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

23rd June 2026

Mr Chirag Barot
121 Trinity Avenue
Glasgow
G52 3EJ

Our ref: DECISION
GCC Application Ref: **25/02625/FUL**

30 January 2026

Dear Sir/Madam

SITE: **121 Trinity Avenue Glasgow G52 3EJ**

PROPOSAL: **Use of main door flatted dwelling (Sui Generis) as short term let (Sui generis).**

I am obliged to inform you that a decision to refuse your application, **25/02625/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 **Laura Johnston** via email **laura.johnston@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 **25/02625/FUL**

Use of main door flatted dwelling (Sui Generis) as short term let (Sui generis).

AT

121 Trinity Avenue Glasgow G52 3EJ

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 development proposal is contrary to Policy 23: Health and Safety and Policy 30: Tourism of the National Planning Framework 4, CDP 1: The Placemaking Principle, SG 1:Placemaking, CDP 10: Meeting Housing Needs, and SG 10: Meeting Housing Needs of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.

03. The proposal is contrary to Policy 23: Health and Safety and Policy 30: Tourism of National Planning Framework 4 and CDP1 and SG1 of the Glasgow City Development Plan in that, due to the proximity of the subject property's front door and garden areas to neighbouring properties and the transitory nature of the proposed development, the use of the dwellinghouse as short-stay accommodation is likely to raise unacceptable noise and activity issues, which would be detrimental to the existing neighbours within the locale, thereby creating an adverse impact on residential amenity.

04. The proposal is contrary to Policy 30: Tourism of National Planning Framework 4 and CDP1 and SG1 and CDP10 and SG10 of the Glasgow City Development Plan in that the introduction of the transitory nature of the short-stay accommodation to a mainstream residential property fails to provide high quality amenity to existing and new residents in the City and fails to respect the quality and character of the local built environment.

05. The proposal is contrary to Policy CDP10 and SG10 of the Glasgow City Development Plan in that the application does not include a suitable management plan to adequately control potential adverse impacts on residential amenity.

Drawings

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

1. FLOOR PLAN Received 1 December 2025
2. LOCATION PLAN WITH RED AND BLUE Received 27 November 2025

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

Dated: 30th January 2026 **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 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.