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

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Item 4

10th September 2024

David Jarvie
27 Aytoun Road
Pollokshields
Glasgow
G41 5HW

Our ref: DECISION
GCC Application Ref: **23/02558/FUL**

16 February 2024

Dear Sir/Madam

SITE: **266 Carsaig Drive Glasgow G52 1AR**

PROPOSAL: **Formation of driveway and access to front of flatted dwelling (Retrospective).**

I am obliged to inform you that a decision to refuse your application, **23/02558/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 **Eileen Dudziak** on direct phone **0141 287 6094,** or email **eileen.dudziak@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 **23/02558/FUL**

Formation of driveway and access to front of flatted dwelling (Retrospective).

AT

266 Carsaig Drive Glasgow G52 1AR

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 1: Tackling the Climate and Nature Crises, Policy 2 - Climate Mitigation and Adaptation and Policy 14: Design, Quality & Place of the National Planning Framework 4.

03. The development proposal is contrary to CDP 1: The Placemaking Principle and SG 1: Placemaking (Part 2, Residential Development - Alterations to Dwellings & Gardens) of the Glasgow City Development Plan (adopted March 2017) as specified below, and there is no overriding reason to depart therefrom.

04. The driveway occupies the full extent of the front garden area at no 266 Carsaig Drive to the detriment of the visual amenity of the property, wider locale and to the detriment of climate mitigation objectives and biodiversity.

Drawings

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

1. 31060/1 SITE PLAN Received 16 October 2023

2. 31060/3 PROPOSED DRIVEWAY PLAN Received 16 October 2023

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

Dated: 16th February 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.