



Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100747836-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Samuel

Building Name:

Last Name: *

McKeown

Building Number:

19C-1

Telephone Number: *

Address 1 (Street): *

Brunswick Road

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Edinburgh

Fax Number:

Country: *

United Kingdom

Postcode: *

EH7 5FN

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Remnant Christian Network"/>
First Name: *	<input type="text" value="Mercy"/>	Building Number:	<input type="text" value="425"/>
Last Name: *	<input type="text" value="Alison"/>	Address 1 (Street): *	<input type="text" value="Govan Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Lanarkshire"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G51 2PW"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="Glasgow City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="REMNANT CHRISTIAN NETWORK"/>
Address 2:	<input type="text" value="425 GOVAN ROAD"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G51 2PW"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="665074"/>	Easting	<input type="text" value="256148"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Use of land for the siting of a modular prefabricated office building within existing church grounds, including external timber cladding, associated landscaping and screening works (retrospective).

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The review is sought on the basis that the refusal relating to visual impact is not justified and has been addressed through revised proposals. The introduction of full timber cladding and a comprehensive landscaping strategy significantly reduces visual impact. The modest scale, existing screening and lack of objections demonstrate the proposal is appropriate and complies with policies on design and amenity.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

The revised proposals respond directly to the concerns set out in the refusal notice, including the introduction of timber cladding and a comprehensive landscaping strategy to address visual impact. These matters were raised following determination and could not reasonably have been addressed prior to decision. It is considered that these revisions fully resolve the identified issues. Additionally, no neighbour objections were received.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Revised drawings 25009-2-01, 02, 03, 04, 07 and 08 reflect amendments following the refusal, including external cladding and site context updates. Drawings 25009-2-09 to 12 provide additional visualisations and site photographs demonstrating limited visual impact. A Design and Access Statement and covering letter are also submitted in support of the review.

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

25/01930/FUL

What date was the application submitted to the planning authority? *

21/08/2025

What date was the decision issued by the planning authority? *

20/01/2026

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Samuel McKeown

Declaration Date: 17/03/2026

Payment Details

Pay Direct

Created: 17/03/2026 08:45

DESIGN AND ACCESS STATEMENT FOR REVIEW

ADDRESS: Remnant Christian Network 425 Govan Road, Glasgow, G51 2PW

APPLICATION REFERENCE: 25/01930/FUL

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1. Introduction

1.1 Site and Proposal Overview

This Design and Access Statement has been prepared in support of a request for review of the refusal of planning application 25/01930/FUL relating to the siting of a modular container office unit at Remnant Christian Network, 425 Govan Road, Glasgow.

The proposal relates to the use of a modest modular office unit measuring approximately 12.2 metres in length and 3.7 metres in width, with an overall height of approximately 2.7 metres. The unit is intended to be located within the open forecourt area to the front of the existing church building.

The structure is a modular office unit incorporating windows along both long elevations and a single entrance door facing toward the church building. The unit will provide a small operational base to support the church's expanding community programmes, including training activities, counselling services and local engagement initiatives.

The area in which the unit is proposed is currently an unused surface with no formal landscaping or defined function. The proposal therefore represents a modest and practical use of a presently underutilised portion of the site.

1.2 Purpose of the Statement

This statement accompanies revised drawings, planting proposals, photographs and visualisations prepared in response to the planning authority's concerns.

The purpose of this document is to respond directly to the reasons for refusal, demonstrate how the revised design addresses visual amenity concerns, and outline the community benefits associated with the development.

The submission has been prepared to support review by the Glasgow City Council Local Review Body.

2. Planning Context

2.1 Application Background

Planning application 25/01930/FUL sought retrospective planning permission for the siting of a modular office unit within the forecourt of the church property at 425 Govan Road.

The proposed structure is modest in scale and designed to support community outreach activities operated by the church.

During the statutory consultation process no objections were submitted by neighbouring properties included within the notification list. This indicates that the proposal was not considered by nearby residents to result in unacceptable impacts on residential amenity or the character of the surrounding area.

2.2 Reasons for Refusal

The application was refused on the basis that the proposal was not considered to comply with the Development Plan.

The decision notice stated that the container structure was considered to have a negative impact on visual amenity and was not considered to make a positive contribution to the surrounding environment.

The refusal referenced potential conflict with Policy 14 of National Planning Framework 4 as well as policies within the Glasgow City Development Plan relating to design quality.

The revised proposal directly addresses these concerns through improvements to the external appearance of the structure and the introduction of a structured planting and screening strategy.

3. Design Response and Amendments

3.1 External Appearance Improvements

The structure is a modular prefabricated office building with insulated sandwich panel construction, rather than a traditional shipping container. In response to the concerns raised in the refusal, the external appearance of the modular unit has been significantly improved through the proposed introduction of a timber cladding system.

The unit will be clad on all elevations using vertical Scottish larch timber boards fixed to a timber batten framework applied over the structure. This approach replaces the original plain grey container appearance with a natural timber finish, which significantly softens the visual character of the building and aligns more closely with contemporary design approaches for small-scale buildings. The cladding will be neatly detailed around window and door openings to create a coherent and considered architectural finish.

The use of natural timber materials introduces a warmer and more visually appropriate aesthetic within the church environment and responds directly to the visual amenity concerns identified in the refusal.

3.2 Planting and Landscape Screening

A planting strategy has been developed to provide additional visual screening around the structure and to enhance the landscape character of the site.

The planting approach focuses primarily on the street-facing side of the unit where screening will be most beneficial.

Semi-mature tree planting will include species such as European larch (*Larix decidua*) and field maple (*Acer campestre*) or similar native species. These will be planted at approximately three to five metres in height and are expected to provide strong visual coverage within two to three years of planting.

Additional standard tree planting measuring approximately 1.8 to 2.2 metres in height will supplement the semi-mature planting and strengthen the vegetative buffer around the structure.

Evergreen shrub planting, including species such as cherry laurel (*Prunus laurocerasus*), will be installed to provide lower-level and mid-level screening. These shrubs will be planted at approximately 600 to 900 millimetres in height and will grow to approximately 1.5 to 2.5 metres, providing dense year-round visual coverage.

Together these planting elements provide layered screening which will further soften the visual presence of the structure within the site.

3.3 Integration with the Site

The site already benefits from significant existing vegetation around its boundaries. As demonstrated within the accompanying photographs, the church building itself is only visible from certain viewpoints along Govan Road due to this existing planting.

The proposed planting strategy builds upon this established landscape structure and further enhances the natural screening of the site.

4. Visual Impact and Site Context

4.1 Existing Site Character

The church building is a modern structure and does not hold listed status or any form of historic designation.

The proposal introduces a modest functional structure within this space while retaining the character of the site.

4.2 Visibility and Screening

The proposed modular office unit will be positioned approximately four metres back from the boundary with Govan Road at a minimum.

Existing vegetation already limits visibility of the site from many public viewpoints. As demonstrated within the submitted photographs and street views, the church itself is not fully visible from many positions along the main street.

Given the modest height of the structure and the additional planting proposed, the visual presence of the modular unit will be limited and well screened.

4.3 Supporting Visual Documentation

This submission is supported by a range of visual materials including updated photographs of the site, contextual street views and three-dimensional visualisations of the proposed development.

These materials demonstrate that the proposal will sit comfortably within the site and that its visual impact is considerably less significant than initially assumed.

5. Community Function and Operational Management

5.1 Operation and Use

The proposed unit will operate on a structured and carefully managed basis.

Activities will primarily take place during weekday daytime hours, with occasional early evening sessions where required. Counselling services will be delivered on an appointment-only basis to ensure privacy, dignity and controlled footfall.

Training workshops including green skills and carbon literacy sessions delivered in partnership with Cutmit Ltd will be pre-booked and managed. Occasional advice sessions for residents may also be provided.

The facility will always be supervised by trained staff and volunteers. Operational arrangements are designed to prevent congregation outside the unit, minimise noise and ensure the surrounding area remains orderly and well maintained.

No amplified sound, late-night activity or high-traffic uses are proposed. The anticipated additional level of activity will be modest and comparable to that of a small community office.

5.2 Community Benefits

The proposal delivers clear community benefits aligned with the needs of the Govan area.

The facility will provide space for green skills and employability training which will help residents develop awareness of sustainable practices and gain knowledge relevant to the emerging green economy.

The unit will also host confidential counselling sessions for individuals affected by addiction, providing early intervention support within a stigma-free local environment. Delivering services within walking distance helps reduce barriers to engagement and improves continuity of support.

More broadly the facility will provide a visible and trusted point of contact within the neighbourhood, supporting social inclusion and strengthening community cohesion.

6. Policy Alignment

6.1 National Planning Policy

The proposal supports the placemaking principles contained within National Planning Framework 4, particularly Policy 14 which promotes development that contributes positively to communities and local environments.

Through improved materials, landscaping and careful integration with the site, the revised proposal demonstrates a proportionate and well-considered design approach.

6.2 Local Development Plan Alignment

The development also aligns with the objectives of the Glasgow City Development Plan which supports the provision of community facilities and initiatives that enhance social wellbeing and neighbourhood resilience.

By providing space for training, counselling and community engagement, the proposal contributes to wider strategic objectives relating to health, inclusion and economic participation.

7. Planning Balance

When assessing development proposals, it is necessary to consider the balance between potential impacts and the benefits delivered.

In this case any visual concerns associated with the structure are modest in scale and can be effectively mitigated through the proposed timber cladding and landscaping strategy.

Conversely the proposal delivers meaningful community benefits including local skills development opportunities, addiction support services, accessible community advice facilities and increased social engagement within the neighbourhood that would not otherwise be possible.

On balance, the modest and flexible character of the structure is far outweighed by the substantial contribution it will make to community wellbeing and the long-term resilience of the local area.

8. Conclusion

The proposed modular office unit represents a modest and practical addition to the church site which will enable the delivery of valuable community services.

The revised proposal introduces significant improvements to the external appearance of the structure and incorporates a structured planting strategy which directly addresses the visual amenity concerns identified in the refusal.

Supporting photographs, visualisations and contextual information demonstrate that the visual impact of the structure will be limited and appropriately mitigated.

Importantly the proposal enables the delivery of training programmes, counselling services and community engagement initiatives which respond directly to local needs within the Govan area.

For these reasons it is respectfully requested that the Glasgow City Council Local Review Body re-consider the proposal and grant planning permission.