Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 2

17th November 2026

Contact: Mohammed Hussain Phone:
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Application Type	Full Planning Permission
Recommendation	**Grant Subject to Condition(s)**

Application	26/01278/FUL	**Date Valid**	10.07.2026
Site Address	7 Copland Place Glasgow G51 2RS		
Proposal	Use of flatted dwelling (Sui Generis) as HMO (3 Persons).		
Applicant	Mr Muhammad Aqeel 7 Copland Place Glasgow G51 2RS	**Agent**	N/A
Ward No(s)	05, Govan	**Community Council**	Govan East
Conservation Area	N/A	**Listed**	N/A
Advert Type	Neighbour Notification	**Published**	17 July 2026
City Plan	Urban Area		

Representations/Consultations

The application was subject to the standard neighbour notification process and was advertised in the local press. A total of 7 representations were received in relation to the application. All 7 representations objected to the proposed development. This included one objection from an elected member, Councillor Dan Hutchison.

The key issues raised within the objections can be summarised as follows:

Material Considerations:

- Increased pressure on on-street parking and traffic congestion.
- Impact on residential amenity arising from increased comings and goings.
- Noise and disturbance associated with HMO occupation.
- Refuse storage, waste management and litter concerns.
- Potential impact on the residential character of the area.
- Concerns regarding the cumulative impact of HMOs within the locality.
- Impact of the proposed rear door alteration.
- Suitability of the property to accommodate three unrelated occupants.

Non-Material Considerations:

- Number of objections received.
- Alleged behaviour of previous occupants.
- Alleged management practices of the applicant/landlord.
- Property values.

- Personal opinions regarding HMOs or future occupants.
- Alleged operation of the property as a short-term let.
- Private ownership and title matters.

Consultations

- No consultations were required.

Site and Description

The application site comprises a ground floor flatted dwelling located at 7 Copland Place, Glasgow, within an established residential area in Govan.

The property forms part of a traditional tenement building and benefits from a main door entrance directly from Copland Place. The property currently comprises a lounge, kitchen, three bedrooms and ancillary bathroom facilities. A communal rear garden is located to the rear of the property.

The surrounding area is predominantly residential in character and comprises a mix of traditional tenement properties, flatted accommodation and dwellinghouses. Copland Place is a residential street with on-street parking available on both sides of the carriageway. The area is well served by public transport and local services and facilities are located within walking distance of the site.

The application site currently operates as a residential flat. The site is not located within a conservation area, and the property is not listed.

Proposal

The application seeks full planning permission for the change of use of an existing flatted dwelling (Sui Generis) to a House in Multiple Occupation (HMO) for a maximum of three persons.

The proposed HMO would comprise three bedrooms, two ensuite shower rooms, one separate shower room, a shared kitchen and a shared lounge. No external alterations to the property are proposed and the submitted floor plan notes that no internal alterations are proposed.

The application identifies a dedicated refuse storage area within the rear garden. There would be no change to existing waste and recycling arrangements,

Overall, the proposal seeks the continued residential use of the property in the form of shared residential accommodation for up to three unrelated occupants.

Specified Matters

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. an environmental statement

Not applicable to this application.

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable to this application.

iii. a design statement or a design and access statement

Not applicable to this application.

iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)

Not applicable to this application.

B. Summary of the terms of any Section 75 planning agreement

Not applicable to this application.

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

i. **with regard to Environmental Impact Assessment Regulations (Regulation 30)**

Not applicable to this application.

ii. **1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)**

Not applicable to this application.

2. restricting the grant of planning permission

Not applicable to this application.

iii. **1. requiring the Council to consider imposing a condition specified by Scottish Ministers**

Not applicable to this application.

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable to this application.

Policies

National Planning Framework 4

- Policy 13 – Sustainable Transport
- Policy 14 – Design, Quality and Place
- Policy 15 – Local Living and 20 Minute Neighbourhoods
- Policy 16 – Quality Homes
- Policy 23 – Health and Safety

Glasgow City Development Plan

- CDP 1 & SG 1 – Placemaking
- CDP 2 – Sustainable Spatial Strategy
- CDP 10 & SG 10 – Meeting Housing Needs
- CDP 11 & SG 11 – Sustainable Transport

Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. In determining this application, the Planning Authority must have regard to the provisions of the Development Plan, together with any other material considerations.

The issues to be taken into account in the determination of this application are considered to be:

a) whether the proposal accords with the relevant provisions of the statutory Development Plan; and
b) whether any other material considerations, including consultation responses, representations and relevant guidance, have been satisfactorily addressed.

In respect of a) the Development Plan comprises National Planning Framework 4 (NPF4), adopted on 13 February 2023, together with the Glasgow City Development Plan and associated Supplementary Guidance.

Having regard to the provisions of the Development Plan, the main issues in the determination of this application are whether the proposed change of use from a flatted dwelling to a House in Multiple

Occupation for three persons is acceptable in principle, and whether the proposal would provide an acceptable standard of accommodation or have a detrimental impact on residential amenity, the character of the surrounding area, parking provision and waste management arrangements.

Principle of Development

The application seeks planning permission for the change of use of a flatted dwelling (Sui Generis) to a House in Multiple Occupation (HMO) for a maximum of three persons.

The application site comprises an existing residential property located within an established residential area of Govan. The proposal would retain the residential use of the property and would not result in the loss of a residential unit. The principal consideration is therefore whether the occupation of the property by three unrelated individuals would give rise to any unacceptable impacts on the surrounding area or conflict with the relevant planning policies and guidance relating to HMOs.

Policies 14, 15, 16 and 23 of NPF4, together with CDP1, CDP2 and CDP10 of the Glasgow City Development Plan, support residential development and housing choice where proposals provide an acceptable standard of accommodation and do not result in unacceptable impacts on neighbouring amenity or the character of the area.

The principle of HMO accommodation is established within Glasgow and can contribute towards meeting a range of housing needs. HMOs provide an important source of housing choice and flexibility within the city and can assist in accommodating a variety of household types who require shared accommodation.

The site is not located within an area of high concentration, therefore part b) of para 1.12 of SG10 applies. Whilst there was a recent decision to grant planning permission to an HMO at the end of the street, this fronts onto and is accessed from Copland Road. Copland Place is accessed from Copland Road and is much smaller in scale. In this case no other HMO's have been granted planning permission in Copland Place, therefore the proportion of multiple occupancies does not exceed 5% of the total number of dwellings within the street.

The property is a main door flat with direct access to the street, with access to a shared communal backcourt for refuse and amenity. As such the proposal complies with the key locational and design criteria set out within SG10.

Therefore, the use of the property as a three-person HMO does not, in itself, give rise to unacceptable planning impacts and there is no evidence before the Planning Authority that the proposed use would necessarily result in adverse effects on neighbouring residential amenity, parking provision, refuse management or the wider character of the area.

Whilst concerns have been raised regarding refuse management and previous occupation of the property, these matters are considered in detail elsewhere in this report. The purpose of this assessment is to determine whether the proposed use is acceptable in planning terms rather than the behaviour of existing or future occupants.

Accordingly, the principle of the proposed development is considered acceptable, subject to consideration of residential amenity, waste management, parking and other material planning considerations assessed elsewhere within this report.

Layout, Design and Standard of Accommodation

Policies 14 and 16 of NPF4 together with CDP1 and SG1 seek to ensure that development provides a high-quality living environment for future occupants and achieves an appropriate standard of accommodation.

The application property comprises an existing ground floor flatted dwelling. The proposed layout would provide three bedrooms, two ensuite shower rooms, one separate shower room, a shared kitchen and a separate shared lounge. No internal alterations are proposed, and the submitted plans indicate that the existing layout would be retained.

The accommodation provides dedicated sleeping accommodation for each occupant together with shared communal living and kitchen facilities. The proposed layout provides an acceptable level of residential amenity for future occupants and reflects the established layout of the property.

Overall, the proposal would provide an acceptable standard of accommodation for future occupants and would not result in the overdevelopment of the property. The development is therefore considered to

accord with Policies 14 and 16 of NPF4 together with CDP1 and SG1 of the Glasgow City Development Plan.

Residential Amenity

Policies 14 and 23 of NPF4 together with CDP1 and SG1 seek to ensure that development does not result in unacceptable impacts on the amenity of existing or future occupants.

The application site is located within an established residential area and is surrounded by flatted residential properties. Several representations raise concerns regarding increased activity.

The proposed development would accommodate a maximum of three occupants within an existing residential property. Whilst occupancy levels would increase when compared to occupation by a single household, the use would remain residential in nature and the scale of occupation proposed is relatively modest. The proposal would not involve any extension to the building, subdivision of the property or intensification beyond that typically associated with a small-scale HMO.

Concerns have also been raised regarding the potential behaviour of future occupants, noise and disturbance. Whilst these concerns are acknowledged, the planning system assesses the land use proposed rather than the behaviour of individual occupants. There is no evidence that the occupation of the property by three persons would give rise to unacceptable levels of noise or activity that would justify refusal of the application.

Overall, it is considered that the proposed development would not result in any unacceptable impact on the amenity of neighbouring residents and would provide an acceptable standard of accommodation for future occupants. The proposal therefore accords with Policies 14 and 23 of NPF4 together with CDP1 and SG1 of the Glasgow City Development Plan.

Parking and Accessibility

Policies 13 and 15 of NPF4 together with CDP11 and SG11 of the Glasgow City Development Plan are of most relevance when considering the accessibility and parking implications of the proposal.

The application site is located within an established residential area of Govan and benefits from good accessibility to local services, facilities and public transport. Opportunities exist for travel by walking, cycling and public transport and the site is located within a sustainable urban location.

Concerns have been raised regarding existing parking pressures within Copland Place and the potential for additional vehicles associated with the proposed HMO use. These concerns are acknowledged however the proposal relates to a three-person HMO within an existing residential property and does not involve any increase in the size of the building or the creation of additional residential units. Whilst the use may generate additional travel movements when compared to occupation by a single household, there is no evidence that the proposal would result in a level of parking demand significantly greater than that which could reasonably be associated with the existing residential use of the property.

No alterations are proposed to the existing access arrangements, and the development would continue to rely on existing on-street parking provision within the surrounding area. Given the scale of the proposal and its sustainable location, it is not considered that the development would result in unacceptable impacts on road safety, traffic conditions or parking provision within the locality.

Accordingly, the proposal is considered to accord with Policies 13 and 15 of NPF4 together with CDP11 and SG11 of the Glasgow City Development Plan.

Other Issues

Several representations raise concerns regarding refuse storage, littering, waste management and the potential impact of the proposal on the amenity of neighbouring residents. Concerns have also been raised regarding previous waste issues associated with the property.

The application identifies a dedicated and shared refuse storage area within the rear garden and advises that there would be no change to existing arrangements in that residents would continue to use existing waste and recycling provision in the shared back court. There is no requirement for a private waste contractor. The proposed HMO would accommodate a maximum of three occupants and is not considered likely to generate an unreasonable volume of waste when compared to other forms of residential occupation. Accordingly, the proposed waste storage and collection arrangements are considered acceptable.

Summary

Overall, it is considered that the applicant has provided sufficient information to support the proposed change of use of the property from a flatted dwelling to a House in Multiple Occupation for a maximum of three persons.

In terms of issue (a), the proposal is considered to accord with the Development Plan, having regard to the relevant policies relating to housing, residential amenity and accessibility as assessed above.

In respect of issue (b), other material considerations include consultation responses and representations received in relation to the application. No consultations were required but seven objections were received.

The material points of objection within these representations are summarised and addressed as follows:

Comment: Concerns have been raised regarding existing parking pressures within Copland Place and the potential for additional vehicles associated with the proposed HMO use.

Response: The proposal relates to the occupation of an existing residential property by a maximum of three persons and does not create an additional residential unit or increase the size of the property. Given the location of the property within an established urban area with good access to public transport and local services, the proposal is not considered likely to result in unacceptable impacts on parking provision, road safety or traffic conditions.

Comment: Concerns have been raised regarding increased activity, noise, disturbance and comings and goings associated with HMO occupation.

Response: The proposed use remains residential in nature and would accommodate a maximum of three occupants. Whilst a degree of additional activity may occur compared to occupation by a single household, there is no evidence that the proposed use would give rise to unacceptable impacts on neighbouring residential amenity. The planning system assesses the land use proposed rather than the behaviour of individual occupants.

Comment: Representations raise concerns regarding refuse storage, littering and waste management associated with the property.

Response: Residents would use the existing waste and recycling provision within the shared backcourt. There is no requirement for a private waste contractor. As explained above the proposed waste solution is considered acceptable.

Comment: Concerns have been raised regarding the impact of the proposal on the residential character of the area and the cumulative effect of HMOs within the locality.

Response: The proposal would retain the residential use of the property, and no significant external alterations are proposed. The property would continue to function as a residential dwelling, and the physical character and appearance of the area would remain largely unchanged. The proposal would comply with the key locational and design requirements set out in SG10.

Conclusion

The application seeks the change of use of the flat to an HMO for 3 persons.

The proposal would retain the residential use of the property and provide shared accommodation for a maximum of three occupants within an existing dwelling. The development would provide an acceptable standard of accommodation for future occupants and would not result in unacceptable impacts on neighbouring residential amenity, the character of the area, parking provision or waste management arrangements.

Overall, it is considered that the proposed development complies with the relevant policies of the Development Plan. Other material considerations, including representations, have informed the assessment; however, these do not outweigh the proposal's accordance with the Development Plan.

Based on the foregoing, it is recommended that the application for planning permission be granted subject to the following drawings and suggested conditions.

Reason(s) for Granting this Application

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

Conditions and Reasons

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

Approved Drawings

The development shall be implemented in accordance with the approved drawing(s)

1. Location Plan- Received 17 June 2026
2. Site Plan- Received 10 July 2026
3. Floor Plan- Existing and Proposed 10 July 2026

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

for Executive Director of Neighbourhoods, Regeneration and Sustainability DC/MHUS/23/09/2026

BACKGROUND PAPERS

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