



Item 6

31st March 2026

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 100657143-008

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:

Mr

Ref. Number:

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

First Name: *

Frazer

Building Name:

Last Name: *

Haddow

Building Number:

27

Telephone Number: *

Address 1 (Street): *

Onslow Drive

Extension Number:

Address 2:

Mobile Number:

Town/City: *

GLASGOW

Fax Number:

Country: *

United Kingdom

Postcode: *

G31 2LY

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"/>
First Name: *	<input type="text" value="Natalie"/>	Building Number:	<input type="text" value="27"/>
Last Name: *	<input type="text" value="Lawlor"/>	Address 1 (Street): *	<input type="text" value="Onslow Drive"/>
Company/Organisation	<input type="text" value="NA"/>	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="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G31 2LY"/>
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="27 ONSLOW DRIVE"/>
Address 2:	<input type="text"/>
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="G31 2LY"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="665418"/>	Easting	<input type="text" value="261153"/>
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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 dwellinghouse as House in Multiple Occupation (HMO) (up to 8 persons) and external repairs and works. The appeal includes a proposal to reduce maximum occupancy to 7 persons whilst providing supplementary amenity space.

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.

See refusal response statement.

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)

Email from planning officer - 'In your appeal statement you can make your case that you are willing to change the proposal so that one of the larger bedrooms at the front is instead a communal living room, thereby reducing the number of rooms available for let within the HMO and improving amenity. This may give you a better chance at appeal.'

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)

Original Submission - Design Statement, HMO-BL&LOC, HMO-01 (Existing Layouts), HMO-02 (Existing Elevations), HMO-03 (Proposed Layouts), HMO-04 (Proposed Elevations), HMO-05 (Proposed Block & Roof Plan), Appeal Documents - Refusal Response Statement, GCC Decision Statement

Application Details

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

25/01992/FUL

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

06/10/2025

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

07/11/2025

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 Frazer Haddow

Declaration Date: 26/01/2026

Fee Exemption Reason

I used the fee calculator and my application / request for local review / appeal is not subject to fee

25/01992/FUL – Decision Response Statement

Application Reference: 25/01992/FUL

Address: Onslow Drive, Glasgow, G31 2LY

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

GROUNDINGS FOR APPEAL

This document must be read in conjunction with GCC report of handling document, dated 6th October 2025 (25/01992/FUL).

We respectfully challenge the decision made by the Planning Authority, deeming the refusal unjustified. Herein, we present explanations and additional details concerning certain aspects overlooked by the authority, resulting in unjustified denial.

BACKGROUND

The subject property has been vacant since 2022, requiring significant investment to return it to active use. Other Council departments have actively engaged with the applicant to encourage the return of long-term vacant properties to active use. However, despite this support, the current misalignment between policy objectives has resulted in a standstill.

The proposal seeks to deliver a high-quality House in Multiple Occupation (HMO) comprising 8 bedrooms, shared kitchen/dining facilities, and adequate sanitary provision, all fully compliant with HMO licensing standards.

Pre-application discussions were undertaken with the Council in 2023, initially exploring a conversion to 3 self-contained dwellings. Through these discussions, the Council advised that a reduction in units would be required to achieve appropriate levels of amenity and suitable access. Subsequently, a two-way split flatted application was submitted, which was refused but successfully granted at appeal. However, the cost of implementing the conversion was considered financially unviable, and despite the refurbishment works being on-going at present, the property remains unoccupied.

The applicant has invested a significant sum in improving the property to a high standard and remains committed to providing high quality accommodation for tenants, primarily attracting professionals. The property's location, close to Glasgow Royal Hospital, addresses a critical shortage of high-standard rental accommodation in the area.

PROPERTY LAYOUT

The refusal statement may lead to misinterpretation in its description of the property layout, specifically when describing bathroom and bedroom ratios. For clarity, the arrangement of the property is set out below:

- Ground Floor: 2 bedrooms, shared kitchen/dining, pantry, 2 large storage cupboards, large entrance hall and staircase
- First Floor: 4 bedrooms, 1 large bathroom.
- Outrigger: 2 bedrooms at first floor, 1 shower room, 1 utility (first-floor connection only), interconnected with main part of dwelling via kitchen. Outrigger provides access directly to the rear amenity space and back lane, accessed from ground level only.

HMO COMPLIANCE

The proposal meets or exceeds all licensing requirements as follows:

- Room sizes: All bedrooms are double rooms in compliance with minimum HMO licensing requirements and Building Standards regulations. Six rooms exceed requirements substantially and the two rooms in the outrigger are smaller, however still comply with minimum space standards as a double bedroom.
- Sanitary provision: 3 bathrooms provided, all shared use, exceeding HMO requirements.
- Kitchen / amenity space: Large shared kitchen, separate laundry/utility room exceeding HMO requirements.
- HMO Department feedback: Positive throughout, confirming compliance with licensing standards.

BROADER CONTEXT

- Dennistoun exhibits growing demand for spacious, versatile accommodation. This proposal represents a high-quality, well-managed HMO, unlike many HMOs in the city which can be overcrowded.
- The applicant has invested in high standards of fit out throughout beyond the requirements of Building Standards (applicable to the nature of works proposed) including: upgrades to thermal performance, floor levelling, full rewire including lighting, new fire doors fitted throughout (retaining same style of panelled doors as existing) high specification bathrooms, kitchen, floor finishes and decoration.
- The proposal contributes to preserving the building character and conservation area, while returning a long-term vacant property to productive use.

POLICY CONSIDERATIONS

CDP1 / SG1 – Amenity and Shared Space

- Proposed rooms are generous in size, with high ceilings, ample natural light, and natural means of ventilation.
- The property will be professionally managed, with occupancy and room use coordinated through a single point of contact. While the accommodation as demonstrated is capable of housing up to eight persons, actual occupancy will be determined by tenant preference, and it is anticipated that the dwelling may be occupied by fewer residents, with smaller bedrooms providing an option to be used as ancillary recreational or study space.
- Outdoor amenity: As well as front and rear garden spaces, tenants will benefit from close proximity to Alexandra Park, Haghill Park, Gartloch Park, and Glasgow Necropolis, providing additional recreational space.
- Access: In previous applications, the Planning Department highlighted the importance of providing both front and rear access. The proposal now incorporates this within the current proposal. The arrangement improves circulation and accessibility for all residents, with particular benefit to the outrigger bedrooms, as well as the remainder of the dwelling.
- In relation to comments made regarding dual-aspect accommodation, direct comparison with nearby flats does not seem relevant in these circumstances. In flatted properties being referenced, many rear-facing kitchens have been converted to bedrooms to increase flat occupancy, with the front-facing living room providing the only shared habitable space. This

layout reflects a common layout whilst remaining fully compliant with Building Regulations. The proposed arrangement therefore is no different to a common flat configuration in respect of dual aspect accommodation.

NPF4 / CDP11 / SG11 – Bicycle and Bin Storage

- Ample internal and external storage provided, including two external stores and a large rear garden with capacity to expand bicycle storage.
- Bin and bicycle provision is equal to or better than previously granted permissions. The garden is in excess of 45sq.m presenting ample space to increase bicycle storage to meet the demand of tenants as required.

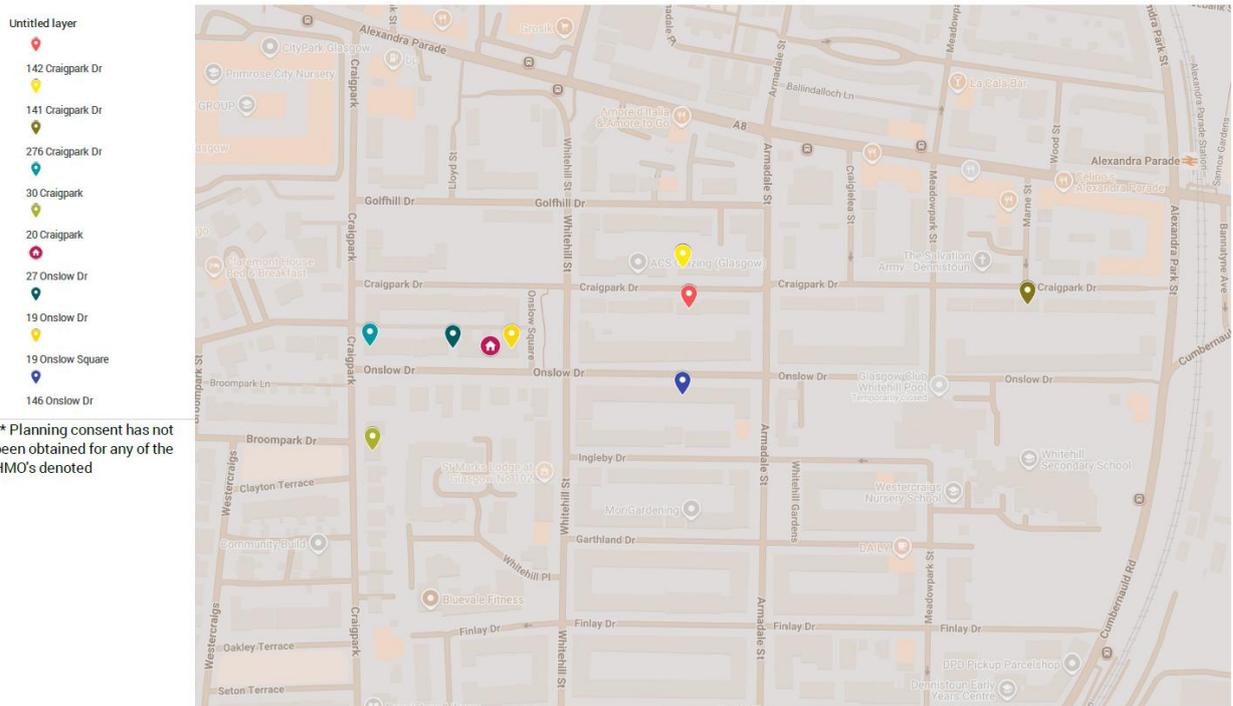
CDP10 / SG10 – HMO Concentration

A review of the HMO Licensing Public Register 2025–2026 identifies a limited number of licensed HMOs within the wider area of 27 Onslow Drive, namely units located on Craigpark, Craigpark Drive, and Onslow Square, as illustrated on the Google Maps screenshot beneath. With the exception of the property on Onslow Square, Craigpark and Craigpark Drive are considered separate and distinct street entities, and the properties listed have no direct frontage or immediate adjacency to the applicant address. On this basis, their aggregation when calculating HMO concentration is disputed.

Furthermore, the Council has not provided a defined breakdown of the concentration calculation, instead referencing various addresses without detailing the methodology. In particular, it appears that the calculation does not account for the significantly higher population density likely present on the tenement streets of Onslow Drive and Craigpark Drive. This omission further calls into question the accuracy of the stated ratio, which is therefore likely to materially overstate the level of HMO concentration relevant to the proposal at 27 Onslow Drive. A reassessment based solely on Onslow Drive is requested.

Additionally, the properties identified within the register exhibit variation in scale and form, with Craigpark Drive entries generally comprising 4-bedroom flats and larger licensed units confined to Craigpark itself. By contrast, the subject proposal seeks to deliver a fully compliant, professionally managed HMO, designed to meet all current licensing, safety, and management standards.

HMO Licensing Public Register 2025-2026



ALTERNATIVE PROPOSAL / WILLINGNESS TO COMPROMISE

Without prejudice to the primary appeal case for the proposed 8-person HMO with a communal kitchen / dining arrangement, the applicant wishes to demonstrate a willingness to respond constructively to the Council's concerns and to adopt a pragmatic alternative.

In this regard, the applicant is open to amending the internal layout to introduce a dedicated communal living / dining / recreational space, by repurposing one of the larger front-facing bedrooms, as set out below. Either option could be delivered within the existing building envelope.

a) Option A – Ground Floor Front Bedroom (Bedroom 1)

The large front-facing ground floor bedroom could be converted to a communal living / dining / games room. This option presents several practical advantages:

- Its proximity to the communal kitchen creates a natural and functional relationship between shared spaces.
- The room benefits from good natural light while retaining an appropriate level of privacy to bedrooms.
- Relocating this bedroom to the first floor would result in a more conventional and logical bedroom distribution within the house.

b) Option B – First Floor Front Bedroom (Bedroom 5)

Alternatively, the large front-facing first floor bedroom could be repurposed as a communal living / dining space. This option offers the benefit of a more even distribution of bathroom facilities across the property, with:

- Three bedrooms served by the first-floor bathroom,
- Two bedrooms served by the ground-floor bathroom, and
- Two bedrooms located within the rear outrigger served with their own facilities.

However, from a building management and operational perspective, this option is considered less optimal. The increased separation from the kitchen reduces the functionality of the communal space, and the retention of a ground-floor front-facing bedroom overlooks the front garden which has previously been highlighted by the council as a concern. Albeit these points would remain tenant-dependent.

Conclusion

Either option demonstrates that the applicant is willing and able to adapt the proposal to address perceived concerns around communal amenity provision without altering the building externally, or undermining residential amenity. The preferred solution is **Option A**, which offers the most coherent layout and most natural integration of communal functions within the dwelling.

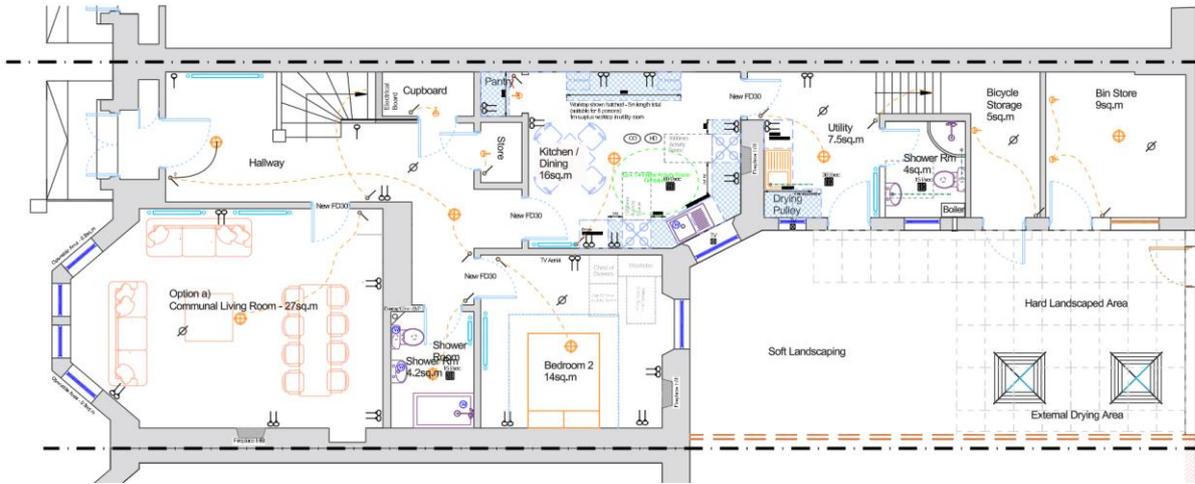
CONCLUSION

The applicant respectfully requests that the Council reconsiders the application, having regard to the following material considerations:

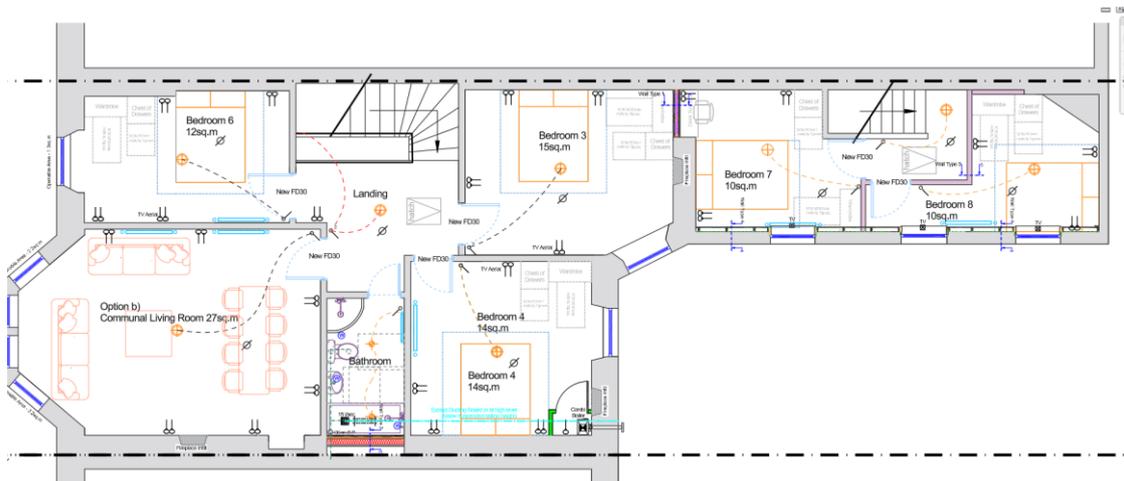
- The property has remained vacant since 2022, and the applicant has made a clear and committed investment to bring the building back into active and beneficial use.
- The proposal fully complies with HMO standards, providing generous room sizes, appropriate amenity provision, robust management arrangements, and a clear commitment to maintaining high-quality accommodation over the long term.
- The development accords with the Council's Development Plan, including Policies CDP1, CDP10 and CDP11, and relevant supplementary guidance, as demonstrated within this appeal statement and the supporting drawings and technical submissions.
- The proposal responds positively to local housing demand while securing the continued use and upkeep of a traditional property within the conservation area, thereby contributing to its long-term sustainability.
- Without prejudice to the primary appeal case, the applicant has demonstrated a clear willingness to adopt a proportionate and pragmatic alternative by amending the internal layout to provide a dedicated communal living / dining space, should this be considered necessary. This can be achieved without increasing occupancy, altering the building externally, or causing harm to residential amenity, and reinforces the deliverability and manageability of the proposal.

For the reasons set out above, it is respectfully requested that the appeal be granted, allowing the property to be returned to productive use, supporting local housing needs, and ensuring that a high standard of accommodation is provided for future occupants.

APPENDIX A - ALTERNATIVE PROPOSAL



Option a)



Option b)

APPENDIX B – HMO LICENSED PROPERTIES

Ref: HMO Licensing Public Register 2025-2026

HMO Licensing Public Register 2025-2026

- Untitled layer
- 142 Craigpark Dr
 - 141 Craigpark Dr
 - 276 Craigpark Dr
 - 30 Craigpark
 - 20 Craigpark
 - 27 Onslow Dr
 - 19 Onslow Dr
 - 19 Onslow Square
 - 146 Onslow Dr

** Planning consent has not been obtained for any of the HMO's denoted

