



Item 6

12th August 2025

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: 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 100689325-008

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:	Rizzo Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Davide	Building Name:	Park Lane House
Last Name: *	Rizzo	Building Number:	47
Telephone Number: *		Address 1 (Street): *	Broad street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	UK
		Postcode: *	G40 2QW
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"/>	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"/>	Building Number:	<input type="text" value="1"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Cambuslang Court"/>
Company/Organisation	<input type="text" value="ION BOISTEANU PROPERTY"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Uk"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G32 8FH"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

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="23 CROMDALE STREET"/>
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="G51 4NA"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="665043"/>	Easting	<input type="text" value="254020"/>
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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)

Proposed use of the entirely flat for Short Term Letting

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.

Reasons are explained in the statement that has been provided with this application

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)

Planning decision notice, Report of handling, Location Plan, Planning application form, Location Plan, Block Plan, Proposed Plan, STL Statement, Client Target Statement, Statement in support to the review

Application Details

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

25/00041/FUL

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

09/01/2025

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

15/04/2025

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 Davide Rizzo

Declaration Date: 23/05/2025

To Planning Local Review Comitee

Statement in support to the request to review the panning decision for 25/00041/FUL

Following the refusal of Planning Application Ref: 25/00041/FUL for a change of use at 23 Cromdale Street, G51 4NA, on 15 April 2025, we would like to appeal this decision. In support of our appeal, we wish to provide further details outlining the scope of the proposed change of use.

Description of the proposed application

The application seeks planning consent for a **main door flat** to be used as short-term let.

The change of use of the flat to short-term let use is aimed to provide accommodation for individuals who need to be in the city for essential purposes. In particular, from a local search, it has been found that there is a shortage of this form of let in the area neirby to the QMH. Due to its size, the hospital attracts temporary visitors for periods ranging from 2 to 7 days.

Thanks to its strategic location, the flat will enhance temporary affordable accommodation options for visitors to the Queen Elizabeth Hospital and the Hillington industrial suburb.



The target clients

Queen Elizabeth Hospital (15-minute walk)

- Individuals undergoing temporary medical treatment at the hospital
- People with a loved one hospitalized
- Temporary hospital workers
- Doctors or attendees of medical conferences at the hospital

Hillington Industrial Suburb (15-minute walk)

- Temporary contractors

Reasons for refusal

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.

The specific target of this short-term letting should be considered as a justified variation from the Development Plan.

Clarifications

Policy 23 aims to protect people and places from environmental harm. In particular, point (e) focuses on safeguarding individuals from unacceptable increases in noise. This policy also supports approaches that enhance health infrastructure. Given the nature of the target customers, the proposed short-term letting is highly unlikely to cause any noise-related disturbances to neighbors. Furthermore, it may contribute—albeit indirectly—to the expansion of services supporting health infrastructure.

Policy 30 is intended to encourage, promote, and facilitate sustainable tourism development and to inspire people to visit Scotland. However, considering the specific target customers and the absence of a more appropriate policy framework addressing this use, the principles of Policy 30 should not be considered applicable in this case.

“SG 1 Placemaking” and in particular “CPD 1 Placemaking Principles” policies aim to improve the quality of development by promoting a design-led approach which improve health and quality of life with highest sustainability levels. The target customers for this short-term letting will be mainly professionals and patients undergoing medical treatments who are visiting the city for a short period of time. Providing them with accommodation within walking distance of their destination—avoiding the traffic and noise of the city centre—will drastically increase the quality of their stay without affecting the existing residential environment or putting additional pressure on local amenities.

With reference to the “CPD10 and SG 10: Meeting House Needs”, in particular at point 4.3 *“Due to the diverse range of tourist accommodation on offer, careful consideration must be given to the site, location and design of a development proposal in order to provide high quality accommodation and associated facilities which successfully integrate with the surrounding environment.”*, the proposed location for this short-term letting will provide high-quality accommodation and can be successfully integrated within the existing residential development.



The property is a ground-floor, main-door flat within a four-in-a-block building. Access to the property is located on the side of the building.

The area marked in pink indicates the private grounds pertaining to the property, the area in yellow represents the shared path, and the area in brown denotes the shared grounds.

The independent access via a private pathway ensure no disturbance to neighbour.

The proposed short-term letting will allow for a maximum occupancy of five people, which is comparable to a standard family of two adults and three children. Ownership of the rear and front gardens—excluding a small shared area at the rear—will not impact neighbouring properties any more than a long-term tenancy would. In particular, the property at number 21 will be minimally affected by outdoor activities, as it is located on the first floor. Moreover, since this is a ground-floor property, any indoor noise will also be limited and not greater than that of a standard long-term letting.

Given all the above considerations, we believe that the proposal is suitable for integration into this residential area, as it is highly unlikely to cause any disturbances to neighbors in terms of noise or pressure on local amenities.

We hope this explanation clarifies our intentions and will be taken into account during the final decision-making process.

Regards

Davide Piras

For Rizzo Architecture