

## Report of Handling for Application 24/03052/FUL

26th August 2025

<b>ADDRESS:</b>	Flat Basement 14 Parkgrove Terrace Glasgow G3 7SD
<b>PROPOSAL:</b>	Use of flatted dwelling (Sui Generis) as short-term let (Sui Generis) (retrospective).

<b>DATE OF ADVERT:</b>	31 January 2025
<b>NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED</b>	None
<b>PARTIES CONSULTED AND RESPONSES</b>	None
<b>PRE-APPLICATION COMMENTS</b>	None

<b>EIA - MAIN ISSUES</b>	NONE
<b>CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES</b>	NOT APPLICABLE
<b>DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES</b>	NOT APPLICABLE
<b>IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES</b>	NOT APPLICABLE
<b>S75 AGREEMENT SUMMARY</b>	NOT APPLICABLE
<b>DETAILS OF DIRECTION UNDER REGS 30/31/32</b>	NOT APPLICABLE
<b>NPF4 POLICIES</b>	Policy 23 Health and Safety Policy 30 Tourism
<b>CITY DEVELOPMENT PLAN POLICIES</b>	CDP 1 The Placemaking Principle & SG 1 Placemaking CDP 2 Sustainable Spatial Strategy CDP 10 & SG 10 Meeting Housing Needs CDP 11 & SG 11 Sustainable Transport
<b>OTHER MATERIAL CONSIDERATIONS</b>	None
<b>REASON FOR DECISION</b>	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.

Comments	
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<b>Planning History</b>	No recent planning history.
<b>Siting</b>	The application site
<b>Design and Materials</b>	<p>This application seeks to change the use of the property to short term accommodation. No external alterations to the property are proposed.</p> <p>The Planning Support Statement outlines how the short term let will be managed. This includes:</p> <ul style="list-style-type: none"> <li>• Keys will be exchanged in-person.</li> <li>• Waste will be stored within the property and the private front garden. The operator will move waste to commercial bins in the rear communal bin store.</li> <li>• Maintenance checks and cleaning will be carried out after every booking. Weekly cleaning will be carried out during longer bookings.</li> <li>• The operator lives in the neighbouring flat and can monitor noise levels. Noise monitors will also be installed.</li> </ul>
<b>Daylight</b>	No impact. Application relates solely to the planning use of the property.
<b>Aspect</b>	The property has aspect on its south (rear), east (rear) and west (front) elevations.
<b>Privacy</b>	<p>The rear of the property faces onto a shared back court. A change of use to a short term let will result a frequent turnover of temporary guests. This will create a new condition where non-resident guests visiting the building for a short period can overlook permanent residents using the back court.</p> <p>The flat has direct access into the communal close and back court via an internal door. The shared back court is a semi-private space that is intended for the enjoyment of residents of the tenement. The change of use will provide an opportunity for temporary guests to the building to access the close and back court. It is considered that opening these semi-private space to temporary guests will adversely affect the privacy and enjoyment of the spaces currently enjoyed by permanent residents.</p>
<b>Access and Parking</b>	<p>The site is near to Finnieston/Yorkhill/Cranstonhill Town Centre Town Centre, Kelvingrove Park and Museum and good public transport links to the City Centre.</p> <p>The property does not have a dedicated car parking space. Surrounding streets are covered by the Park and Sandyford Restricted Parking Zones (RPZ). These RPZs have a maximum stay of 3 hours between Mon-Fri 8am-6pm. It is not anticipated that many guests will arrive by private car given the accessibility of the site and surrounding parking controls. The proposal will not adversely impact car parking relative to the existing mainstream residential use.</p>
<b>Site Constraints</b>	Park Conservation Area
<b>Other Comments</b>	<p>Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. In addition, under the terms of Section 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that area.</p> <p>The issues to be taken into account in the determination of this application are therefore considered to be:</p> <ol style="list-style-type: none"> <li>a) whether the proposal accords with the statutory Development Plan;</li> <li>b) whether the proposal preserves or enhances the character or the appearance of the Conservation Area; and</li> <li>c) whether any other material considerations (including objections) have been satisfactorily addressed.</li> </ol> <p>In order to assess (a) and (b), the proposal must be considered against the</p>

	<p>Development Plan, which comprises of National Planning Framework 4 (adopted 13 February 2023) and the Glasgow City Development Plan (adopted 29 March 2017). The relevant Development Plan policies have been identified above. The intent of the policies is to protect the residential amenity of the area and health and wellbeing of surrounding residents. Short-stay accommodation may be supported where it can be demonstrated that there will be no adverse impact.</p> <p>The site is in an area of high accessibility near to Partick/Byres Road and Kelvinbridge town centres and Glasgow University. The conversion of an existing flatted dwelling in this location is unlikely to place significant additional pressure on local amenities, facilities or traffic congestion. Car parking controls in the area mean that the development is unlikely to have an adverse impact on parking (see Access and Parking above).</p> <p>SG 10 recognises that Park Conservation Area has a significant number of non-residential uses. It seeks to protect the residential amenity of the conservation area by strongly resisting changes of use of flatted properties to short-stay accommodation. The majority of properties within the street block are in residential use and as a result, the immediate surrounding area has a more domestic character than nearby town centres. It is considered that the transitory nature of the proposed short-term let would result in an unacceptable intensification of activity in a building/area characterised by residential properties.</p> <p>No alterations are proposed to the property/building meaning the change of use would not detract from the visual amenity of the area. The property has access to the shared close and rear back court and the impact of this has been assessed under Privacy above. Overall, it is considered that giving temporary guests access to the shared spaces will adversely affect the privacy and enjoyment of those spaces by permanent residents.</p> <p>The Planning Support Statement sets out how the property will be managed. There is no evidence to suggest that the short-term let use will adversely impact noise, litter, anti-social behaviour and public safety provided the property is managed professionally and in accordance with the Statement.</p> <p>In summary, it is considered that the proposal will adversely impact the residential amenity of neighbouring properties by resulting in a significant loss of privacy and enjoyment of communal, semi-private amenity spaces. The immediate surrounding area is largely residential in character, and it is not considered that an exemption from SG 10 protections for Park Conservation Area can be justified given the adverse impact of a short-term let use on residential amenity. No representations were received and it is not considered that there are any other material considerations that outweigh the Development Plan. It is therefore considered that the proposal is unacceptable and should be refused.</p>
<b>Recommendation</b>	<b>Refuse</b>

Date: 19/03/2025	DM Officer	<b>David Haney</b>
Date: <u>19/03/2025</u>	DM Manager	Mark Thomson

## **REASONS FOR REFUSAL**

1. 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.
2. 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.
3. 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.