



Item 6

23rd September 2025

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: [onlineplanning@glasgow.gov.uk](mailto: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 100688118-007

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:

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

First Name: \*  Building Name:

Last Name: \*  Building Number:

Telephone Number: \*  Address 1 (Street): \*

Extension Number:  Address 2:

Mobile Number:  Town/City: \*

Fax Number:  Country: \*

Postcode: \*

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="Mr"/>	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="Pedro"/>	Building Number: <input type="text" value="48"/>
Last Name: *	<input type="text" value="Hermoso Puga"/>	Address 1 (Street): * <input type="text" value="Drygate"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text" value="Flat 5"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="G4 0XU"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="pedro.hermoso.puga@gmail.com"/>	

## 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="FLAT 5"/>
Address 2:	<input type="text" value="SIMPSON HEIGHTS"/>
Address 3:	<input type="text" value="48 DRYGATE"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G4 0XU"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="665243"/>	Easting	<input type="text" value="260249"/>
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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)

Use of flatted dwelling (Main door) (Sui Generis) as short term let for up to 2 persons (Sui Generis)

## 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.

This application is for a uniquely low-impact case. This is not a typical flat within a shared stairwell: it is a ground-floor property with its own independent front door, operated under a strict Management Plan, and limited to just 2 guests. It respects neighbours, safeguards residential amenity, and at the same time supports Glasgow's universities, research community, and wider economy. We respectfully request the decision to be reconsidered taking into account the merit of the proposal.

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)

It has been highlighted the minimal impact on neighbouring resident; a full Management Plan has been included to provide more clarity on the management of the STL; we further clarified the access to the property from open pedestrian routes freely accessible from the public street.

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)

- Statement in support to the request to review the planning decision for 25/00130/FUL (including Managment Plan as Appendix 1)

## Application Details

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

25/00130/FUL

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

22/01/2025

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

29/05/2025

## 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 Davide Rizzo

Declaration Date: 28/08/2025

## Payment Details

Online payment: 687505

Payment date: 28/08/2025 09:34:26

Created: 28/08/2025 09:34

## ***To the Planning Local Review Committee***

### **Statement in support to the request to review the planning decision for 25/00130/FUL**

I respectfully request that the Local Review Committee reconsider the refusal of planning permission for the use of my property (Flat 5, Simpson Heights, 48 Drygate, Glasgow) as a short-term let for up to 2 persons.

I fully recognise the importance of protecting residential amenity and maintaining the character of Glasgow's housing stock. Short-term lets must be carefully managed to avoid adverse impacts on neighbours, and I am committed to ensuring that this property is operated responsibly and in full compliance with both national and local policy.

This application is, however, a uniquely low-impact case. The property is a ground-floor, one-bedroom flat with no neighbours below, its own direct main door access, and a maximum capacity of only 2 guests. It represents just one unit within a block of 90, meaning its effect on the overall housing stock is minimal.

To provide further reassurance, I have enclosed a **Management Plan** (Appendix 1) setting out clear measures on guest conduct, cleaning, refuse disposal, parking restrictions, and 24/7 management contact. This demonstrates that the flat will be run to a high standard and with minimal impact on neighbouring residents.

For ease of reference, I have set out below the six refusal reasons, and their clarifications.

#### **Reasons for refusal:**

- 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 NPF4 Policy 23: Health and Safety, Policy 30 - Tourism, Policy CDP1 and SG1 - Placemaking, and CDP10 and SG10 - Meeting Housing Needs of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.
- 03.** The proposal is contrary to Policy 23: Health and Safety of National Planning Framework 4 in that, due to the transitory nature of the proposed development, the use of a residential flat as short-stay accommodation is likely to raise unacceptable noise issues, which would be detrimental to the existing neighbours within the flatted block, thereby creating an adverse impact on residential amenity.
- 04.** The proposal is contrary to Policy 30: Tourism of National Planning Framework 4 in that the introduction of a short-term letting use at this property will result in the loss of residential accommodation, and the loss is not outweighed by demonstrable local economic benefits.
- 05.** The proposal is contrary to Policy CDP1 and SG1 of the Glasgow City Development Plan in that the proposal would result in non-residents accessing shared residential access corridors and shared external space as the flat does not have direct access to the street.

**06.** The proposal is contrary to CDP10 and SG10 of the Glasgow City Development Plan in that the proposal would result in a change of use from a residential flat to short-stay accommodation within an existing block of residential flats, resulting in a mix of mainstream residential flats and short-stay accommodation within a single building. As such, the introduction of the proposed use would adversely affect the residential character of the flatted block to the detriment of the amenity of residents occupying mainstream residential flats.

## **Clarifications:**

### ***Refusal Reason 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.”*

## **Response**

There are material considerations which outweigh any variance. The property is:

- A ground-floor flat with no neighbours below (minimising noise).
- Equipped with its own main door access, so guests do not use communal stairwells or lifts.
- Of very limited scale (2 guests maximum, within a block of 90 flats).

These factors significantly mitigate the usual concerns around short-term lets and are consistent with the criteria set out in **SG10 (Meeting Housing Needs)** regarding low concentration, direct access, and protection of residential amenity.

### ***Refusal Reason 02***

*“Contrary to NPF4 Policy 23, Policy 30, CDP1/SG1, CDP10/SG10.”*

## **Response**

- **NPF4 Policy 23 (Health and Safety):** This policy seeks to avoid unacceptable noise impacts. The flat's ground-floor location, lack of neighbours below, and main door access mean noise risks are already low. The Management Plan includes quiet hours, guest information, and immediate contact arrangements, which further align with the policy's aims.
- **NPF4 Policy 30 (Tourism):** While guests may include tourists, the flat is primarily intended for visitors connected to the University of Strathclyde (students, researchers, visiting academics). **SG3 (Economic Development)** highlights both tourism and higher education as key growth sectors in Glasgow's economy. The proposal therefore directly supports the city's economic development strategy while imposing minimal housing loss (1 flat out of 90).
- **CDP1/SG1 (Placemaking):** The proposal maintains residential amenity and character. Guests do not use communal stairwells or lifts, and adjacent outdoor areas are open-access, not private gardens. This is consistent with **SG1's placemaking principle**, ensuring that development is compatible with the surrounding environment.
- **CDP10/SG10 (Meeting Housing Needs):** SG10 allows short-stay accommodation where there is direct access and low concentration. The property fully complies with a separate entrance and no intrusion into private communal areas.

- **Transport and Parking:** The Management Plan prohibits guest use of the residents' car park. Paid parking is available nearby, and the flat is well connected by public transport (bus 90, bus 41 direct to George Square, and High Street station within 7 minutes). Given the academic focus, guests (students) are less likely to rely on cars.

### **Refusal Reason 03**

*“Contrary to NPF4 Policy 23: transitory nature likely to raise unacceptable noise issues.”*

#### **Response**

The risk of unacceptable noise is minimal:

- Ground-floor location with no neighbours below.
- Independent main door access, avoiding communal spaces.
- Capacity restricted to 2 guests maximum.
- Noise mitigation measures embedded in the Management Plan.

This situation mirrors the noise profile of a single long-term tenant and aligns with **SG10's aim of protecting residential amenity**.

### **Refusal Reason 04**

*“Contrary to NPF4 Policy 30: loss of residential accommodation not outweighed by demonstrable local economic benefits.”*

#### **Response**

The flat directly supports the University of Strathclyde, within walking distance. There is a clear shortage of short-term housing for international students, researchers, and academic visitors, evidenced by multiple enquiries when advertised.

By supporting higher education and research activity, the flat contributes to Glasgow's **strategic economic sectors** (tourism and education) identified in **SG3**. The minimal loss of one flat out of 90 is therefore outweighed by tangible benefits to the city's economy and reputation.

### **Refusal Reason 05**

*“Contrary to CDP1 and SG1: non-residents accessing shared corridors and shared external space as the flat does not have direct access to the street.”*

#### **Response**

This is not accurate. The flat has its own main door access directly from the public street, facing John Knox Street. Guests may enter from **John Knox Street, Drygate, or Duke Street** via a short open walkway with railings, which is externally lit by automatic lighting. These are open pedestrian routes freely accessible from the public street, with streetlamps just a few metres away. This is not a tenement close or an internal communal stairwell: it is an external, open-access route that leads directly to the front door of the flat.

To illustrate this, please see the **two photographs and the plan** provided:

- **Green markings:** the open pedestrian accesses into the building, which are freely available to anyone from the street (they are not restricted to residents and are often used as shortcuts).

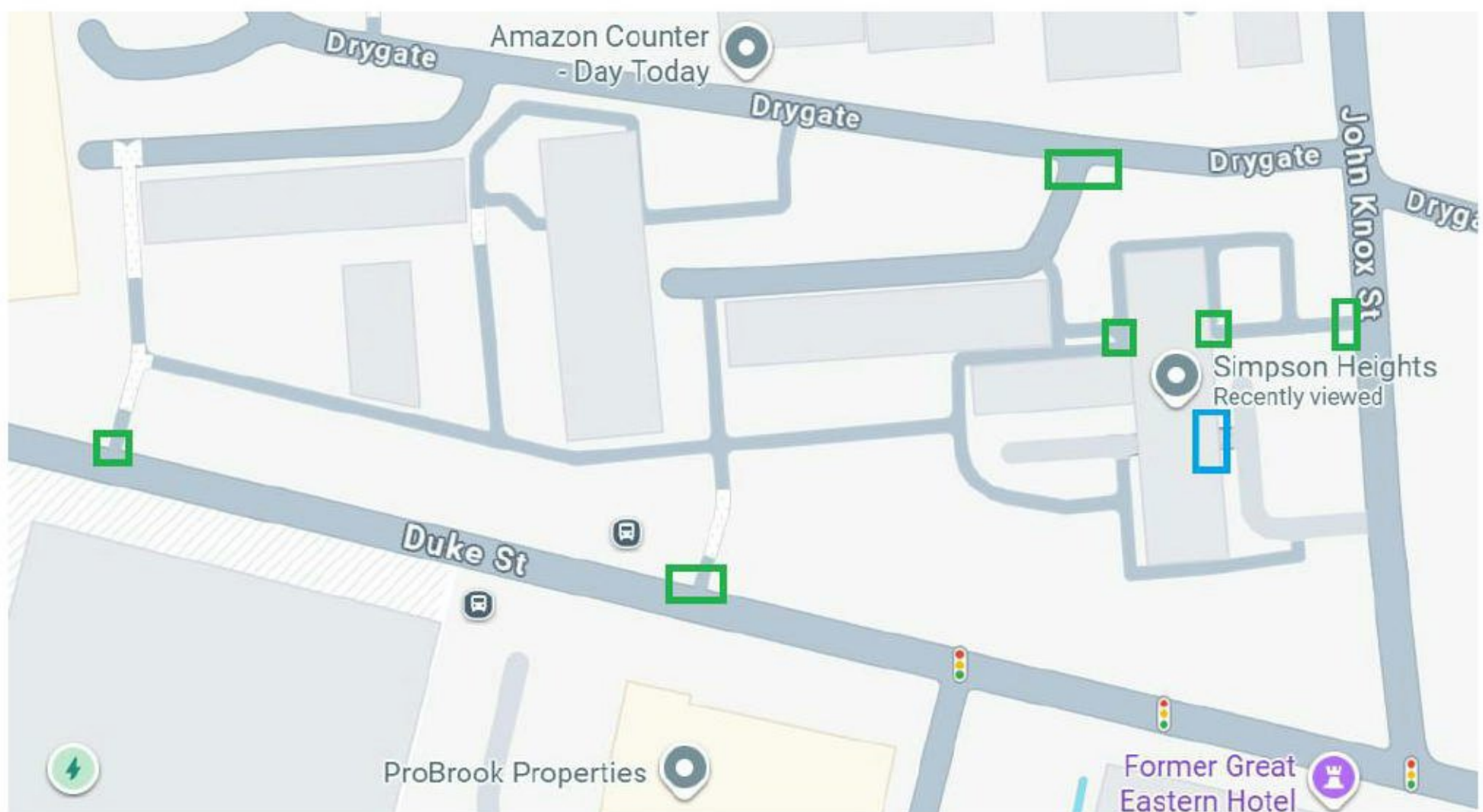
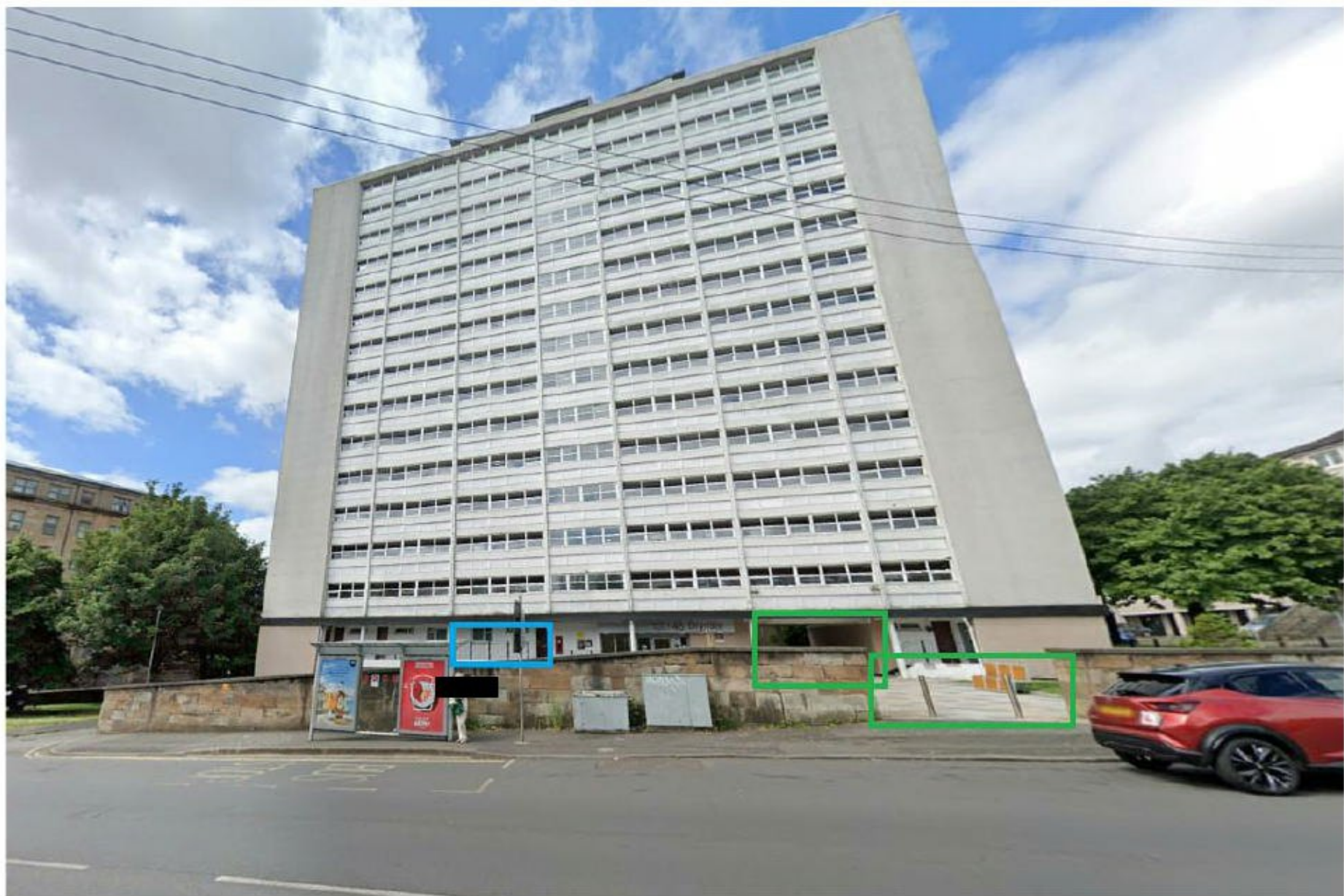


- **Blue marking:** the location of my flat's front door, situated directly on this open, lit walkway.

Guests therefore do not pass through enclosed shared spaces or stairwells. This arrangement is consistent with **SG10's requirement for "individual access to a lit street"**, and ensures there is no intrusion upon private residential areas. The proposal is therefore compliant with both **SG1 (Placemaking)** and **SG10 (Meeting Housing Needs)**.







### **Refusal Reason 06**

*“Contrary to CDP10 and SG10: mix of mainstream residential flats and short-stay accommodation within a single building would harm residential character.”*

### **Response**

The scale of the proposal is extremely limited: 1 flat in a block of 90, restricted to 2 occupants. In the block, **6 flats have direct main door access to the street**, which is the characteristic SG10



identifies as suitable for short-stay accommodation. Of these, only **4 flats (including mine) are on the ground floor with no neighbours below**, which makes them uniquely low-impact in terms of noise. This significantly limits the potential for cumulative impact.

In addition, my flat has only **one bedroom**, meaning that the loss to the overall housing stock is smaller than in larger units. Even in the unlikely scenario that all four eligible flats were converted, this would represent less than 5% of the block, a very low concentration that cannot reasonably be considered harmful to the residential character of the building under SG10. .

To illustrate this, please see the photograph provided:

- **Green marking:** my flat.
- **Blue markings:** the only other three flats in the block with similar direct-access characteristics.
- **Red marking:** the main communal entrance, used by the vast majority of residents.

Therefore, the approval of this proposal would not undermine the residential character of the building. Each future application would still be assessed on its own merits, but the unique characteristics of this flat make it particularly low-impact and compatible with **SG10**.



## Conclusion

- Ground floor, with no neighbours below – further reducing potential noise impact and supporting SG10's amenity objectives.
- Independent main door access that leads directly to a well-lit public street – fully compliant with SG10's requirement for "individual access to a lit street".

- Outdoor space adjacent to the flat is open-access, not private, ensuring no intrusion into residents' communal areas.
- Maximum of 2 guests in a building of 90 flats.
- Of the 6 flats with direct main door access, only 4 (including mine) are on the ground floor with no flats beneath. Even if all were converted, this would be under 5% of the block – too small a proportion to affect its residential character under SG10.
- Noise risks are further mitigated by the detailed Management Plan.
- Guests primarily linked to the University of Strathclyde, supporting **SG3 (Economic Development)** by aligning with key sectors (tourism and education).
- Excellent sustainable transport links (bus 41, bus 90, High Street station nearby), reducing car dependency.

In summary, this is not a typical flat within a shared stairwell: it is a ground-floor property with its own independent front door, operated under a strict Management Plan, and limited to just 2 guests. It respects neighbours, safeguards residential amenity, and at the same time supports Glasgow's universities, research community, and wider economy.

For these reasons, I respectfully ask the Local Review Body to overturn the refusal and grant planning permission.

## Appendix 1 - Management Plan

### Booking Requirements

- Guests may only book after providing verification through the booking platform and accepting the Code of Conduct.

### Code of Conduct

- Respect neighbours at all times. Excessive noise will result in immediate cancellation of the stay.
- Strictly no parties, no outside visitors, and no overnight guests without prior approval.
- No illegal activities anywhere on the property.
- Quiet hours from 10pm to 8am, according to Scottish legislation.
- No smoking inside the flat or immediately outside the door.
- No pets allowed.

### Access

- Main door access via a secure lockbox located adjacent to the flat entrance.
- Guests receive a unique code 24 hours before arrival, valid only for the duration of their booking.



### **Length of Stay**

- Minimum stay: 4 nights.

### **Maximum Number of Guests**

- 2 persons.

### **Waste Disposal**

- Guests must bag all rubbish securely and deposit it in the designated **residential bin store of Simpson Heights**, which is serviced by Glasgow City Council.
- Instructions and a map of the bin location are included in the check-in guide.
- Housekeeping confirms proper disposal after each stay.

### **Cleaning & Laundry**

- Professional cleaning service after each departure, with full linen and towel change.
- Deep clean carried out monthly.

### **Check-in/Check-out**

- Check-in from 4pm; check-out by 10am.
- Guests receive a digital check-in guide with instructions on access, refuse, parking restrictions, and local transport links.

### **Parking**

- Guests are prohibited from using the residents' car park.
- Paid on-street and public parking is available nearby.
- Guests are encouraged to use sustainable transport (bus 41, bus 90, High Street station).

### **Noise & Disturbance Control**

- Guests are reminded at booking and again prior to arrival that this is a residential building, and that noise must be kept to a minimum at all times.
- Strict “no party / no smoking / no pets” policy forms part of the booking confirmation.
- Host contact details are displayed prominently for immediate issue resolution.

### **On-site Management**

- The host (owner) is contactable 24/7 by phone.
- Emergency contact details are provided inside the flat.