



Item 4
14th May 2024

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

Ms Simone Brydson
55A Kelvinside Gardens
Glasgow
Scotland
G206BQ

Our ref: DECISION
GCC Application Ref: **23/02202/FUL**

24 November 2023

Dear Sir/Madam

SITE: Flat Ground 55 Kelvinside Gardens Glasgow G20 6BQ
PROPOSAL: Use of flatted dwelling (Sui Generis) as short term let (Sui Generis)(Retrospective)

I am obliged to inform you that a decision to refuse your application, **23/02202/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 **Claire Hunt** on direct phone , or email claire.hunt@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 **23/02202/FUL**

Use of flatted dwelling (Sui Generis) as short term let (Sui Generis)(Retrospective)

AT

Flat Ground 55 Kelvinside Gardens Glasgow G20 6BQ

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

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.

01. The proposal is contrary to NPF4 Policies 23: Health and Safety and 30: Tourism insofar as the change of use from a residential flat to short-term letting accommodation will result in an unacceptable impact on both the character of the neighbourhood and residential amenity by virtue of increased noise.
02. The proposal is contrary to CDP3 and IPG3: Economic Development of the Glasgow City Development Plan (adopted March 2017) as the tourism use is not located appropriately, being within an established residential area and in an area of below base accessibility by public transport.
03. The proposal is contrary to NPF4 Policy 30: Tourism; Policy CDP1 and SG1: The Placemaking Principle (Part 2); and CDP10 and SG10: Meeting Housing Needs of the Glasgow City Development Plan (adopted March 2017) insofar as the proposal would result in a change of use from a residential flat to short-stay accommodation within an existing block of residential flats, resulting in a mix of mainstream residential flats and short-stay accommodation within a single building. As such, the introduction of the proposed use would adversely affect the residential character of the flatted block to the detriment of the amenity of residents occupying mainstream residential flats.

04. The proposal is contrary to Policy CDP10 and SG10: Meeting Housing Needs as the transitory nature of the short-stay accommodation would intensify the use of the property to the detriment of the residential character and amenity of neighbouring properties and Glasgow West Conservation Area.
05. The proposal is contrary to Policy CDP1 and SG1 The Placemaking Principle of the Glasgow City Development Plan (adopted March 2017) insofar as the proposal relies on the use of residential waste uplift for commercial waste.
06. The proposal is contrary to NPF4 Policy 13: Sustainable transport, and CDP11 and SG11 Sustainable Transport of the Glasgow City Development Plan (adopted March 2017) insofar as the proposal does not include any provision for cycle parking.



Dated: 23rd November 2023

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.