



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

Item 4

28th October 2025

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Bennett Developments And Consulting
Don Bennett
10 Park Court
Glasgow
G46 7PB

Our ref: DECISION
GCC Application Ref: **25/00459/FUL**

6 June 2025

Dear Sir/Madam

SITE: Site To The West Of 2114E Pollokshaws Road Glasgow

PROPOSAL: Erection of 1No. dwellinghouse (Contrary to CDP).

I am obliged to inform you that a decision to refuse your application, **25/00459/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 **Lauren Springfield** via email lauren.springfield@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 **25/00459/FUL**

Erection of 1No. dwellinghouse (Contrary to CDP).

AT

Site To The West Of 2114E Pollokshaws Road Glasgow

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 proposed development is contrary to the following National Planning Framework 4 policies and there is no overriding reason to depart therefrom: Policy 1: Tackling the Climate and Nature Crises; Policy 2: Climate Mitigation and Adaptation; Policy 3: Biodiversity; Policy 4: Natural Places; Policy 6: Forestry, Woodland and Trees; Policy 7: Historic Assets and Place; Policy 8: Green Belts; Policy 13: Sustainable Transport; Policy 14: Design, Quality and Place; Policy 16: Quality Homes; Policy 20: Blue and Green Infrastructure; and, Policy 22: Health and Safety.
03. The proposed development is contrary to the following City Development Plan policies and associated supplementary guidance documents and there is no overriding reason to depart therefrom: CDP1, SG1 (Part 1) and SG1 (Part 2): The Placemaking Principle; CDP2: Sustainable Spatial Strategy; CDP5 and SG5: Resource Management; CDP6 and SG6: Green Belt and Green Network; CDP7 and SG7: Natural Environment; CDP8 and SG8: Water Environment; CDP9 and SG9: Historic Environment; and, CDP11 and SG11: Sustainable Transport.
04. The proposed development is significantly contrary to NPF4 Policies 1 and 2 and to CDP policies CDP5 and SG5 in that the proposal is located in a "vulnerable area" as defined in Policy 2 and by its several historic environment and natural environment designations, on greenfield land, and principally its designation as Green Belt within the CDP. The proposal has not taken due accord of the requirement for climate mitigation and adaption or given

significant weight to the global climate and nature crises. The proposal is not located and designed to reduce the greenhouse gas emissions from the occupation and use of the dwellinghouse and site as no Statement on Energy is submitted and there is no evidence that the requirement of the Gold Standard has been incorporated into the detailed design and materiality of the residential development.

05. The proposed development is significantly contrary in both principle and detail to Policy 8 of NPF4 and to CDP6 and SG6 of the CDP as the written justification submitted within the Planning Statement for developing on land designated as Green Belt does not meet any of the clearly stated exclusion criteria set out in Policy 8 (a)(i) and SG6 paragraph 3.2, and it does not meet all of the required criteria set out in Policy 8 (a)(ii) and SG6 paragraph 3.3. The change of use to a residential property would be detrimental to the function and integrity of the Green Belt and the Green Network at this location. The submitted supporting drawings are lacking the basic information of detailed design and material finishes and certainly do not outweigh the strong policy presumption against unjustified development in, and loss of land within, the Green Belt.
06. The proposed development is significantly contrary to NPF4 Policies 3, 4, 6 and 20 and to CDP policies CDP6, CDP7, SG6 and SG7. The application is not supported by a site appraisal or any technical site surveys to assess the existing character and value of the site. Furthermore, the application is not supported by any reports or drawings which demonstrate that the proposed development incorporates biodiversity enhancement, hard and soft landscaping, and water management into its detailed design, nor that the proposed development at a minimum protects the existing mature trees, habitats, wildlife, and landscape setting through appropriate and designed in mitigation. This lack of information is significantly contrary to the relevant policies and specifically to Policy 4 (e) requires planning authorities to apply the precautionary principle in accordance with relevant legislation and Scottish Government guidance.
07. The proposed development is significantly contrary to NPF4 Policy 16 and to CDP policy CDP2. Specifically, it is contrary to Policy 16 criteria (f) and to CDP2 points 1, 7, 12 and 15 by virtue of its location and character as greenfield land within the Green Belt and Green Network. The change of use to a residential property would be detrimental to the function and integrity of the Green Belt and the Green Network at this location, the land is not allocated for housing, there is no agreed time-scale for build out, and it is not in accordance with the aim of CDP2 to create a compact city form which supports sustainable development which is the overall spatial strategy for the CDP, or with the other relevant CDP Policies.
08. The proposed development is significantly contrary to NPF4 Policy 14 and to CDP policies CDP1, SG1 (Part 1), and SG1 (Part 2) as the proposal is poorly designed, inconsistent with the six qualities of successful places, and is detrimental to the amenity of the surrounding area by virtue of its poor siting and design. The proposed development is not supported by a submitted site appraisal to demonstrate that the principles of placemaking have been applied. The proposed layout and the proposed elevation drawings are lacking the basic information of detailed design and material finishes to undertake a robust assessment against the relevant planning policies.
09. The proposed development is significantly contrary to NPF4 Policy 7 and to CDP policies CDP9 and SG9. It will not preserve or enhance the special character and appearance of the Pollok Park Conservation Area. Insufficient detailed design and no material finishes information was submitted which shows that the proposal is not design-led and has not taken due consideration of the architectural and historic character of the area, the existing built forms, the context and siting of the existing residential properties in the converted Sheeppark Farm steading buildings, or for the required high quality of design and suitable materials for all development. The proposal does not demonstrate that it will preserve the existing natural and built features that contribute to the character and appearance of the Pollok Park Conservation Area at this location, such as the mature trees lining the Core Path on the southern boundary. The application does not have any supporting information which considers the Inventory Gardens and Designed Landscapes designation, or which shows that the proposal will not significantly impact on cultural significance, character and integrity of that designation at this location within Pollok Country Park and no reasonable justification has been submitted to prove that this development is necessary at this site within the designated Inventory Gardens and Designed Landscape.

10. The proposed development is contrary to NPF4 Policy 13 and CDP policy CDP11 and SG11 as no information has been submitted to demonstrate that the proposed access works to the existing access gate entrance to the site will adequately mitigate against detrimental impacts on the local public access route, i.e. the private access road, and the Core Path including designing in the transport needs of all users during and after construction and the legislative requirement to ensure the Core Path is safe, open and to a minimum standard or appropriately and temporarily stopped up or diverted. The proposed 4no. vehicle parking spaces on the site exceed the 2no. spaces maximum standard set out in Table 3.1 for a single dwellinghouse and no justification has been submitted on the need for two additional spaces. The proposal is also contrary to Table 3.1 and specifically Note N3.15 regarding Layout because the siting and dimensions of the driveway as shown on the submitted drawings do not meet the minimum width of 3.5m as set out in the Design Guide for New Residential Areas on pages 38 and 44.
11. The proposed development is contrary to NPF4 Policy 22 and CDP policies CDP8 and SG8 in that the submitted information does not demonstrate to the satisfaction of the Council that the proposal will not increase the risk of surface water flooding to the site or to other sites, that all rain and surface water will be managed through SUDS and not via a surface water connection to a Scottish Water combined sewer, or that the development can connect to the Scottish Water public water and foul drainage networks.

Drawings

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

1. SITE PLAN AS PROPOSED 31106/1 Dated 03.03.2025
2. SITE PLAN AS PROPOSED 31106/2 Dated 03.03.2025
3. GROUND FLOOR PLANS 31106/3A Dated 03.03.2025
4. FIRST FLOOR PLANS 31106/4A Dated 03.03.2025
5. ELEVATIONS 31106/5 Dated 03.03.2025
6. LOCATION PLAN 31106/LC Dated 18.03.2025

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



Dated: 6th June 2025

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.