



## Item 4

26th August 2025

Neighbourhoods, Regeneration  
and Sustainability  
Glasgow City Council  
Exchange House  
231 George Street  
Glasgow, G1 1RX  
[www.glasgow.gov.uk](http://www.glasgow.gov.uk)

Executive Director  
George Gillespie  
BEng (Hons) CEng MICE

Mr Stephen Benzie  
Flat Basement  
14 Parkgrove Terrace  
Glasgow  
G3 7SD

Our ref: DECISION  
GCC Application Ref: **24/03052/FUL**

19 March 2025

Dear Sir/Madam

**SITE:** Flat Basement 14 Parkgrove Terrace Glasgow G3 7SD

**PROPOSAL:** Use of flatted dwelling (Sui Generis) as short-term let (Sui Generis)  
(retrospective).

I am obliged to inform you that a decision to refuse your application, **24/03052/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 **David Haney** on direct phone , or email [david.haney@glasgow.gov.uk](mailto:david.haney@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 24/03052/FUL

**Use of flatted dwelling (Sui Generis) as short-term let (Sui Generis) (retrospective).**

AT

**Flat Basement 14 Parkgrove Terrace Glasgow G3 7SD**

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

### Reason(s) for decision

01. The proposal is contrary to Policy 30 of NPF4 and City Development Plan Policies CDP1 and SG1; CDP2; and CDP10 and SG10 for the specific reasons described below. There were no material considerations which outweighed the proposal's variance from the Development Plan.
02. The proposal was not considered to be in accordance with the Development Plan as the transitory nature of the short-stay accommodation in combination with the direct overlooking of and proposed access to the shared areas including the close and back court would adversely affect the privacy and enjoyment of these semi-private space for permanent residents.
03. The proposal was not considered to be in accordance with the Development Plan as the transitory nature of the short-stay accommodation would intensify the use of the property to the detriment of the residential character and amenity of neighbouring properties and Park Conservation Area.

### Drawings

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

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

**Dated: 19th March 2025**

**Head of Planning**

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

**THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE KEPT SECURE FOR FUTURE REFERENCE**

**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.