



Item 6

8th October 2024

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100655358-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Rebecchi Architectural		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Marco	Building Name:	Suite 1
Last Name: *	Rebecchi	Building Number:	32
Telephone Number: *	01475 634844	Address 1 (Street): *	Kempock Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Gourock
Fax Number:		Country: *	United Kingdom
		Postcode: *	PA19 1NA
Email Address: *	planning@rebecchia.com		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant 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="Saif"/>	Building Number: <input type="text" value="262"/>
Last Name: *	<input type="text" value="Rahman Ali"/>	Address 1 (Street): * <input type="text" value="Woodlands Road"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	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="G3 6NE"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="abyali22@outlook.com"/>	

Site Address Details

Planning Authority:	<input type="text" value="Glasgow City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="262 WOODLANDS ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G3 6NE"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="666642"/>	Easting	<input type="text" value="257588"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. 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)

Proposed installation of new shopfront

Type of Application

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

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to 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 should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See Appeal Statement attached

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Appeal Statement

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/03127/FUL

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

18/12/2023

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

28/03/2024

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the 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

Checklist – Application for Notice of Review

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.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Marco Rebecchi

Declaration Date: 22/05/2024



Rebecchi
ARCHITECTURAL
The Home of Property

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Proposed Installation of New Shopfront at
262 Woodlands Road, Glasgow
23/03127/FUL

Planning Appeal Statement

The application seeks to replace the existing shopfront with fully glazed black aluminium window and door units. The dropped fascia will be removed and the fanlight glazing re-instated, with fenestration re-configured to be uniform and match the neighbouring shopfronts. A new illuminated fascia board will be located at the existing fascia level and will house the roller shutter behind.

The application was said to be contrary to National Planning Framework 4 (adopted February 2023) Policy 14: Design, quality and place and Policy 7: Historic assets and places, and CDP1: The Placemaking Principle and CDP9: Historic Environment of the Glasgow City Development Plan (adopted March 2017).

The following points are in response to the reasons for refusal:

- *By reason of its design and materials the proposed shopfront would detract from the character and appearance of the shopfront and Conservation Area by obscuring historic original features and introducing unsuitable materials within the frontage.*

The design and materials for the proposal were based on the existing neighbouring shopfronts. The proposal seeks to match the previously granted planning application (Ref: 21/03291/FUL) which used full height black aluminium glazing and illuminated fascia signage. This shopfront also used a deep fascia and is not canted allowing for the placement of the roller shutter housing behind.



These images show the row of shopfronts as existing, with the previously granted proposal in place. This has set a more modernised precedent for the design of shopfronts on the corner of this block, with our proposal matching these instead of retaining the traditional features. This allows the proposal and materiality to be in keeping with the now redefined character and appearance of the building's frontage.

- *By reason of the proposed bi-fold doors are not in keeping with the historic fenestration pattern of the property and would be incongruous to the character of the Conservation Area.*

The bi-fold doors would be in keeping with the new precedent set for a more modern character and aesthetic, with the doors being integrated into the uniformly designed fenestration pattern in such a way as to minimise the impact on the frontage as much as possible.

- *The proposal is contrary to National Planning Framework 4 (adopted 2023) Policy 2: Climate mitigation and adaptation by reason that the unnecessary removal of the existing timber frontage does not minimise lifecycle greenhouse gas emissions as far as possible.*

Replacing the timber frontage with aluminium would – as previously stated – be more in keeping with the new modernised precedent set for the row of shopfronts, however, would also be an appropriate low-maintenance choice for increasing the longevity of the frontage.