



Planning Applications Committee

Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

Contact: Laura Johnston Phone: 0141 287 8485

Item 2(a)

17th September 2024

Application Type Full Planning Permission
Recommendation Grant subject to conditions

Application	24/01157/FUL	Date Valid	23.05.2024
Site Address	83 Langside Drive Glasgow G43 2SX		
Proposal	Use of former care home (Class 8) as 1No. dwellinghouse (Class 9) and 5No. short term lets (Sui Generis).		
Applicant	The Beeches Glasgow Ltd. 4 Marchburn Drive Paisley PA3 2SJ	Agent	NVDC Architects Farahbod Nakhaei 10 High Craighall Road Glasgow G4 9UD
Ward No(s)	02, Newlands/Auldburn	Community Council	02_094, Newlands & Auldhous
Conservation Area	Newlands	Listed	Category B
Advert Type	Bad Neighbour Development Conservation Area	Published	07.06.2024
City Plan	City Development Plan		

Representations/Consultations

Representations:

In total 39 representations (including 3 which were late) have been received, all of which object to the planning application, including 1 from The Architectural Heritage Society of Scotland. The points of objection are summarised below:

Objections (39):

- Increase in traffic and road safety concerns
- Loss of amenity
- Detrimental to the character and appearance of the area
- Proposal will damage the listed building, its setting and the conservation area
- Commercial venture inappropriate for conservation area
- Short term let at odds with residential status of the surrounding area
- Short term let would encourage further development of this sort
- Parking to the front of the listed building/within conservation areas is contrary to policy and would have a detrimental effect on aesthetics of the site and neighbourhood
- Inadequate number of parking spaces on site
- Site design
- No delineation of garden space between individual unit and family home
- Concerns regarding Management Plan

- Lack of detail of internal finishes and materials
- Loss of privacy
- Noise concerns and disruptive to residents
- Ownership
- Licence would be required for short term let
- Existing use of building

Consultations:

No external consultations were requested or required.

Site and Description

The application site is a detached Victorian sandstone villa, with an associated modern rear extension and its grounds which is bounded by Langside Drive to the north west and Burnhead Road to the south west. The site is a corner plot with residential properties on the north east and south east.

Formerly used as an 18 bed care home (Class 8), in 2004, the building was subject to a fire and since then, the building has lay vacant. Owing to the length of time the building has laid vacant the previous use as a care home has been abandoned and the building therefore has no lawful use.

The building is Category B Listed and is located within Newlands Conservation Area.

The site is gently sloping with original vehicle accesses onto the main roads. The property is located within an established residential area in Local Ward 2 – Newlands/Auldburn

Site History

The application site has a significant planning history.

- **04/01336/DC** – Use of care home as three houses, one flat and one maisonette, and alterations. – **Granted subject to conditions**
- **04/01337/DC** – Internal and external alterations to form three houses, one flat and one maisonette. – **Granted subject to conditions**
- **06/03176/DC** – External alterations to listed building (former nursing home) to form residential units, and erection of new build flatted development with associated car parking – **Refused**
- **06/03177/DC** – Demolition of extension and garage to former nursing home, with internal and external alterations to listed building to form five flats – **Granted subject to conditions**
- **08/01152/DC** – Erection of residential development and external alterations to listed building to form residential units with associated car parking – **Granted subject to conditions**
- **08/01153/DC** – Demolition of extension and garage to former nursing home with internal and external alterations to listed building to form five flats – **Granted subject to conditions**
- **10/01830/DC** – External alterations to listed property to reinstate roof and dormers – **Granted subject to conditions**
- **10/01831/DC** – External alteration to listed property to reinstate roof and dormers – **Granted subject to conditions**
- **14/02363/DC** – Internal alterations to listed building (part retrospective) – **Granted subject to conditions**
- **17/00882/DC** – Installation of telecommunications cabinet on footway – **Granted subject to conditions**
- **19/03130/LBA** – Use of care home (class 8) as childrens daycare nursery and early learning centre (class 10) – **Withdrawn**
- **19/03131/FUL** – Use of care home (Class 8) as childrens day-care nursery and early learning centre (Class 10) and formation of hardstanding. – **Refused**
- **21/02515/FUL** – Use of care home (Class 8) as children's day care nursery and early learning centre (Class 10) and associated works – **Withdrawn**
- **21/03364/PLU** – Use of care home (Class 8) as residential school (Class 8) – **Withdrawn**
- **22/00677/ELU** – Use of property as residential care home – **Refused Lawful Use**
- **23/03044/LBA** – Internal and external alterations – **Withdrawn**
- **23/03045/FUL** – Sub-division and use of Care Home (Class 8) as one dwellinghouse (Class 9) two properties to be used for short term let (Sui generis) and external alterations. – **Withdrawn**

Proposal

The application seeks planning permission for a change of use from a former care home (Class 8) to 1No. dwellinghouse (Class 9) and 5No. short term lets (Sui Generis).

The proposed dwellinghouse would occupy the sandstone villa and the 5No. short term lets would occupy the rear extension. There is a door connecting the villa to the extension which is proposed to be fixed in a closed position.

The proposed dwellinghouse can be accessed via a doorway on the front elevation and two doorways on the side elevation.

The existing modern extension would remain largely intact with access to 4 of the apartments taken from the modern link structure and a second access via the north elevation. Two fire exits would utilise the remaining two entrances to the building.

The main building would be used as a private dwellinghouse (Class 9) with the ground floor rooms converted to accommodate dining rooms, sitting rooms, kitchen, library and utility with 5 bedrooms and a guest suite located on the first floor and a games room/gym in the attic. Other than the removal of a number of non-original partition walls, no other internal alterations are proposed.

To the front the existing gravel driveway would be extended alongside the erection of a new cycle and bin store behind an existing garage within the application site.

Specified Matters

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. an environmental statement

Not applicable

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable

iii. a design statement or a design and access statement

Design and Access Statement submitted.

iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)

Not applicable

B. Summary of the terms of any Section 75 planning agreement

Not applicable

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

i. with regard to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable

ii.

1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable

2. restricting the grant of planning permission

Not applicable

iii.

1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable

Policies

National Planning Framework 4

Policy 1. Tackling the climate and nature crises
Policy 2. Climate mitigation and adaptation
Policy 7. Historic assets and places
Policy 9. Brownfield, vacant and derelict land and empty buildings
Policy 12. Zero waste
Policy 13. Sustainable transport
Policy 14. Design, quality and place
Policy 15. Local living and 20 minute neighbourhoods
Policy 30. Tourism

Glasgow City Development Plan

CDP 1 & SG 1 – Placemaking
CDP 9 & SG 9 – Historic Environment
CDP 10 & SG 10 – Meeting Housing Needs
CDP 11 & SG 11 – Sustainable Transport

Other Material Considerations

The building is Category B Listed and is located within Newlands Conservation Area

Assessment and Conclusions

The application is made under the Planning Acts; it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The following assessment therefore focuses on the policies of the adopted development plan.

The main issues to consider in the assessment of this application are: -

- (a) whether the proposal accords with the Development Plan;
- (b) whether the proposal preserves or enhances the character or the appearance of the Conservation Area;
- (c) whether the special character of the listed building will be protected; and
- (d) whether any other material considerations (including objections) have been satisfactorily addressed.

In respect of (a) (b) and (c), the Development Plan comprises National Planning Framework 4 (NPF4) which was adopted on 13th February 2023 and the Glasgow City Development Plan which was adopted on 29th March 2017.

National Planning Framework 4:

The National Planning Framework 4 (NPF4) is the national spatial strategy for Scotland up to 2045. Unlike previous national planning documents, the NPF4 is part of the statutory Development Plan and Glasgow City Council as planning authority must assess all proposed development against its policies. The following policies are considered relevant to the application:

Policy 1 (Tackling the climate and nature crises) and Policy 2 (Climate mitigation and adaptation) are applicable to all new development and must be considered in light of the proposals impact on the environment.

Comment:

The aim of the policy is to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis. The proposed development consists of the adaption and reuse of a vacant building. The proposal is such that it would not have a significant impact on the climate.

The proposal complies with **Policies 1 and 2.**

Policy 7. Historic assets and places

Policy 7 aims to protect and enhance historic environment assets and places. Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

- i. architectural and historic character of the area;*
- ii. existing density, built form and layout; and*
- iii. context and siting, quality of design and suitable materials.*

Comment:

The application site is located within Newlands Conservation Area. The proposal does not propose of any external alterations to the building, therefore, there would be no detrimental effect on the character of the Conservation Area or Listed Building as a result of its conversion. If anything, the re-use of this vacant villa would provide a benefit to the area and the buildings special interest.

The proposed driveway extension and ancillary structures (bin and cycle store) would again have a negligible effect on the character of the building or wider area. Planning conditions can be applied to obtain finishing details of those structures to safeguard the character of the building and conservation area.

Subject to condition, the proposal accords with **Policy 7: Historic assets and places.**

Policy 9. Brownfield, vacant and derelict land and empty buildings

Policy 9 aims to encourage the re-use of vacant buildings and land stating that development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

Comment:

The building within the application site was formerly used as a care home, however, the building has been vacant since 2004, following a fire. As well as bringing a vacant building back into use the conversion and re-use of the modern rear extension would ensure that no major demolition works are required whilst also supporting the ongoing costs of converting and maintaining the original sandstone villa.

The application site is located within a primarily residential area, therefore, the primary use of the site as a residential house would be compliant with the character of the area. As considered later in this report the addition of short term let apartments could also be compliant with the area. As such, the proposal would be compatible with the criteria set out within Policy 9.

The proposal accords with **Policy 9: Brownfield, vacant and derelict land and empty buildings.**

Policy 12. Zero waste

Policy 12 aims to reduce, reuse, or recycle materials in line with the waste hierarchy stating that development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported.

Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed.

Comment:

The application site relates to a building which has been vacant for 20 years. The proposed development aims to reuse the building with minor internal demolitions to remove non original partitions. Any new works would be minimal in scale and would be limited to the extension of the driveway and erection of ancillary stores.

The proposed uses on the site will generate waste when occupied. The main house would benefit from residential waste and recycling collection with the commercial short term lets subject to a separate waste collection at the cost and arrangement of the applicant. This would be controlled via condition.

The re-use of the original villa and modern extension are encouraged as they will reduce any unnecessary demolition works where those materials would likely be placed in landfill.

The proposal accords with **Policy 12: Zero waste**.

Policy 13. Sustainable transport

Policy 13 aims to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies.

Comment:

The proposed development is located within a primarily residential area. The site is well served by footpaths and cycle lanes providing safe links for walking, wheeling and cycling.

In order to serve the house and short term lets, cycle storage is proposed within the curtilage of the building. The proposal includes the extension of an existing driveway with space available for vehicle parking. There are two train stations and various bus stops within a 20 minute walk of the application site. It is considered that there are various sustainable transport options within close proximity to the site providing easy access to and from the building.

Given the above, the proposal accords with **Policy 13: Sustainable transport**.

Policy 14. Design, quality and place

Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Comment:

As discussed above, the application site is located within a residential area, therefore, the proposed dwellinghouse is considered compatible with the surrounding area.

The proposed short term lets are located within the rear extension of the building. There is an internal door connecting the proposed dwellinghouse and short term lets, however, if need be this could be locked to divide the two uses.

The overall building is a detached property, therefore, it is not considered to have a detrimental impact to the residential amenity of the surrounding area. In addition, planning consent for the short term let use can be restricted to a two year temporary period to monitor the development.

The design of the proposed gravel driveway is considered acceptable, however, a condition can be applied with regards to finishing material.

Cycle and bin storage is proposed within the application site. Finishing details can be obtained via planning conditions. The short term lets will require refuse to be collected by a commercial or a private waste contract which is registered as a licensed waste carrier. This can be addressed by a planning condition.

Overall, it is considered that the proposed development will not place additional pressure on local amenities and facilities or have an adverse impact on the character and amenity of the area. As such, the development is compatible with the surrounding area.

The proposal accords with **Policy 14: Design, quality and place.**

Policy 15. Local living and 20 minute neighbourhoods

Policy 15 requires that development proposals contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area.

Comment:

The application site is located within an existing residential area with access to sustainable local transport links, local shops, cafes, childcare facilities, schools, parks, sports facilities and healthcare nearby. As such, there are a range of facilities within a 20 minute walk from the application site in accordance with the above criteria which will allow local living.

The proposal accords with **Policy 15: Local living and 20 minute neighbourhoods.**

Policy 30. Tourism

Policy 30 aims to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.

Proposals for tourism related development will take into account:

- i. The contribution made to the local economy;*
- ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;*
- iii. Impacts on communities, for example by hindering the provision of homes and services for local people;*
- iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;*
- v. Accessibility for disabled people;*
- vi. Measures taken to minimise carbon emissions;*
- vii. Opportunities to provide access to the natural environment.*

Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or*
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits*

Comment:

The application site is within a primarily residential area with commercial uses within a 20 minute walk. Whilst vacant the building has previously been in commercial use as a care home, albeit that use is now abandoned.

The use of the main villa as a house would be actively encouraged and is consistent with the character of the area. To the rear, the addition of 5 short term let flats would help re-use an extension that would otherwise be left vacant or demolished. As the occupants of the house would be sharing the same site and on hand to assist any visitors or control any perceived anti-social behaviour it is considered that the

commercial aspect of the proposal would be actively monitored. Occupants of the short term lets would have access to active travel routes and services in the vicinity, much like those permanent residents who live in the area.

In this specific circumstance it is considered that the risk to residential amenity by introducing short term lets would be low as visitors would be occupying the same site as the occupants of the main house.

It is therefore considered that due to the site history, location and scale of the proposed development, it will not have an unacceptable impact on local amenity or the character of a neighbourhood or area. No residential accommodation would be lost as a result of the development.

However to assess any potential impact and control the use of the commercial aspect of the proposal it would be considered appropriate to time limit the short term let use and include specific controls regarding its management. This will provide an opportunity to test and monitor the use and further protect residential amenity.

Subject to conditions the proposal accords with **Policy 30: Tourism**.

NFP 4 Conclusion:

Taking all the above into considerations the proposal would meet the requirements of NPF4.

Glasgow City Development Plan

The City Development Plan consists of high-level policies (in line with Scottish Government guidance), with statutory Supplementary Guidance providing further information or detail in respect of these policies. Many of the policies in NPF4 are reflected by policies and statutory guidance associated with the Glasgow City Development Plan.

The following CDP policies are considered particularly relevant to the application assessment:

CDP1: The Placemaking Principle & SG 1 – Placemaking

Policy CDP1 is an overarching Policy which must be considered for all development proposals to help achieve the key aims of the Glasgow City Development Plan. This Policy aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

Supplementary Guidance **SG1 'Placemaking'** supports CDP1 and comprises two parts. Part 1 provides the context and approach of Placemaking established in Policy CDP1 and Part 2 contains detailed assessment criteria for small-scale development.

SG1 focusses on protecting the amenity of existing and proposed occupants with standards set with respect to private garden ground, car parking design and layout, daylighting and privacy as well as the visual effects of physical development.

SG1 does provide some general advice on commercial uses with residential areas or buildings. Primarily new uses should be appropriate for their setting and not impact on residential amenity.

Furthermore, with respect to the part use of the site for short term let requires assessment against CDP10 and SG10, both of which aim to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures.

SG10 notes key locational and design criteria for tourist accommodation:

Key Criteria - Locational

4.5 The Council will generally support tourist accommodation:

- a) in locations with active travel routes and a frequent public transport service and with high accessibility;*
- b) in locations with good access to shops and services, where these are not provided on site;*
- c) that can demonstrate that it will not place additional pressure on local amenities and facilities;*
- d) that can demonstrate there will be no adverse impact on the character and amenity of the area;*
- e) that can demonstrate there will be no adverse impact on traffic congestion and parking; and*
- f) that meets the relevant criteria in Section 4A or 4B, where appropriate.*

Key Criteria – Design and Amenity Space

4.6 Proposals for tourist accommodation will generally be supported where:

- a) it is of a size and scale in keeping with the surrounding environment;*
- b) it does not introduce an incongruous or visibly intrusive addition to the surrounding area;*
- c) it does not result in unacceptable intensification of activity, particularly in a predominantly residential building or area;*
- d) a Management Plan for the development is provided, to the complete satisfaction of the Planning Authority (see Paragraph 4.8 below); and*
- e) it meets the relevant criteria in Section 4A or 4B, where appropriate.*

SG10 goes on to state that short-stay accommodation shall be assessed against the following detailed criteria, together with the key criteria for tourist accommodation above:

- a) To protect residential amenity planning permission will not be granted for a change of use from a residential flat to short-stay accommodation within existing blocks of residential flats, resulting in a mix of mainstream residential flats and short-stay accommodation within a single building sharing a means of access.*
- b) In appropriate locations that satisfy the relevant key criteria relating to tourist accommodation (in Section 4), planning permission may be granted for the change of use of entire blocks of residential flats to short-stay accommodation, or for new purpose-built developments for this type of accommodation.*
- c) To protect residential amenity in areas where there are already a significant number of non-residential uses and/or problems of parking and traffic congestion, the change of use of properties to short-stay flats will be strongly resisted in the following Conservation Areas:*
 - *Crosshill;*
 - *Dennistoun;*
 - *Glasgow West;*
 - *Park;*
 - *St Vincent Crescent; and*
 - *Strathbungo.*

Comment:

The proposed dwellinghouse has dual aspect and all habitable rooms will receive natural daylight and ventilation. The existing windows will remain in place with no alterations to the openings, therefore there are no concerns with regards to loss of privacy or overlooking. The application site includes garden ground to the front and sides with bin storage located in the rear of the site. The villa can be accessed at the front and the side with internal access to the upper floor. The principle of a change of use back to a residential house is considered acceptable and would not result in any detrimental impact on amenity.

To the rear the proposal would result in the conversion of an existing extension through the introduction of 5 short term let units.

In terms of the locational criteria outlined in SG10 the site is in an existing residential area with base accessibility. However public transport links are in close proximity, Muirhead Railway Station (approx. 9 mins walk), Bogton Avenue/Clarkston Road Bus Stop (approx. 11 mins walk), Langside and Giffnock train stations are slightly further afield (approx. 15-20 mins walk) as well as various bus connections on Fenwick Road (approx. 14 mins walk). All connections are within 1 mile of the site. Therefore, it is well served by a range of public transport options and is in close proximity to shops and facilities on Clarkston and Fenwick Roads. The scale of the proposal, 5 two person units, is unusual for a site of this type but taking into account the site's previous use, 18 bed care home, and the fact the main villa would be converted back to a residential house any potential impact on residential amenity would be limited and controlled through the management of the units.

In regard to design and amenity space, no new buildings would be constructed to accommodate the short term lets, they would instead be located within an existing modern structure previously used as part of the care home. It is considered that the general scale of the short term lets and number are appropriate for the site which is bound by large residential homes and terraced housing. Conditions and the management plan would provide an opportunity to test and monitor the use and further protect residential amenity.

In terms of criteria c), it is not considered that the use will result in an unacceptable intensification of activity within the site as the property has a private dedicated access and has previously been in commercial use for some time where visiting members of the public was not unusual on a day to day basis. A management plan has also been submitted and is considered to be acceptable.

SG10 does state that there is a general presumption against the granting of planning permission for a change of use from residential flat to short-stay accommodation. However, in this case the site was

previously used a care home, it has its own private access and will not have a shared access with other houses.

A link between the main villa and the extension exists and it is proposed to block this to protect the amenity of the residents in the main house, but this will also allow for active management and monitoring of the short term let units as well in the event of any noise or anti-social behaviour.

There are no other planning applications for short stay accommodation within the immediate area of the site and given the scale of the proposal, it is considered that the proposal is unlikely to have an adverse impact on residential amenity at the locus. The proposal is also not within one of the Conservation Areas listed in which short-stay flats are strongly resisted. As such the proposal accords with the relevant guidance of SG10, subject to conditions.

Externally the application proposes to reinstate the driveway with a gravel finish. The site plan outlines the space available for car parking which is considered sufficient with a significant area of the garden remaining as usable private amenity space. In compliance with SG1, the area for car parking would not cover more than 50% of the front garden area.

Overall, the proposed conversion of the house back to residential would comply with Policies SG1 and SG10.

CDP 9: Historic Environment

This policy aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets. The Council will protect, conserve and enhance the historic environment in line with Scottish Planning Policy/Scottish Historic Environment Policy for the benefit of our own and future generations. The Council will assess the impact of proposed developments and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings, conservation areas, scheduled monuments, archaeology, historic gardens and designed landscapes and their settings. The Council is unlikely to support development that would have a negative impact on the historic environment.

Supplementary Guidance SG 9: Historic Environment provides more specific guidance regarding certain alterations to buildings. Specific to this planning application SG9 states:

Original stone walls and gatepiers should be retained and should not be painted.

Gravel/chips and paving slabs should be used within gardens as a surface treatment for car parking and driveways.

Parking areas should not be formed within the front garden of a Listed Building or a dwelling within a Conservation Area, as this can detract from the visual amenity of the gardens and the surrounding area. It may also have an adverse impact on mature trees. Extensions to existing parking areas will be assessed on an individual basis.

Comment:

The original stone wall, gate and piers are to be retained and gravel is proposed for the driveway which is accordance with SG 9. A planning condition can be applied to obtain the finishing material of the driveway to ensure it does not detract from the character of the dwellinghouse.

The site plan identifies parking spaces within the proposed driveway. These are located to the side of the building and along the north east boundary. Whilst SG 9 states parking should not be located within the garden, the proposed spaces form part of the driveway area and are not considered to detract from the character of the building nor the wider Conservation Area. In this instance, the spaces outlined on the plan are considered acceptable.

City Development Plan Conclusion

Taking all the above into consideration the proposal is considered to fully comply with the relevant City Development Plan policies.

In terms of issues **(a), (b) and (c)** the proposal is considered to accord with the Development Plan, having regard to the designated land use and all relevant policies as addressed above.

In respect of **(d)**, other material considerations include the views of statutory and other consultees and the contents of letters of objection and letters of support. This application did not require or generate any consultee comments. As noted above, in total 39 representations have been received, all of which object to the planning application.

In responding to the concerns raised the proposal has been subject to a previous application, withdrawn. This new submission has taken into account previous concerns and scaled down the number of proposed short-term units, removed alterations to the existing boundary wall and redesigned aspects of the driveway.

As concluded above it is not considered that the proposal would be detrimental to traffic nor raise any road safety concerns. There is no change to the existing access on Langside Drive and the access facing the roundabout will be for pedestrians only. A planning condition can be applied to control this. Similarly, any potential effects on amenity could be controlled via conditions regarding the management plan and the use of a temporary consent for the short term lets to allow a period of monitoring.

The proposed alterations to the site are minimal and would not impact on the character and appearance of the conservation area or the character of the listed building.

Concerns regarding ownership are not a material planning consideration and whilst there are questions regarding the existing use a Certificate of Lawfulness application was submitted in 2022, reference 22/00677/ELU, seeking confirmation the use of property as residential care home is lawful. The Council concluded that whilst the building was used as a care home prior to 2004, it has since been vacant and considered "abandoned", therefore, on the balance of probability it was considered that there was insufficient evidence to demonstrate that the use of the property as a care home is lawful. On this basis, it is recognised that the building was formerly used as a care home and the description of the application has been updated to reflect this.

CONCLUSION

The above demonstrates that the proposed development complies with the Development Plan. Other material considerations have been considered however these do not outweigh the proposal's accordance with the Development Plan.

On the basis of the foregoing, it is recommended that the application for full planning permission be granted subject to conditions.

Approved Drawings

The development shall be implemented in accordance with the following approved drawings:

1. P(4)105 ACCOMMODATION MIX DIAGRAM Received 21 May 2024
2. A LOCATION PLAN- E(0)001 Received 26 April 2024
3. GROUND FLOOR DOWNTAKINGS AS PROPOSED- L(18)100 Received 26 April 2024
4. FIRST FLOOR DOWNTAKINGS AS PROPOSED-L(18)101 Received 26 April 2024
5. GROUND FLOOR PLAN AS PROPOSED-P(4)100 Received 26 April 2024
6. FIRST FLOOR PLAN AS PROPOSED-P(4)101 Received 26 April 2024
7. SITE PLAN AS PROPOSED-P(4)200 Received 26 April 2024
8. ATTIC PLAN AS PROPOSED-P(4)102 Received 26 April 2024

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

Conditions and Reasons

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

02. The use of the dwellinghouse hereby approved shall only operate as a house as defined under Class 9 of The Town and Country Planning (Use Classes) (Scotland) Order 1997, as amended, unless agreed otherwise by the Planning Authority. It shall not be used for the purposes of short

term let and should remain in the same ownership as the consented short term lets (Sui Generis) units.

Reason: To safeguard the amenity of the surrounding area.

03. The use of 5No. short term lets hereby approved shall only operate for a period not exceeding 2 years from the date of its first use (confirmed through the submission of a Notice of Commencement to the Planning Authority) or shall expire on 17th September 2029, whichever is sooner, at which point, unless a further planning permission is granted, the use of the property for short stay accommodation shall stop and form part of the main residential use consented under condition 2.

Reason: To allow the planning authority to assess whether the business is operating successfully within this residential context.

04. The proposal shall operate in accordance with the Management Plan titled "Planning Application Supporting Information, Operating Statement for Planning Application ", received on 26th April 2024, unless otherwise stated in this consent or agreed in writing by the Planning Authority.

Reason: To safeguard the amenity of the surrounding area.

05. Before any work on the site is begun details of refuse, recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied. For the avoidance of doubt, domestic and commercial refuse shall be store separately.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

06. Prior to the first use of the short term let units and notwithstanding the details in the management plan, details of refuse management arrangements shall be submitted for the written approval of the Planning Authority. If agreed the use shall operate in compliance with those details. For the avoidance of doubt, the 5No. short term lets hereby granted will not benefit from residential waste management and should be subject to commercial or a private waste contract which is registered as a licensed waste carrier, evidence of which should be provided.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

07. Prior to first use of any short term let, details of the lock boxes including their location, shall be submitted to and approved by the Planning Authority. For the avoidance of doubt, lock boxes should be located at the rear and at the entrances to the modern extension.

Reason: To safeguard the character of the listed building and the character of the surrounding conservation area.

08. Before the occupation of the development, safe, secure and sheltered cycle parking (minimum 11 spaces) shall be provided for future residents in line with SG11 of the City Development Plan and shall be agreed in writing by the Planning Authority.

Reason: To ensure that cycle parking is available for the occupiers/users of the development.

09. The secondary, western, access to the site, as shown on approved plan ' SITE PLAN AS PROPOSED-P(4)200, Received 26 April 2024' shall be used for pedestrians, only.

Reason: In the interest of road safety.

10. Before works commence on site, full details of the finishing material of the driveway shall be submitted to and approved by the Planning Authority.

Reason: To safeguard the character of the listed building and the character of the surrounding conservation area.

Reason(s) for Granting this Application

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

ADVISORY NOTES TO APPLICANT

01. The granting of planning permission does not remove the requirement for the applicant to obtain a Short Term Let License per the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022.
02. All gates and /or doors at the adopted road to open inwards.
03. Electric vehicle charging provision should be provided within the application site.
04. No loose surface material shall be used on the first 2 metres of the driveway(s) from the front boundary of the curtilage.
05. The vehicular access to the site on Langside Drive shall be taken via a dropped kerb footway crossing in accordance with Figure 5.8 of the Glasgow City Council Design Guide New Residential Areas.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/ LJOH/16/08/2024

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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