



**Neighbourhoods, Regeneration  
and Sustainability**

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**Executive Director**

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82 Berkeley Street  
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G3 7DS

Our ref: DECISION  
GCC Application Ref: **25/02596/FUL**

17 February 2026

Dear Sir/Madam

**SITE: 5 Greentree Drive Glasgow G69 7UW**

**PROPOSAL: Erection of two storey extension to side of dwellinghouse.**

I am obliged to inform you that a decision to refuse your application, **25/02596/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 **Abiodun Johnson** via email [abiodun.johnson@glasgow.gov.uk](mailto:abiodun.johnson@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 **25/02596/FUL**

**Erection of two storey extension to side of dwellinghouse.**

AT

**5 Greentree Drive Glasgow G69 7UW**

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 CDP1/SG1 'Placemaking' of the Glasgow City Development Plan in that the proposed extension has not been set back from the front building line or have a ridge line sufficiently lower than the ridge line of the existing house. The extension is not subordinate to the existing house, and the resultant building is overdominant, to the detriment of visual amenity of the property itself and the surrounding streetscene.

## Drawings

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

1. 1777-25-001 A LOCATION PLAN Received 11 November 2025
2. 002B PLANS AS EXISTING AND PROPOSED Received 9 January 2026

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



**Dated: 17th February 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](mailto: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.