the potential to result in conflict with mainstream residential flats in a block through regular influx of temporary residents as well as increased pressure on infrastructure and shared space. Evidence has shown that amenity issues can arise through the introduction of short-stay accommodation and illustrates the need to effectively control the activity taking place. On this basis, a flat being used as short-stay accommodation is considered differently to a house.
- 4.16 a) To protect residential amenity planning permission will not be granted for a change of use from a residential flat to a short-stay accommodation within existing blocks of residential flats, resulting in a mix of mainstream residential flats and short-stay accommodation within a single building sharing a means of access

Committee should note that:

- No management plan has been provided for the application or appeal.
- The site is in a below base for public transport accessibility area.
- No other property on the site is a short-stay accommodation.

Committee should consider whether:

- the loss of a mainstream three bedroom dwelling be outweighed by the economic benefit to the city?
- If residential amenity could be affected negatively by this proposal?

7.5 Residential amenity, noise and parking

Residential amenity

SG1 - The Placemaking Principle (Part 2) - Commercial Uses in Residential Properties

There is a presumption against granting planning permission for commercial uses of dwelling houses, including flats. In residential areas scrutiny must be given to townscape, alterations to property, traffic, access and servicing, parking, noise or other environmental considerations could adversely affect local amenity or safety, see also SG1 - Placemaking, Part 1, Qualities of Place - Legibility and Safety. The test will be the preservation or enhancement of residential amenity and the environment.

Exceptions against this presumption may be considered where the:

- a) applicant can demonstrate, to the satisfaction of the Council, that the proposed use will provide a beneficial service to the community;
- b) quality of the residential character of the area and the amenity of neighbouring properties will not be prejudiced;
- c) property (where a flat) has a private direct access to the street; and
- d) use will not give rise to parking/servicing problems in the street/building.

SG1 (Part 2): Waste, Recycling and Collection

All new developments must include appropriate and well-designed provision for waste storage, recycling and collection which meets the City's wider placemaking objectives.

Committee should note that:

- No waste management plan has been provided.

Committee should consider whether:

- In the absence of a management plan or a waste management plan, if the proposal has properly considered waste management measures?
- the amenity of the neighbouring residents has been sufficiently considered in this proposal?

Noise

NPF4 Policy 23 – Health and Safety states that “development proposals that are likely to raise unacceptable noise issues will not be supported.”

Committee should note that:

- In research by Scottish Government: 'short-term lets – impact on communities: research' 2019, such flats were considered to lead to increased noise, litter, waste and loss of amenity.
- No mitigation measures have been stated, nor is a management plan supplied to address noise impacts.

Committee should consider whether:

- the amenity of the neighbouring residents has been sufficiently considered in this proposal?
- the noise impact of the proposal could cause disamenity to neighbours?

NPF4 Policy 13 and CDP11/SG11: Sustainable transport

These policies seek to ensure all development is designed and delivered to support and accommodate sustainable and active transport options. SG11 includes details of the standards expected.

Cycle Parking	Minimum standard is one space per unit unless a dedicate storage facility is available. Cycle parking must be safe, sheltered and secure.
Vehicle Parking	Minimum standard is one space per dwelling unit and 0.25 unallocated spaces per dwelling for visitors.

CDP 10 & SG 10: Meeting Housing Needs also states “that can demonstrate there will be no adverse impact on traffic congestion and parking; and”

Committee should note that:

- No cycle or vehicle parking provision is proposed. However, any associated cars would be subject to existing parking restrictions.
- The site cannot provide parking within the curtilage of the property.

Committee should consider whether:

- The lack of cycle and car parking provision is acceptable in this case?
- The proposal give rise to parking problems?

8 COMMITTEE DECISION

8.1 The options available to the Committee are:

- a. Grant planning permission, with or without conditions;
- b. Refuse planning permission; or
- c. Continue the application for further information.

- 8.2 Section 43A(12)(a) of the Town and Country Planning (Scotland) Act 1997 requires that reasoning behind why the local review body has been decided be supplied in the decision notice. Should committee be minded to grant planning permission, material considerations that justify a departure from the plan would require to be identified.

Policy and Resource Implications

Resource Implications:

Financial: n/a

Legal: n/a

Personnel: n/a

Procurement: n/a

Council Strategic Plan: n/a

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. n/a

What are the potential equality impacts as a result of this report? no significant impact

Please highlight if the policy/proposal will help address socio-economic disadvantage. n/a

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: n/a

What are the potential climate impacts as a result of this proposal? n/a

Will the proposal contribute to Glasgow's net zero carbon target? n/a

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
N

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

9 RECOMMENDATIONS

- 9.1 That Committee consider the content of this report in coming to their decision.