



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 100657143-004

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: Mr

Ref. Number: You must enter a Building Name or Number, or both: *

First Name: * Frazer Building Name:

Last Name: * Haddow Building Number: 4

Telephone Number: * Address 1 (Street): * Whitton Street

Extension Number: Address 2:

Mobile Number: Town/City: * GLASGOW

Fax Number: Country: * United Kingdom

Postcode: * G20 0AN

Email Address: *

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="Mrs"/>	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="Natalie"/>	Building Number:	<input type="text" value="27"/>
Last Name: *	<input type="text" value="Lawlor"/>	Address 1 (Street): *	<input type="text" value="Onslow Drive"/>
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="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G31 2LY"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

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="27 ONSLOW DRIVE"/>
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="G31 2LY"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="665418"/>	Easting	<input type="text" value="261153"/>
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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)

Sub-division of dwellinghouse to form 2no. flatted dwellings and associated external works.

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.

Refer to enclosed documentation 'Refusal response statement'

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)

24.007.FUL Refusal Response Statement Full report of handling Design Statement Drone Image E01 E02 E03 P01 P02 P03 P04
Block and Location Pre-Planning Report

Application Details

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

24/0007/FUL

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

11/01/2024

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

24/04/2024

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 Frazer Haddow

Declaration Date: 08/05/2024

24/00077/FUL – Decision Response Statement

Application Reference: 24/00077/FUL

Address: Onslow Drive, Glasgow, G31 2LY

Proposal: Sub-division of dwellinghouse to form 2no. flatted dwellings and associated external works.

GROUNDINGS FOR APPEAL

This document must be read in conjunction with GCC report of handling document, dated 24th March 2024 (24/00077/FUL).

We respectfully challenge the decision made by the Planning Authority, deeming the refusal unjustified. Herein, we present explanations and additional details concerning certain aspects overlooked by the authority, resulting in unjustified denial.

REPORT OF HANDLING APPLICATION / APPLICANT RESPONSE

1. Amenity Space

In tight grained urban situations of this nature, it is not possible to provide gardens which are not overlooked, or private in nature. Whilst it is possible to provide private garden space in terms of ownership and accessibility, it is seldom possible to provide such space which is not overlooked. The urban layout local to 27 Onslow Drive is characteristic of the majority of neighbourhoods in Dennistoun and other densely populated central Glasgow locations.

The Council have raised no concerns relating to privacy at the rear. Yet the rear amenity space is overlooked by tenements of Craig Park Drive as well as the direct neighbours of 29 Onslow drive. Arguably, this garden space is far less private than that of the front garden where the primary concern has been raised.

Supplementary guidance to SG1 acknowledges situations where flats formed through conversion of existing buildings cannot be provided with private garden space but can still be considered acceptable as units of residential accommodation. In the context of this proposal, garden space is provided to both dwellings. It's not understood how approval can be granted for planning permission for flats without private gardens, but it is appropriate to refuse applications on the basis that private gardens to flatted properties are overlooked.

A recently approved example with an overlooking situation similar to the context of this application is at 100 Finlay Drive. Out of a total of 27 dwellings, the development was approved on the basis of ground floor flats having private amenity space, upper floors did not. As a result, upper floor flats in the development directly overlook the ground floors private amenity space.

The existing hedging at the front adds privacy, yet seems to have not been fully appreciated by the Council. despite its ability to offer substantial privacy from both the road and neighbouring properties on either side.

The proposed small amenity spaces mimic the layouts found not only in close proximity to Onslow Drive, but also in converted properties across the city.

1.1 Local Amenities

Supplement to the private garden spaces proposed, the property benefits from being within close proximity to various parks and green spaces. Namely; Alexandra Park, Haghill Park, Gartlock Park, Glasgow Necropolis. These parks offer residents of Onslow Drive and Dennistoun space for outdoor recreation. The wealth of local amenities local to the subject appears to have been overlooked.

2. Internal front and Rear access

Communal passage through the building is simply not feasible due to architectural constraints associated with the property being a terraced dwelling. A communal access corridor through the property would require splitting the outrigger at the back with the main footprint of the building (the terrace). The first-floor level of the outrigger to the rear is situated at a height lower than the finished floor height in the first-floor level of the main building. For this reason, the outrigger must form part of the ground floor address otherwise the ground floor would be split, and a feasible layout could not be achieved.

27 Onslow Drive is a terraced property located within a densely populated urban area whereby space is limited. Hence, expecting to be able to achieve both front and rear access for all properties is not always possible.

It is of our opinion that the benefits the proposed conversion brings in respect of the size, quality and high specification fit-out outweighs the lack of front and rear access. This trade-off is seen as a reasonable compromise, especially given the broader context and nature of the urban area it is situated in.

The arrangement proposed mirrors that of other terraced conversions in Onslow Drive, Dennistoun and Greater Glasgow.

2.1 Alternative Options Considered

- Access Via Shared Lane for upper floor dwelling

The building benefits from access rights to use the rear lane. A divided or communal area could be established at the back. The upper floor dwelling could only access this via the rear lane. This arrangement would grant access to a shared amenity space/bin store located within a walking distance of less than 100 meters from the front entrance. This alternative solution was proposed to the authority but dismissed as unsuitable. The applicant would be committed to improving the existing illumination to the lane should this solution be something of acceptance by the reviewing committee. **See figure 6.1 and 6.2 in section 6.**

- External Staircase to rear

An external staircase to the rear would be visually unappealing. The rear access from the upper floor would need to be via a rear bedroom, rather than a living / kitchen area, therefore the impact this has on the architectural layout makes this option unfeasible.

3. Bin Storage / Collection

We find it puzzling that while bin storage and regular collections are routinely conducted at both the front and rear lanes to other properties on Onslow Drive, our proposal for the same service is being denied. Consistency in waste collection practices is essential for maintaining cleanliness and orderliness in neighbourhoods. Equitable treatment for a reasonable proposal such as this application would be expected.

Bins will be hidden from sight within lockable timber clad enclosures, sat level on paving slabs. Bin storage will be strategically positioned to optimise functionality, reduce risk of negative environmental impacts and omit any potential disruption to the areas ambience by having them hidden from sight.

The existing hedging at the front seems to have been disregarded by the Council, despite its ability to offer substantial privacy from both the pavement, road and neighbouring properties either side and across the road.

The alternative garden amenity arrangements proposed to the authority can be viewed in figures 6.1 and 6.2, section 6. Although not the applicants preferred solution, these compromises presented would ultimately address the authorities concerns in respect of location of bin storage.



Evidence of front bin collection / storage on Onslow Dr



Evidence of front bin collection / storage on Onslow Dr



Evidence of front bin collection / storage on Onslow Dr



Evidence of front bin collection / storage on Onslow Dr

4. Transport

The proposal is located in an inner urban area, with high accessibility to public transport (including bus and trains) and in walking, wheeling and cycling distance of a range of shops, services and facilities. Whilst on street parking is available, the development will provide cycle storage on site with wall hung bike storage to encourage active travel and sustainable transport.

4.1 Local Public Transport

- Bus routes: Several bus routes serve the area from both Alexandra Parade and Duke street directions, including routes 12, 38, and 41, with bus stops within a 5-minute walk (approximately 300 meters). 12+ per hour.
- Train station: The nearest train station is Alexandra Parade, located approximately a 10-minute walk away (approximately 650 meters). 6+ per hour.
- Bellgrove station is a 12-minute walk. 6+ per hour.

4.2 Parking

The location and arrangement of the existing building does not allow for the creation of dedicated off-road car parking spaces

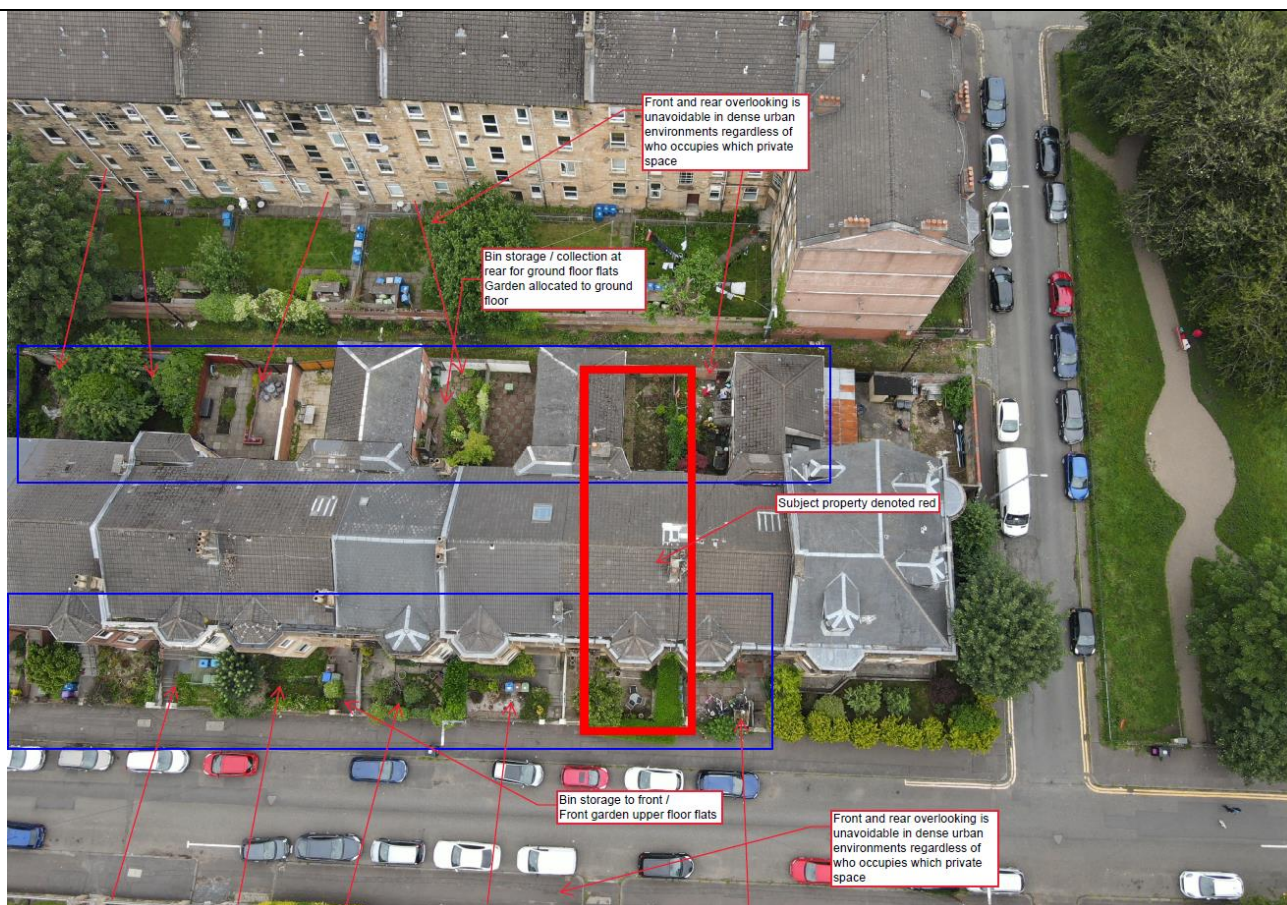
Assessing the parking implications in relation to this proposal becomes intricate and contentious. The building would have equal capacity if it were to operate as a single large house (as existing) or be divided into two smaller flats, both totalling equal living capacity. Its important to note that the impact on parking provision relies entirely on the habits of occupying households, rather than subjectively presuming two smaller households would inevitably bring more vehicles to the area.

Remarks regarding Policy 13 are perceived as lacking consideration and insight into the property's specific location. Requiring provision for off-street parking appears unjustified given the property's urban setting whilst considering the relatively modest scale of the proposed development.

The supplementary guidance within the City Development Plan, known as 'SG11 Sustainable Transport', stipulates the following: "Variations, either above or below the basic standards of parking, must be justified against the following criteria: Public transport accessibility, allowing for provision below the basic standard in areas of high accessibility (refer to Annex A); Considerations of density and open space (refer to SG 1 and SG 6); Placemaking, townscape, and design requirements (refer to policy CDP 1: Placemaking and Design)." This particular site meets criteria across multiple categories, thus allowing for a reduction in parking provisions. It is important to note that the guidance does not establish a minimum parking requirement, and there are instances of residential developments with 0% parking, particularly in areas of high accessibility. As emphasized in the guidance: "The Council supports the development of car-free housing on suitable sites."

5. Other key points

- 5.1 The fact that 46 notice letters were issued, yet not a single response or objection was received, speaks volumes.
- 5.2 Dennistoun is a neighbourhood with a growing demand for homes that offer spaciousness and versatility, making conversions like the one proposed highly sought after. Despite this demand, it's disheartening that the council is choosing to refuse this particular application for reasons not considerate to heavily urbanised neighbourhoods.
- 5.3 Room sizes proposed are generous and something rarely provided in modern flatted developments (commonly approved with no garden at all).
- 5.4 It's worth noting that this conversion is not unique; in fact, it aligns closely with numerous other conversions already present in the local area.
- 5.5 A conversion of this nature requires compliance with current building standards. This includes aspects crucial for occupant safety and comfort, such as enhanced sound performance to ensure peaceful living environments and robust fire safety measures to protect inhabitants. By prioritizing compliance with these standards, this conversion aims to provide future residents with a living space that not only meets their needs but also exceeds their expectations in terms of safety and quality of life.
- 5.6 The applicant has consistently referenced comparable conversions in the neighbourhood. In reality, this proposal signifies an improvement over the majority of historical conversions, which were likely undertaken without adherence to regulated standards.
- 5.7 Maintenance works, both external and internal, will ensure the preservation of the building's character and the surrounding conservation area for future generations.
- 5.8 Occupiers of proposed front garden will benefit from it being south facing orientation, providing them with a environment.



Drone image – refer to annotation

6. Alternative Amenity Solutions

The alternative solutions presented below were suggested during the planning process in an attempt to find a compromise however, they were ultimately rejected. There are recent approval examples in the Park District of the city which demonstrate conversion amenity arrangements like this. Compromising only rear access only via lanes.

As a compromise, considering the building's access rights for use of the illuminated rear lane, a divided or communal area could be established within as shown. This arrangement would grant access to a shared amenity space/bin store which would be located within a walking distance of less than 100 meters from the front elevation.

Figure 6.1 – Front and rear gardens would be communal. Property 2's access to rear space would be from the lane (access rights)

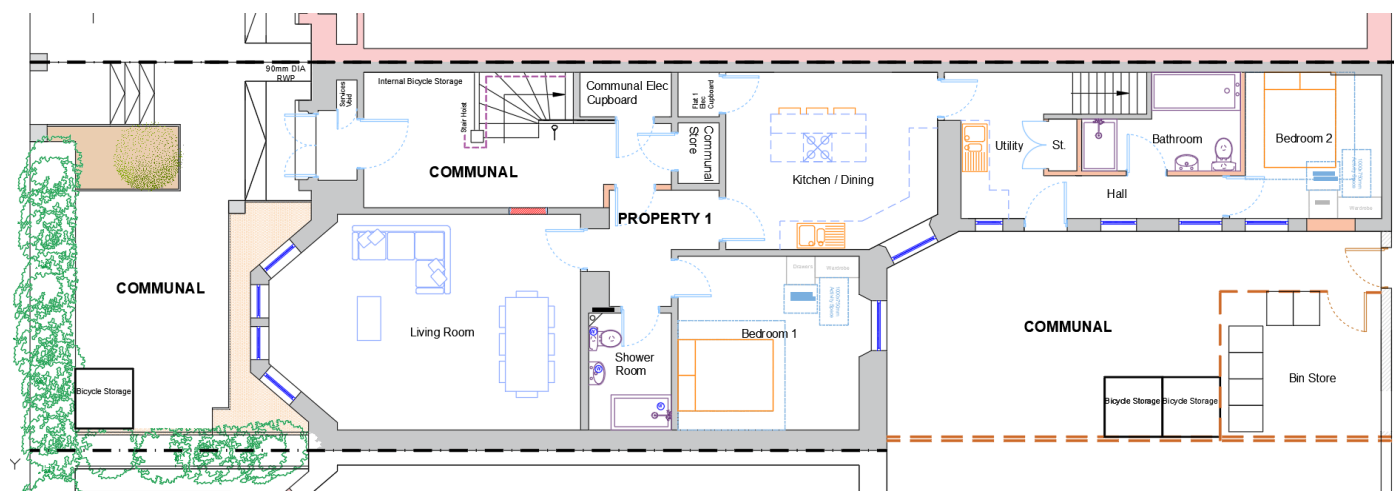
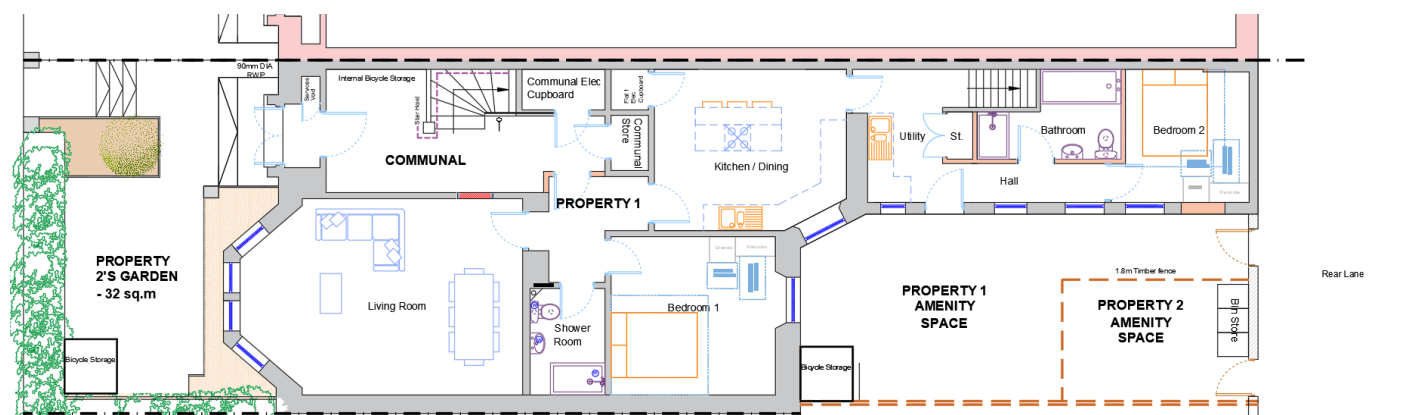


Figure 6.2 – Property 2 (first floor) would be allocated an amenity space at the rear, accessed from the lane. Used for bin shed.



7. Application Support Statement:

Name: Natalie Lawlor

Relationship to 27 Onslow Drive: Owner

Comments on proposal:

I was born and raised in Dennistoun, living in Circus Place and also with my grandparents, at their home at 27 Onslow Drive. It has always been my long-term goal to keep this property within the family, which I have a great nostalgic connection too. The house does however require a huge financial investment to bring it up to modern standards and therefore its development needs to be done in such a way as to make it a viable project too. Our family has a deep-rooted connection to the area with them not only living there but also working within the area too. My grandfather owned the famous Glasgow barbers, 'lonta's' on the Gallowgate and my paternal side were the owners of Doig's Tours on Millerston Street.

I have witnessed the area of Dennistoun go through quite the transition from its glory days to obvious decline and decay. Many properties are poorly maintained and despite this section of Onslow Drive being zoned as a Conservation Area, it is far from visible. It is my aim to retain and restore as many of the original features as possible whilst upgrading it to modern living standards. The house is huge and would have subdivided beautifully, similarly to properties in the west end, into 2 apartments and a mews house. We have however revised the plans to create a 2-apartment split, reflecting the precedence set by the other terraced homes on Onslow Drive, with front and rear bin collections and front gardens allocated to the upper conversion and rear gardens to the lower.

We see our project as another cog in the wheel of regeneration in Dennistoun and hope to see much more investment in the area to restore it to its former glory. With your help, I'm sure, I and others will seek out other properties to improve and develop making Dennistoun a great place to live again.