



Item 4

12th 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

Frazer Haddow  
4 Whitton Street  
Glasgow  
G20 0AN

Our ref: DECISION  
GCC Application Ref: **24/00077/FUL**

26 April 2024

Dear Sir/Madam

**SITE:** 27 Onslow Drive Glasgow G31 2LY

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

I am obliged to inform you that a decision to refuse your application, **24/00077/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 **Lorna Bonnes** on direct phone , or email [lorna.bonnes@glasgow.gov.uk](mailto:lorna.bonnes@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 **24/00077/FUL**

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

AT

**27 Onslow Drive Glasgow G31 2LY**

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

### Reason(s) for decision

01. 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.
02. The proposal is contrary to CDP1 and SG1 of the Glasgow City Development Plan and Policy 16 of NPF4, in that the proposed development, by virtue of its design and scale, does not comply with the general standards set out in CDP1 and SG1. In particular:
  - o Internal front and rear access has not been provided for Property 2;
  - o It is considered that the proposed amenity space for Property 2 is not private amenity space given its close proximity to the street and therefore, appropriate provision for Property 2 has not been provided.
  - o The proposal represents significant privacy issues for both properties given that the windows of the main habitable room of Property 1 front onto the amenity space of Property 2.
  - o The location of the bin storage for Property 2 will adversely impact on the environmental quality of the surrounding.
03. The proposal is contrary to CDP9 and SG9 of the Glasgow City Development Plan in that the proposed development, due to the location of the bin store (front), adversely impacts on the character of the Conservation Area.
04. The proposal is contrary to CDP11 and SG11 of the Glasgow City Development Plan and policy 13 of NPF4 in that the proposed development does not provide a sufficient level of off-street car parking and as proposed, would exacerbate parking conflicts in the surrounding area which would be detrimental to road safety.

### **Drawings**

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

1. A LOCATION PLAN Received 12 January 2024
2. (P)-01 PROPOSED FLOOR PLANS Received 7 February 2024
3. (P)-02 PROPOSED ELEVATION B Received 12 January 2024
4. (P)-03 PROPOSED ELEVATION C Received 12 January 2024
5. (P)-04 PROPOSED BLOCK PLAN Received 12 January 2024

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



**Dated: 26th April 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.