



Planning Objection:**23/02764/FUL | Use of main door flatted dwelling (Sui generis) as short term let (Sui generis) (retrospective) | 35 Ruskin Lane Glasgow G12 8EA**

From:

Ann Laird, Friends of Glasgow West,
16 Dudley Drive, Glasgow G12 9SB

Friends of Glasgow West object to the use of this main door flat as short stay accommodation. It is situated within the Glasgow West Conservation Area.

We have several points of objection:

1. The proposal is not compliant with Glasgow Planning Guidance, SG10 Meeting Housing Needs, under section 4B Short-Stay Accommodation 4.16, part c). This guidance specifically advises that the Council will strongly resist change of use of properties to short-stay flats in Glasgow West Conservation Area. Given that the application site is in North Kelvinside part of Glasgow West Conservation Area, the use of this self-contained tenement flat as short-stay accommodation is directly against the policy.
2. The above applies for this use whether it is for 100% of the year, or any lesser amount, eg 60%, as here.
3. The proposal reduces availability of residential property in the area, just when there's a long-term housing shortage in Scotland. A more appropriate use for this self-contained Main Door flat would be as the main residence for an owner-occupier, or private tenant.
4. Comment: Glasgow's "Short Term Lets" Licensing Policy (Sept 2023), also applies to this flat. We understand that in all tenements, only "Home Sharing" is allowed anyway - so this planning application is really irrelevant, regardless of its outcome.

For the above reasons, this planning application should be refused.
