

/7/2024



Item 4

26th November 2024

**Neighbourhoods, Regeneration  
and Sustainability**  
Glasgow City Council  
Exchange House  
231 George Street  
Glasgow, G1 1RX  
[www.glasgow.gov.uk](http://www.glasgow.gov.uk)

**Executive Director**  
George Gillespie  
BEng (Hons) CEng MICE

William Ewing  
37 Burnhead Street  
Uddingston  
G71 5RN

Our ref: DECISION  
GCC Application Ref: **24/00551/FUL**

24 July 2024

Dear Sir/Madam

**SITE: 34 Redford Street Glasgow G33 2HE**

**PROPOSAL: Erection of single storey extension to side of dwellinghouse.**

I am obliged to inform you that a decision to refuse your application, **24/00551/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 **Peter Fusco** on direct phone **0141 287 8496**, or email **[peter.fusco@glasgow.gov.uk](mailto:peter.fusco@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 **24/00551/FUL**

**Erection of single storey extension to side of dwellinghouse.**

AT

**34 Redford Street Glasgow G33 2HE**

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 not considered to be in accordance with the Development Plan and there are no material considerations which outweigh the proposal's variance with the Development Plan.
02. The development proposal is contrary to Policy 14: Design, quality & place and Policy 16: Quality homes of National Planning Framework 4, and also with CDP 1: The Placemaking Principle and SG 1: The Placemaking Principle (Part 2) of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.
03. The proposal is contrary to Policy 14: Design, quality & place of National Planning Framework 4 in that the proposed development has not been designed to improve the quality of the area. Due to its unacceptable design, it would be detrimental to the amenity of the area and is inconsistent with the six qualities of successful places due to its siting, scale and built form.
04. The proposal is contrary to Policy 16: Quality homes of National Planning Framework 4 in that the proposed development will have a detrimental impact on the established appearance and character of the site and the surrounding area in terms of its siting, scale and built form.
05. The proposal is contrary to CDP 1 the Placemaking Principle of the Glasgow City Development Plan in that, due to its inappropriate siting, scale and built form, the proposed development fails to meet the highest standards of design while providing high quality amenity to existing and new residents in the City. Furthermore, the proposed development fails to respect the character of the local built environment.

06. The proposal is contrary to SG 1 The Placemaking Principle (Part 2) of the City Development Plan in that the proposed single storey side extension would significantly breach the established building line on the southern side of Redford Street. Consequently, the proposed development, due to its inappropriate siting, scale and built form, would give the appearance of an incongruous and disproportionate addition to the dwellinghouse which would dominate the existing semi-detached property and the neighbouring dwellings to the detriment of visual amenity and the character of the local streetscene.

### Drawings

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

1. AL(90)012 PROPOSED FIRST FLOOR PLAN Received 27 February 2024
2. AL(90)013 PROPOSED ROOF PLAN Received 27 February 2024
3. AL(0)014 PROPOSED NORTH ELEVATION Rev A Dated 19.03.2024 Received 19 March 2024
4. AL(0)015 PROPOSED EAST ELEVATION Rev A Dated 19.03.2024 Received 19 March 2024
5. AL(0)016 PROPOSED SOUTH ELEVATION Rev A Dated 19.03.2024 Received 19 March 2024
6. AL(90)011 PROPOSED GROUND FLOOR PLAN Received 27 February 2024
7. AL(90)001 EXISTING LOCATION \_ SITE PLANS Received 27 February 2024
8. AL(90)003 PROPOSED BLOCK PLAN Received 27 February 2024

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



**Dated: 24th July 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.