



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

Item 4

20th January 2026

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Karen Parry Architects
Rowan Maclachlan
Suite 3
Clydeview House
813 South Street
Glasgow
G14 0BX

Our ref: DECISION
GCC Application Ref: **25/01917/FUL**

24 October 2025

Dear Sir/Madam

SITE: 17 Daleview Avenue Glasgow G12 0HE

PROPOSAL: Erection of two storey extension to side, formation of dormer windows to side and rear of dwellinghouse and external alterations.

I am obliged to inform you that a decision to refuse your application, **25/01917/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 **Claire Hunt** via email claire.hunt@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 25/01917/FUL

Erection of two storey extension to side, formation of dormer windows to side and rear of dwellinghouse and external alterations.

AT

17 Daleview Avenue Glasgow G12 0HE

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 proposal is contrary to National Planning Framework 4 Policies 14 and 16 (adopted February 2023) and CDP1 and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) as specified below, and there is no overriding reason to depart therefrom:
 - By virtue of its siting, scale, built form and design, the proposed development is poor designed and will have a detrimental impact on the amenity, character and environmental quality of the site and the surrounding area.
 - The proposed side elevation dormer, by virtue of its scale and design, will give the appearance of an incongruous and disproportionate addition to the dwelling which would dominate the existing property and the adjoining dwelling to the detrimental of visual amenity and the character of the street scene.
 - The proposed rear elevation dormers, by virtue of their scale, design and materials, will visually detract from the character and appearance of the property and would not be in keeping with the existing semi-detached dwelling and the wider area.
 - The proposed two-storey side extension, by virtue of its inappropriate built form and design, will create an anomalous feature at the property and within the street-scene, to the detriment of the visual amenity of the property and the character of the street scene.

Drawings

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

1. 01 LOCATION PLAN Received 19 August 2025
2. 02 BLOCK PLAN Received 19 August 2025
3. 08 PROPOSED SITE PLAN Received 19 August 2025
4. 09 PROPOSED PLANS Received 19 August 2025
5. 10 PROPOSED PLANS Received 19 August 2025
6. 11 PROPOSED ELEVATIONS Received 19 August 2025
7. 12 PROPOSED SECTIONS Received 19 August 2025
8. 13 DOWNTAKINGS Received 19 August 2025

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



Dated: 24th October 2025

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION
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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 downloading and completing the form available at <https://www.eplanning.scot/ePlanningClient/>. It should then be emailed, along with accompanying documents, to localreviewcommittee@glasgow.gov.uk.

In most cases a fee is applicable for a notice of review and details of the relevant fee can be found here: [Decision and Appeal – Glasgow City Council](#). The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. The statement and any other information that the applicant wishes to rely on for the Review must be submitted with the Notice of Review as this cannot be submitted at a later date. You must state by what procedure (written representations, hearing session(s) or 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.