



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

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Item 4

9th September 2025

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

Our ref:
GCC Application Ref:

DECISION
25/00366/FUL

14 April 2025

Dear Sir/Madam

SITE: 252 Dumbarton Road Glasgow G11 6TU

PROPOSAL: Use of vacant retail unit (Class 1A) as restaurant (Class 3) and erection of flue.

I am obliged to inform you that a decision to refuse your application, **25/00366/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 **25/00366/FUL**

Use of vacant retail unit (Class 1A) as restaurant (Class 3) and erection of flue.

AT

252 Dumbarton Road Glasgow G11 6TU

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 27 (adopted February 2023) and CDP4 and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) in so far it would result in the unacceptable loss of Class 1A retail units with 33.3% of the units on the street block frontage and 31.9% of the units in the wider town centre being in non Class-1A use, without demonstrating that the shop is a long-term vacant unit, which would erode the retail character of the Major Town Centre to the detriment of its vitality and viability.
03. The proposal is contrary to National Planning Framework 4 Policies 27 (adopted February 2023) and CDP4 and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) in so far as the proposed use would result in increased noise, activity and cooking fumes, to the detriment of residential amenity.
04. The proposal is contrary to CDP4: Network of Centres and its associated Supplementary Guidance of the Glasgow City Development Plan (adopted March 2017) in so far as no information has been provided in relation to proposed cooking/heating equipment and method(s) or the maintenance schedule of the proposed ventilation system.
05. The proposal is contrary to National Planning Framework 4 Policy 13: Sustainable transport and CDP11 and SG11: Sustainable Transport of the Glasgow City Development Plan (adopted March 2017) in so far as the proposal does not include any provision for cycle parking.

Drawings

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

1. 23169/L LOCATION PLAN Received 21 February 2025
2. 32169/11 SITE PLAN Received 21 February 2025
3. 32169/3 FLOOR PLAN AS PROPOSED Received 21 February 2025
4. 32169/4 ELEVATIONS AS PROPOSED Received 21 February 2025

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



Dated: 14th April 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.