

# Comments for Planning Application 23/02244/FUL

Item 6(a)

11th June 2024

## Application Summary

Application Number: 23/02244/FUL

Address: Flat 3/1 31 Buckingham Terrace Glasgow G12 8ED

Proposal: Use of main door flatted dwelling (Sui Generis) as short term let (Sui Generis)

Case Officer: Mark Thomson

## Customer Details

Name: Ms Ann Laird

Address: Flat 2/3, 16 Dudley Drive, Glasgow G12 9SB

## Comment Details

Commenter Type:

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Friends of Glasgow West object to the use of this main door flat as short stay accommodation.

It is within a pre-1919 5-storey tenement which turns the corner from Buckingham Terr into Queen Margaret Dr (QMD), in a prominent location opposite Botanic Gardens Main Gates, in Glasgow West Conservation Area.

At Nos 2 and 4 QMD, there are now 8 flats. The original Main Door at 31 Buckingham Terrace was subdivided in the past, forming a basement (currently Buck Terr. Medical Practice), and the raised ground floor Main door flat ie the subject of this application.

We have several points of objection:

1. Planning Application has been lodged and advertised as Flat 3/1, at 31 Buckingham Terrace. This should be corrected and re-advertised, or at least the time for comments should be extended.
2. In the "Land Ownership" section Certificate B is completed stating the Agent has notified themselves, rather than notifying the owners of the other 9 properties in the building.
3. The proposal is not compliant with Glasgow Planning Guidance, SG10 Meeting Housing Needs, under section 4B Short-Stay Accommodation 4.16, part c). This guidance specifically advises that the Council will strongly resist change of use of properties to short-stay flats in Glasgow West Conservation Area. Given that the application site is in Hillhead part of Glasgow West Conservation Area, the use of this self-contained tenement flat as short-stay accommodation is directly against the policy.
4. The proposal reduces availability of residential property in the area, just when there's a long-term housing shortage in Scotland. A more appropriate use for this self-contained Main Door flat would be as the main residence for an owner-occupier, or private tenant.

5. Comment: Glasgow's "Short Term Lets" Licensing Policy (Sept 2023), also applies to this flat. We understand that in all tenements, only "Home Sharing" is allowed anyway - so this planning application is really irrelevant.

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**HILLHEAD COMMUNITY COUNCIL**

Chair: Mrs C. Noble, 17 Ashton Road, Glasgow G12  
secretary: Mrs J M H Charsley, 55 Cecil Street, Glasgow G12 8RW  
Tel. 0141 339 4927

The Chief Planner  
Glasgow City Council

Dear Sir

23/02244/FUL

Address: Flat 3/1 31 Buckingham Terrace Glasgow

Proposal: Use of main door flatted dwelling (Sui Generis) as short term let (Sui Generis)

We strongly object to the application for the change of use of this flat to a short term let. This is contrary to planning policy for this conservation area.

Further:-

- Short term lets are often used as party flats, to the annoyance of the flats above.
- We also note that the applicant is expecting all three habitable rooms to be used to accommodate guests. This is an extra burden on the property and neighbours,
- We note that there is no fire alarm in the kitchen, that there is no note of where the bins are to go or where they are to be positioned and collected, or how more than one car is to be prevented from using others' spaces if two cars arrive.
- We have a shortage of properties for families in this area.

This tenement is in a very prominent position. It is also better suited to family use.

We ask you to refuse planning consent for use as a short term let as this is contrary to planning policy,

Yours faithfully,  
Jean Charsley  
Secretary  
Hillhead Community Council

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