



Planning and Environmental Appeals Division

Appeals cannot be validated until all the necessary documentation has been submitted.

Thank you for completing this appeal form:

ONLINE REFERENCE 100746790-004

The online reference is the unique reference for your online form only. The Planning and Environmental Appeals Division will allocate an Appeal Number when your form is validated. Please quote this reference if you need to contact the Planning and Environmental Appeals Division about this appeal.

Appellant or Agent Details

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

Appellant Agent

Appellant Details

Please enter Appellant 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="Chirag"/>	Building Number:	<input type="text" value="121"/>
Last Name: *	<input type="text" value="Barot"/>	Address 1 (Street): *	<input type="text" value="121 Trinity Avenue"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Glasgow"/>
Telephone Number: *	<input type="text" value="07915669915"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G52 3EJ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="chiragr.barot@gmail.com"/>		

Original Application Details

Original Application Reference

Original Planning Authority

Site Address Details

Planning Authority:

Planning and Environmental Appeals Division

Full postal address of the site (including postcode where available):

Address 1:

121 TRINITY AVENUE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G52 3EJ

Please identify/describe the location of the site or sites

Northing

663690

Easting

253023

Description of Proposal

Please provide a description of your proposal. 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)

APPLICATION 25/02625/FUL - Change of use of the property at 121 Trinity Avenue, from a main door flatted dwelling to short-term let accommodation (1 unit). The proposal includes the operation of a managed short-term let with measures to minimise impact on neighbouring amenity. The application was submitted as a full planning application (FUL), which has been refused and is now subject to local review.

Type of Application

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

- Application for Planning Permission (including householder application – excluding application to work minerals).
- Application for Certificate of Lawfulness.
- Application for Listed Building Consent.
- Application for Conservation Area Consent.
- Application for Advertisement Consent.
- Application for Prior Approval.
- Application for Tree Works Consent.
- Application for Certificate of Appropriate Alternative Development.
- Application for Planning Permission to work minerals.

What type of planning application was submitted to the planning authority? *

- Application for Planning Permission.
- Application for Planning Permission in principle.
- A Further Application (including renewal of planning permission, modification, variation or removal of a planning condition etc).
- Approval of matters specified in conditions.

What type of decision did you receive from the planning authority and are now appealing against? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision – deemed refusal (NB: This does not apply to Prior Approvals).

Statement of Appeal

You must state in full, why you are appealing against the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider required to be taken into account in determining your appeal: * (Max 500 characters)

Note: you might not 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 will though be entitled to comment on (i) any additional matter which may be raised by the planning authority in its response to your appeal, or (ii) any representations the Scottish Government might receive from any other person or body.

The proposal will operate as a managed short-term let with clear controls to protect residential amenity, including guest limits, no-party policy, and active management. As a main door property, it reduces shared access impacts. Similar short-term let uses operate within the local area, indicating the use can be acceptable. Concerns regarding noise and activity can be effectively mitigated.

Have you raised any matters which were not before the planning authority at the time the decision
You are appealing against was made? *

Yes No

Please provide a list of all documents, materials and evidence which you have provided with your appeal and intend to rely on in support of your appeal, ensuring that all documents are clearly numbered: * (Max 500 characters)

- Statement of Grounds of Appeal - Short-Term Let Management Plan - Supporting statement addressing residential amenity and mitigation measures - Site location plan and floor plan (as submitted) - Evidence of similar short-term let uses operating in the local area - Copy of Decision Notice (Ref: 25/02625/FUL)

Are you providing a separate statement of your Grounds of Appeal? *

Yes No

If Yes then please be prepared to upload this when you reach the end of the form.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

100732845-001

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

12/11/2025

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

30/01/2026

Appeals Procedure

The person appointed to determine your appeal will decide upon the procedure to be used. However you should indicate what procedure you think is the most appropriate for the handling of the appeal.

Can this appeal continue to a conclusion in your opinion, based on a review of the relevant information provided by yourself and other parties without any further procedures? *

Yes No

In the event that the Scottish Government Reporter appointed to consider your appeal decides to inspect the appeal 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

If there are reasons why you think the Reporter would be unable to access and view the appeal site alone, please explain here. (Max 500 characters)

The site can be clearly viewed from the public road and accessed safely without restriction. No access limitations apply.

Other Appeals Submitted Details

Have you or anyone else made any other related appeals to Scottish Ministers regarding this building and/or Site?

Yes No

Checklist – Appeal Against Planning Authority Decision Or Failure of Planning Authority To Give Decision

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. The Planning and Environmental Appeals Division cannot start processing your appeal until it is valid.

Are you submitting a supplementary statement with your grounds of appeal? *

Yes No

If the appeal concerns approval of matters specified in conditions, or a Further Application to vary conditions – please attach a copy of the application, approved plans and decision notice from that earlier consent. *

Submitted Not Applicable

Copy of Plans/Drawing *

Yes No

Copy of planning authority decision notice (if no decision then this is deemed as a refusal). *

Yes No No decision

A copy of original application form and if applicable include certificates relating to land ownership. *

Yes No

Other documents, materials and evidence which you intend to rely on. *

Yes No

The Report of Handling prepared by the planning authority in respect of your application, where one exists. *

Yes No

Declare – Appeals against Refusals and other decisions

I/We the applicant/agent certify that this is an appeal to Scottish Ministers on the grounds stated.

Declaration Name: Mr Chirag Barot

Declaration Date: 15/04/2026

Payment Details

Pay Direct to DPEA: 100746790-004

Created: 15/04/2026 05:54

STATEMENT OF REVIEW – SHORT-TERM LET

Application Ref: 25/02625/FUL

Site Address: 121 Trinity Avenue, Glasgow G52 3EJ

1. Introduction

This Statement of Review relates to the refusal of planning permission for the use of the dwelling house at 121 Trinity Avenue as short-term let accommodation. The proposal involves **no physical alteration**, subdivision, or intensification of the built form and retains the property as a single residential unit.

The matters raised in the refusal relate primarily to **management and control of use**, rather than to any inherent incompatibility of the proposal with the residential character of the area. To address these matters, a **standalone Short-Term Let Management Plan** has been prepared and is submitted alongside this Statement.

2. Residential Amenity Impact

The Decision Notice suggests that the proposed use would give rise to unacceptable noise and activity impacts due to the transitory nature of short-stay occupation. It is noted, however, that a typical residential household can generate levels of movement, visitor activity, and noise comparable to those associated with short-term guests.

Planning policy requires a demonstration of **actual or likely unacceptable harm**, rather than assumptions based solely on the identity or duration of occupation. The submitted Management Plan sets out clear, enforceable measures to control guest behaviour, restrict noise, prohibit parties and events, and provide rapid intervention where issues arise. These controls ensure that residential amenity is protected.

3. Occupancy Level and Residential Character

The proposed maximum occupancy of **four guests** reflects normal family occupation levels for a dwelling of this size. Impact is determined by behaviour rather than headcount. The Management Plan introduces strict occupancy controls, guest vetting, quiet hours, and booking restrictions that remove behaviours typically associated with nuisance.

With these controls in place, the use would operate at a **domestic scale** consistent with ordinary residential occupation and would not alter the character of the property or surrounding area.

4. Consistency with Other Short-Term Accommodation

Short-term and bed-and-breakfast style accommodation operates within similar residential environments across the city, including within the surrounding area. These uses demonstrate that short-term accommodation can be compatible with residential amenity when appropriately managed. Decision-making should therefore remain **consistent and proportionate**, having regard to mitigation rather than refusal where impacts can be controlled.

5. Housing Policy Considerations

The property remains in residential use and is not permanently removed from the housing stock. The proposal concerns the manner of occupation of a single dwelling and does not undermine strategic housing delivery objectives or result in the loss of housing capacity.

6. Mitigation and Management

Refusal Reason 05 identifies the absence of a suitable management plan. This matter has now been comprehensively addressed through the submission of a **Short-Term Let Management Plan**, which provides robust and enforceable controls covering:

- Occupancy limits
- Noise and behaviour management
- Booking and guest vetting
- Parking, waste, and servicing
- Local contact and complaint handling

These measures are capable of being secured through **planning conditions**, and refusal on this basis is therefore disproportionate.

7. Conclusion

The proposal operates at a domestic scale, limits occupancy, and is supported by a comprehensive Management Plan that directly addresses the concerns identified in the refusal. Any potential impacts on residential amenity can be effectively mitigated through enforceable controls and conditions.

In this context, the refusal of planning permission is considered disproportionate, and it is respectfully requested that the decision be reviewed and planning permission granted subject to appropriate conditions.

Short-Term Let Management Plan

Property: 121 Trinity Avenue, Glasgow G52 3EJ

Application Ref: 25/02625/FUL

1. Purpose of the Management Plan

This Management Plan sets out how the short-term let will be responsibly managed to protect residential amenity and comply with planning policy. It addresses potential impacts relating to noise,

guest behaviour, and the transitory nature of occupation.

2. Nature of Use

The property will operate as self-catering accommodation at a domestic scale. No physical alterations or subdivision will occur, and the property will remain a single residential unit.

3. Occupancy Control

Maximum occupancy will be limited to four guests. Parties, events, or large group bookings will not

be permitted.

4. Booking and Guest Vetting

Bookings will be made via reputable platforms with verified guest profiles. Guests must agree to house rules prior to arrival.

5. Noise and Behaviour Management

Quiet hours will apply between 10:00 pm and 8:00 am. Guests will be informed that the property is

in a quiet residential area and antisocial behaviour will not be tolerated.

6. Check-In and Check-Out

Self check-in will be used to minimise disturbance. Arrival and departure times will be managed to

reduce impact on neighbours.

7. Parking and Access

Guests will use existing on-street parking only and will be instructed to park considerately.

8. Cleaning and Waste

Cleaning and laundry services will occur between guest stays only. Waste will be managed in accordance with Glasgow City Council residential collections.

9. Contact and Complaints

A responsible local contact will be available at all times during guest stays. Any complaints will be addressed promptly.

10. Monitoring and Compliance

The property will be regularly inspected and continued operation will depend on compliance with house rules and neighbour amenity protection.

11. Conclusion

This Management Plan demonstrates that the short-term let can operate without unacceptable impact on residential amenity and can be controlled through enforceable conditions.