



**Neighbourhoods, Regeneration
and Sustainability**

Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Item 4

31st March 2026

Executive Director
George Gillespie
BEng (Hons) CEng MICE

MR F Haddow
27 Onslow Dr
GLASGOW
G31 2LY

Our ref: DECISION
GCC Application Ref: **25/01992/FUL**

7 November 2025

Dear Sir/Madam

SITE: 27 Onslow Drive Glasgow G31 2LY

PROPOSAL: Use of dwellinghouse as House in Multiple Occupation (HMO) (up to 8 persons) and external repairs and works.

I am obliged to inform you that a decision to refuse your application, **25/01992/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 **Kathryn Cockburn** via email kathryn.cockburn2@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 25/01992/FUL

Use of dwellinghouse as House in Multiple Occupation (HMO) (up to 8 persons) and external repairs and works.

AT

27 Onslow Drive Glasgow G31 2LY

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 CDP10 and SG10 of the Glasgow City Development Plan because it would intensify the concentration of Houses in Multiple Occupation (HMO) on Onslow Drive, between Craigpark and Onslow Square, exceeding the proportion permitted in the terrace block as per SG10. The proposal may adversely affect the residential amenity of neighbouring properties and streets and the overall stability of the neighbourhood.
03. The proposal is contrary to CDP1 and SG1 of the City Development Plan because a high level of residential amenity would not be achieved due to a lack of shared habitable space and because most of the accommodation would be single aspect and north facing.
04. The proposal is contrary to Policy 13 of NPF4 and CDP11 and SG11 of the Glasgow City Development Plan in that the proposed development does not provide a sufficient standard of bicycle parking and as proposed, would not encourage or be supportive of sustainable and active travel, and instead may contribute to car parking congestion. The area proposed for bicycle storage is too small to accommodate the required standard of cycle parking.

Drawings

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

1. A LOCATION PLAN Received 28 August 2025
2. 03 PROPOSED LAYOUTS Received 28 August 2025
3. 04 PROPOSED ELEVATIONS Received 28 August 2025
4. 05 PROPOSED BLOCK PLAN Received 28 August 2025

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



Dated: 7th November 2025

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.