



**Neighbourhoods, Regeneration
and Sustainability**
Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Item 4 25th June 2024

Glenetive Projects
Paul Hughes
Fifth Floor
90 Mitchell Street
Glasgow
G1 3NQ

Our ref:
GCC Application Ref:

DECISION
23/03129/FUL

8 March 2024

Dear Sir/Madam

SITE: 30 Langside Drive Glasgow G43 2QQ

PROPOSAL: Erection of extension to sunroom at rear including formation of flat roof with living green roof system, raised terrace and alterations to dwellinghouse roof (part retrospective).

I am obliged to inform you that a decision to refuse your application, **23/03129/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 **Laura Johnston** on direct phone , or email laura.johnston@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 23/03129/FUL

Erection of extension to sunroom at rear including formation of flat roof with living green roof system, raised terrace and alterations to dwellinghouse roof (part retrospective).

AT

30 Langside Drive Glasgow G43 2QQ

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 development proposal is contrary to NPF 4, policies 7 and 16 and to CDP 1: The Placemaking Principle, SG 1: Placemaking (Part 2, Residential Development - Alterations to Dwellings & Gardens), CDP 9: Historic Environment and SG 9: Historic Environment, Design Guidance for Listed Buildings and Conservation Areas of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.
03. The proposal is contrary to NPF 4 Policies 7 and 16 and CDP 1, SG 1, CDP 9 and SG 9 of the Glasgow City Development Plan in that the addition of the proposed extension, by virtue of the finished window materials not being timber will visually detract from the character and appearance of the property and would not be in keeping with the wider conservation area.

Drawings

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

1. A LOCATION PLAN Received 18 December 2023
2. SITE PLAN Received 18 December 2023

THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE KEPT SECURE FOR FUTURE REFERENCE

3. 28033/111F PROPOSED GROUND FLOOR Received 18 December 2023
4. 28033/112F PROPOSED LOWER GROUND FLOOR Received 18 December 2023
5. 28033/113D PROPOSED SOUTH AND NORTH ELEVATIONS Received 18 December 2023
6. 28033/114D WEST ELEVATION AS PROPOSED Received 18 December 2023
7. 28033/117A PROPOSED ROOF PLAN Received 18 December 2023

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



Dated: 8th March 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.