

Request for Planning Local Review

Flat 3/1, 31 Buckingham Terrace (Ward 11) - 24/00026/LOCAL - Use of main door flatted dwelling (Sui Generis) as short term let (Sui Generis).

COPIES OF THE FOLLOWING DOCUMENTS ARE ATTACHED:-

- 1 Report by Executive Director of Neighbourhoods, Regeneration and Sustainability.
- 2 Photographs by Planning Advisor x 10.
- 3 Report of Handling.
- 4 Planning Decision Notice of 4th December 2023 – 23/02244/FUL.
- 5 Planning Application and Supporting Documents:
(List of relevant documents attached as Appendix 1)

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S0TACHEXGX700>

- 6 Representation:-

- (a) Friends of Glasgow West; and
- (b) Hillhead Community Council.

- 7 Notice of Review and Supporting Documents –
(List of relevant documents attached as Appendix 1)

- 8 Relevant Policies from the Statutory Development Plan:

NPF4 Policy 23 Health and Safety pg. 76-77

NPF4 <https://publicaccess.glasgow.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=S9MHL7EX0W700>

Policy 30 Tourism pg. 88-89

<https://www.gov.scot/binaries/content/documents/govscot/publications/strategy-plan/2023/02/national-planning-framework-4/documents/national-planning-framework-4-revised-draft/national-planning-framework-4-revised-draft/govscot%3Adocument/national-planning-framework-4.pdf>

CDP1 The Placemaking Principle

CDP2 Sustainable Spatial Strategy

CDP3 Economic Development

CPD9 Historic Environment

CDP10 Meeting Housing Needs

CDP11 Sustainable Transport

<https://www.glasgow.gov.uk/CHttpHandler.ashx?id=35882&p=0>

Relevant Supplementary Guidance:

SG1 Placemaking (part 2)

<https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36871&p=0> pg. 39, 42, 71

IPG3 Economic Development

<https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36875&p=0> pg. 23-24

SG10 Meeting Housing Needs

<https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36872&p=0> pg. 11-13

SG11 Sustainable Transport

<https://www.glasgow.gov.uk/CHttpHandler.ashx?id=36522&p=0> pg. 14-16, 22-23, 34

9 Draft conditions if Committee are minded to grant.

Copyright

Plans, drawings and material submitted to the council are protected by the Copyright Acts (section 47, 1988 Act). You may only use material which is downloaded and/or printed for consultation purposes, to compare current applications with previous schemes and to check whether developments have been completed in accordance with approved plans. Further copies must not be made without the prior permission of the copyright owner.

24/00026/LOCAL Buckingham Terrace - List of Documents and Drawings

Planning Application Documents:

<https://publicaccess.glasgow.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S0TACHEXGX700>

Updated Operations Note published 6 October 2023

Intention of operations at Buckingham Terrace published 2 October 2023

Notification List – Neighbours published 20 September 2023

Full Planning Application published 11 September 2023

Planning Application Drawings:

Floor plan with scale bar published 6 October 2023

Site plan with scale bar published 6 October 2023

A Location Plan published 11 September 2023

Review Documents:

<https://publicaccess.glasgow.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=S9MHL7EX0W700>

Hillhead Community Council published 20 March 2024

Management Plan published 29 February 2024

Comment from Appellant in relation to item 6(b) of the docpack

APPELLANT:

PLANNING REFERENCE: REVIEW REFERENCE: REVIEW ADDRESS: REVIEW PROPOSAL:

Bauteil Property Services Ltd

23/02244/FUL

24/00026/LOCAL

Flat 3/1 31 Buckingham Terrace Glasgow G12 8ED

Use of main door flatlet dwelling (Sui Generis) as short term let (Sui Generis).

In response to Hillhead Community Councils concerns.

It's clear from reading the Hillhead Community Councils comments that they have not gone through the review statement I submitted as they bring up points I have already addressed.

They state that this Air BnB will be used as a party flat. We are not in favour of party flats and have made a substantial investment in this property. We have no intention of it being used as such.

We have also taken the advice to have an average age limit for groups looking to stay in the property. Again, stated in the review statement, we are now only having two habitable rooms in the property making it less of a burden on the other residents of the building.

Furthermore, we also detailed how we are collecting the bins from the flat ourselves after every stay and depositing them to the Dawsholm Recycling Centre so it stops guest from using the communal bin shed. This will be clearly indicated to any occupants.

Again, the Hillhead Community Council has overlooked my review statement in terms of the parking as I have stated the building has a private car park and each flat has a designated car space which is blocked by locked bollards. We would give the guest, if they chose to bring a car, the code for our lock so they would only be able to use the car park space that assigned to the property. This means there is no issue of guests using other residents spaces.

I can confirm that there is a fire alarm in the kitchen as required by law.

They also express concern about other residents being woken up by guests of our property. We have stated in the review statement that there are quiet hours between the times of 22:00pm-07:00 am. I am not part of an agency so my personal phone number has been provided to the residents directly above the property so if there are any issues they can call me at anytime if a problem was to arise. They also mention children being woken up. I can confirm that currently there are no children in the other properties.

They also state that the building is residential but this is incorrect as there is a doctors practice in the basement of the building and a hotel directly adjacent to the property. The whole terrace is a mixture of residential and commercial properties.

Hillhead Community Council says how the proposal doesn't comply to the NPF4, but this is not the case. My whole review statement highlights how our proposal for the change of use of our property does, in fact, comply with the NPF4 and the CDP.

Any work that has been done in the property is merely decorative with no planning permission required. We do not intend to alter the property in anyway. We would be happy to accommodate any inspection if required.

I have addressed all of the issues raised by the Hillhead Community Council within these notes. I also advise them to go through my review statement again as the issues have all been addressed previously within the review statement.

Kind Regards,
Russell Kennedy

