Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 3

17th November 2026

Contact: Alan Scott Phone: alan.scott2@glasgow.gov.uk

Application Type	Full Planning Permission
Recommendation	**Grant Subject to Condition(s)**

Application	25/01962/FUL	**Date Valid**	08.09.2025
Site Address	619 Shields Road Glasgow G41 2RT		
Proposal	Use of two storey flatted dwelling as 3No. flatted dwellings		
Applicant	Mr Saleem Aslam 619 Shields Road GLASGOW G41 2RT	**Agent**	David Bell Architect Per David Bell 1 John's Place EDINBURGH EH4 2WL
Ward No(s)	06, Pollokshields	**Community Council**	02_077, Pollokshields
Conservation Area	East Pollokshields	**Listed**	N/A
Advert Type	Affecting a Conservation Area/Listed Building	**Published**	26 September 2025
City Plan	Urban Area		

Representations/Consultations

The application was subject to the standard neighbour notification process and was advertised in the local press as development affecting a conservation area. A total of 10 objections were received in relation to this application including submissions from the Architectural Heritage Society of Scotland and the Trustees of Pollokshields Heritage. Two of the representations were received from occupants within the same household.

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

Material Considerations:

- Over-development of the property detrimental to character of the conservation area
- Use of space not within applicant's ownership
- Increased pressure on vehicle parking
- Increased pressure on street refuse hubs
- Increased pressure on sewer system

CONSULTATIONS

NRS Waste and Recycling – No objections. Future occupants would have access to the communal bin hubs.

Site and Description

The application site consists of a two-storey flatted dwelling located at 619 Shields Road. The existing dwelling comprises of the basement and ground floor level of a 4-storey tenement building. The surrounding area is characterized by a mix of commercial and residential properties of varying scale and typology.

The application site is located within the East Pollokshields Conservation Area and immediately adjacent to the boundary with the West Pollokshields Conservation Area. Both Conservation Areas include Category A, B and C listed buildings. To the north of the application site is the Category B listed Knowe Terrace which occupies the full block on the eastern side of Shields Road, stretching from Leslie Street to Albert Drive.

The application site is located close to the Albert Drive Local Town Centre and both the Pollokshields South and Maxwell Road Local Shopping Facilities.

In terms of public parks, the application site is near the Maxwell Square Park with both Titwood Park and Maxwell Park also in close proximity.

The application property is a main door flat accessed from the flying staircase on Shields Road. Internally a large entrance hall leads into five rooms at ground floor level, currently consisting of three bedrooms, a kitchen and lounge, as well as a small storage cupboard and wc. A staircase leads down to the basement level which consists of a further four rooms, currently comprising of two bedrooms, a lounge and kitchen. Two storage cupboards and a bathroom are also located within this basement level. There is a door to the rear of the property at the basement level which leads into the communal close for 89 Leslie Street, which in turn leads out to the rear communal garden space. It is noted that the existing store room within the basement is jointly owned between occupants in the close. The applicant is aware that they will require ownership of this store room for the proposal to be implemented and that planning consent does not confer the right to carry out works on land not under their sole ownership.

Site History

24/00072/FUL – Use of flatted dwelling as house in multiple occupancy (HMO) for 14 persons – Refused (Appeal Dismissed) – 29/10/2024

Proposal

The application seeks planning permission to convert the two-storey flatted dwelling into three separate flatted properties. This would consist of one property at ground floor level and two properties within the basement level.

The ground floor level property (approximate floor area 178 sqm) would retain the flying stair access from Shields Road and would consist of three bedrooms, dining kitchen and lounge along with a bathroom, wc and shower room. The existing internal staircase leading to the basement floor would be removed with the floor opening infilled and the remaining space converted to be used as a storage space.

The rooms at basement level would be converted to form two separate flatted properties, consisting of one two-bedroom flat (approx. 102 sqm) and a studio flat (approx. 53 sqm). Both properties would be accessed via the communal stair entrance at 89 Leslie Street.

The proposed two-bedroom flat would be positioned at the corner of the building with an internal kitchen created by converting and extending the two existing storage cupboards. The proposed studio flat would be formed from one of the existing front bedrooms, the infilled internal staircase space and the applicant also proposes to utilise an existing communal storage space, currently accessed from the rear of the building.

The applicant has stated that the communal storage space is unused and, should planning permission be granted, intends purchasing this space to be able to create the studio flat.

The occupants of the proposed properties would have access to the communal refuse storage containers located on Leslie Street, close to its junction with Shields Road, as well as the shared backcourt at the rear of the tenement.

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.

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

Not applicable.

iii. A design statement or a design and access statement

Not applicable.

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.

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

Not applicable.

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.

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

Not applicable.

2. Restricting the grant of planning permission

Not applicable.

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

Not applicable.

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 be imposed or need not be imposed.

Not applicable.

Policies

National Planning Framework 4:

Policy 1: Tackling the climate and nature crises
Policy 2: Climate mitigation and adaptation
Policy 7: Historic assets and places
Policy 12: Zero waste

Policy 13: Sustainable transport
Policy 14: Design, quality and place
Policy 15: Local living and 20 minute neighbourhoods
Policy 16: Quality homes

Glasgow City Development Plan

CDP1 and **SG1**: The Placemaking Principle
CDP2: Sustainable Spatial Strategy
CDP9 and **SG9**: Historic Environment
CDP11 and **SG11**: Sustainable Transport

Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise.

In addition, under the terms of section 14(2) and section 59 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Section 64(1) of the same Act requires the Council to pay special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that area.

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

a) whether the proposal accords with the statutory Development Plan;
b) whether the proposals would impact on the setting of nearby listed buildings;
c) Whether the proposal preserves or enhances the character or the appearance of the Conservation Area;
d) whether any other material considerations (including objections) have been satisfactorily addressed.

In respect of a), b) and c), the Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted 29th March 2017 as well as associated supplementary guidance which supports both plans.

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 two storey flatted dwelling to three separate flatted properties is acceptable in principle, and whether the proposal would have an acceptable impact on residential amenity, the character of the surrounding area and its historic character, parking provision, waste management arrangements and the standard of accommodation provided for future occupants.

Principle of Development

The proposal is for the subdivision of an existing two-storey flatted dwelling located in a highly accessible area to create three separate flatted dwellings. This will allow for the reuse of the existing building and contribute to the compact city form, demonstrating that the proposal will not exacerbate the global climate crises.

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 increase in the number of units would give rise to any unacceptable impacts on the surrounding area or conflict with the relevant planning policies and guidance relating to the conversion and subdivision of residential property.

Policies 14, 15 and 16 of NPF4, together with CDP1 and CDP2 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 site is located within an existing tenemental block which is a high-density residential development. Whilst the area is of mixed character with different types and scales of housing, the character of the street at this point is tenemental. It is not considered that an additional two flats would significantly alter the character and density of the area and subject to suitable residential amenity, would not constitute overdevelopment.

The resultant flats would all be dual aspect. The ground level flat would be accessed directly from the existing entrance on Shields Road with the two basement level flats accessed via an existing communal entrance from Leslie Street. The proposal retains access for all flats to the rear communal garden area, albeit not direct access for the ground floor flat. There is a communal refuse hub area positioned on Leslie Street, near the corner with Shields Road, which is available for the use of residents within the proposed properties.

It is considered that as the site lies within an existing residential area and can be seen to contribute to a vibrant and accessible residential neighbourhood. Accordingly, the principle of the proposed development is considered acceptable, subject to residential amenity, impact on historic assets, waste management, parking and other material planning considerations assessed elsewhere within this report.

Layout, Design and Residential Amenity

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 proposal is for the subdivision of an existing tenemental flat into three separate units. The existing flat occupies the basement and ground levels at the corner of Shields Road and Leslie Street. Each new flat would be generous in size ranging from 178 sqm to 53 sqm with all being dual aspect. The site offers opportunity for access to suitable private amenity space to support a range of functions, lies near open space opportunities, lies within a highly accessible area, and allows the re-use of the property for three new homes. In addition, the proposed changes are to be carried out in a way that it would not be cost prohibitive to reinstate the property to being one flat if required. Therefore, the proposal is considered to accord with Policy 14.

Policies 14 and 23 of NPF4 together with CDP1 and SG1 also 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, noise and disturbance associated with the proposed increase in unit numbers.

While each of the flats would be dual aspect, the two lower flats would face into the lightwell to the front of the building. These properties would site approximately half a storey below the ground level of the public footway/road to the front. Given the slightly raised height, the rooms facing this direction would still receive sufficient sunlight, helped also by the generous size of the front lightwell and the generous size of each individual flat. Residents would have access to a range of transport links as well as local shops. There would be no significant increase in occupation of the block, because of these two additional units. It is not expected that the additional basement flats would significantly increase noise or disturbance given the residential nature of the use, within what is already a residential tenement. Therefore, it is satisfied that the proposals accord with CDP1 and its associated supplementary guidance with respect to existing and future residents' amenity.

Overall, the proposal would provide an acceptable standard of accommodation for future occupants and would not result in the overdevelopment of the property. Its use as residential would not impact on the existing residential character of the building. 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.

Impact on Historic Assets

Policy 7 of NPF4 and CDP9 and SG9 seek to ensure that development within listed buildings and conservation areas preserves or enhances their historic character and appearance. Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on the Planning Authority to pay special attention to the desirability of protecting the character of listed buildings and preserving or enhancing the character or appearance of the conservation area.

The application site occupies a prominent position within the East Pollokshields Conservation Area and whilst there are various listed buildings in proximity the application site itself is not a listed building.

As there are no physical amendments to the exterior public-facing elevations of the property, it is considered that the proposal would have no adverse impact on the existing built form and overall is considered to have a positive contribution to the character of the Conservation Area in that it will enable the continuing occupation of a residential property. The proposal is therefore considered to be in keeping with the aims of Policy 7 and in compliance with both CDP9 and SG9.

Servicing

Policies 12, 14 and 23 of NPF4 together with CDP1 and SG1 seek to ensure that development has appropriate servicing arrangements. A few representations raise concerns regarding the potential for increased pressure on waste management and the potential impact of the proposal on the amenity of neighbouring residents.

The proposal re-uses the existing building ensuring minimal waste from the construction phase. The proposed residential flats are likely to generate waste, and it has been confirmed by the Councils' Waste and Recycling team that the occupants of the proposed properties would have access to the existing communal refuse hubs located on Leslie Street.

Accordingly, the proposed waste storage and collection arrangements are considered acceptable, and the proposal accords with Policies 12, 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.

Several of the representations received raise concerns regarding existing parking pressures within the surrounding area and the potential for additional vehicles associated with the proposed increase in residential unit numbers. These concerns are acknowledged and have been carefully considered as part of the assessment.

The site is in an area with high accessibility to the public transport network, near a local town centre (Albert Drive) and Maxwell Square Park. The applicant does not propose any vehicular parking with the curtilage of the property. All existing parking is on street and the existing flatted dwelling does not benefit from an allocated parking space. The subdivision is not considered to exacerbate the parking significantly in the local area (it is currently outwith a controlled parking zone).

Taking the above into account, it is considered that the proposal is well served by public and active travel routes and has access to a range of services in proximity. It can therefore be considered as car free.

In terms of cycle storage, while there would be space within the ground floor flat and potentially within the two-bedroom basement level flat to store one cycle, the one-bed studio flat is more restrictive. However, as well as space within the rear communal area, there are residential cycle storage shelters available in the local area, the closest ones located on Melville Street and Keir Street.

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.

Summary

Overall, it is considered that the applicant has provided sufficient information to demonstrate that the proposed development can be accommodated on the site without giving rise to unacceptable planning impacts.

In terms of issues (a), (b) and (c) the proposal is considered to accord with the Development Plan, having regard to the relevant policies relating to design quality, heritage, servicing, accessibility and residential amenity as assessed above. The character and appearance of the conservation area would be maintained and there would be no impact on the setting of listed buildings.

In respect of (d) other material considerations include the views of consultees and the contents of letters of representations. In this case, a total of 10 representations were received, all objecting to the development. The material points of objection within these representations are summarised and addressed as follows:

Over-development of the property detrimental to character of the conservation area

Response: As assessed above, the proposal complies with the above policy requirements for residential layouts and subdivisions and therefore is not considered to result in poor quality accommodation. The surrounding area comprises a wide mix of residential types, including detached, semi-detached and flatted properties.

Use of space not within applicant's ownership

Response: The applicant is aware that, should planning permission be granted, they will require to secure legal ownership of the communal storage space to fully undertake the proposed development. The lack of ownership of the communal storage space does not preclude the granting of planning permission but consent does not confer the right to the applicant to carry out the works. They will still require legal ownership of the site.

Increased pressure on vehicle parking

Response: As assessed above, the proposal would not be considered to exacerbate parking tensions in the area. 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.

Increased pressure on street refuse hubs

Response: The purpose-built bin-hubs are designed to service on average 40 flats. The occupants of the proposed properties would be required to confirm access arrangements to the communal bin hubs with the relevant department within Glasgow City Council but no objections have been raised by the councils Refuse and Recycling team.

Increased pressure on sewer system

Response: The proposed conversion of the existing residential property at this scale would not be considered to have a significant impact on existing wastewater services within the area. The existing water and sewage connections contained within the building would be used as part of this proposal.

Conclusion

Overall, it is considered that the proposed development would retain the residential use of the property and provide two additional residential units within an existing tenemental building which itself is located within an established urban residential area. 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, the assessment demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations, including representations, have informed this assessment; however, these do not outweigh the proposal's accordance with the Development Plan.

On this basis, it is recommended that the application for planning permission be granted subject to the conditions listed in the section below.

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.

02. No external fittings including gas and water pipes, gas and water meter boxes, balanced flues, solar panels, wind turbines, burglar alarms, security lights and cameras, air conditioning and ventilation plant, grilles or ducts shall be installed on the elevations facing Shields Road or Leslie Street.

    Reason: To safeguard the character of the surrounding conservation area.

Approved Plans

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

1. DWB-PL03 PROPOSED PLANS LOWER Received 25 August 2025
2. DWB-PL04 PROPOSED PLANS UPPER Received 25 August 2025
3. DWB-PL05 SITE BLOCK PLAN Received 25 August 2025
4. PL 100 LOCATION PLAN Received 25 August 2025

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

Informative

1. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site.

for Executive Director of Neighbourhoods, Regeneration and Sustainability DC/ASO/26/05/2026

BACKGROUND PAPERS

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