



Item 6

12th November 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 100651907-011

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:

Walk Arch

Ref. Number:

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

First Name: *

Jordan

Building Name:

Last Name: *

Walker

Building Number:

20

Telephone Number: *

Address 1
(Street): *

Rhindmuir Crescent

Extension Number:

Address 2:

Baillieston

Mobile Number:

Town/City: *

Glasgow

Fax Number:

Country: *

United Kingdom

Postcode: *

G69 6NQ

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="Carol"/>	Building Number:	<input type="text" value="3"/>
Last Name: *	<input type="text" value="Stewart"/>	Address 1 (Street): *	<input type="text" value="Criffell Gardens"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Mount Vernon"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G32 9JD"/>
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="3 CRIFFELL GARDENS"/>
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="G32 9JD"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="663419"/>	Easting	<input type="text" value="265748"/>
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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 Loft Conversion To Existing Dwelling At 3 Criffell Gardens, Mount Vernon, G32 9JD

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.

The original design submitted for Planning was for full width dormers front & rear (23/02798/FUL), but this was REFUSED with NO communication from the council officer. We revised the design submitted to Planning which was for large dormers front & rear (24/00520/FUL) REFUSED. Both designs have similar examples within the area which have been approved & built. These identical designs were presented to Planning previously by others and approved, but when we submit these designs they are REFUSED.

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)

We stated two example within the same street in the 2nd Planning Submission when we demanded communication during the application process, but they dismissed it which felt like they didn't want to consider the local area and what's been designed/built.

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 Report, Example Images, Image 01

Application Details

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

24/00520/FUL

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

22/02/2024

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

05/06/2024

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 Jordan Walker

Declaration Date: 24/06/2024

Application Appeal Report

Application Ref - **24/00520/FUL**

We have submitted this application in two times to the Planning Department to review and both times it has been refused when there is ample number of examples within the area. The first Application submitted (23/02798/FUL) was proposed full width Dormers Front and Rear of the existing property similar to a property less than a mile away at 186 Hamilton Road, Glasgow, G32 9QU (Refer to Image 3). Then we submitted a New Planning Permission Application (24/00520/FUL) which got refused based on my latest email correspondence with Lisa Davidson was the following: (Please see argument point under each point of refusal & further comment).

g) not be over-dominant in relation to the existing scale of the property

Under the Glasgow City Development Plan SG1 - Alterations to Dwellings and Gardens 2.14 Dormers, Roof Terrace and Balconies (a), (d), (e) & (f) all affect the massing of the proposal in comparison to the existing property. All these requirements comply with the council's guidelines in more than satisfactory ways such as (a) is 450mm below the ridgeline & low pitch, (d) Is a Flat Roof which matches 90% of the dormers in the same street, (e) Front Dormer is 1141mm & Rear Dormer is 360mm back from the eaves, (f) both Front & Rear large Dormer are 50% of the existing roof width, which is the "Preferred" option like many examples within the Street and Area (Refer to Image 01).

h) relate to windows and doors below in character, proportion and alignment

The proposed front and rear dormers alignment takes into consideration the existing building elements such as the Windows, Doors & Features.

The proposed front dormer alignment considers the ground floor two Bay Windows, Window Frames & Main Door. This can be seen by referring to Images 01 which shows the alignment lines that were considered to blend the proposal into the existing character.

The proposed rear dormer alignment uses the Ground Floor windows as guidelines as seen in Image 01.

In both Planning Permission Application submitted 23/02798/FUL (Full Width Dormers Front & Rear) & 24/00520/FUL (Single Large Dormers Front & Rear) the proposed designs that were submitted and refused are present to see multiple times within 1 mile radius. These precedent/examples are either Large/Full Width Front or Rear Dormers or Both, which the council have Approved/Accepted. Please refer to "Example Images" document with Descriptions & Street Address. Both application REFUSED but many examples APPROVED.



9 Criffell Gardens, Glasgow, G32 9JD (Proposed Large Front & Rear Dormers)



4 Criffell Gardens, Glasgow, G32 9JD (Proposed Large Front & Rear Dormers)



5 Criffell Road, Glasgow, G32 9JE (Proposed Large Front Dormer)



30 Criffell Road, Glasgow, G32 9JB (Proposed Large Front, Side & Rear Dormers)



40 Criffell Road, Glasgow, G32 9JB (Proposed Large Rear Dormer)



44 & 46 Dornford Ave, Glasgow, G32 9NL (Proposed Full Width Rear Dormers)



79 Wester Road, Glasgow, G32 9JY (Proposed Extra Large Rear Dormer)



186 Hamilton Road, Glasgow, G32 9QU (Proposed Full Width Front Dormer)



5 & 7 Dornford Ave, Glasgow, G32 9NN (Proposed Large Front & Rear Dorner)